

**MINUTES OF THE
CITY OF PIGEON FORGE PLANNING COMMISSION
AND BOARD OF ZONING APPEALS
TUESDAY, SEPTEMBER 22, 2015, 3:00 P.M.
CITY HALL, PIGEON FORGE, TENNESSEE**

MEMBERS PRESENT

Jay Ogle, Chairman
Jeff Dodgen
Jerry Clark
Judy Harrell
Tom Marsh
Stephen Houser
Tony Kyker

MEMBERS ABSENT

OTHERS PRESENT

David Taylor, Karl Kreis, Brandon Williams, Mike Suttles, Robert Portier, Mike Smelcer, Marcus Whaley, Garland Harmon, Mimi Kulp, others.

Jim Gass, City Attorney
Midge Jessiman

BOARD OF ZONING APPEALS

1. Call to order
2. Old business
3. New business

A. Request for variance to allow 20 feet front setback instead of the required 30 feet in an R-1 district, Iron Mountain Subdivision, Lot 12A, Iron Circle Drive, Garland Harmon.

Mr. Harmon was present. He said he would actually like a 15 feet setback (not 20 feet as in the agenda) due to hardships of his lot.

STAFF RECOMMENDATION

Staff Planner Taylor said that documentation was given showing the slope to be greater than 30 percent and he said the lot is an irregular shape. He recommended allowing the 15 feet setback.

ACTION TAKEN

Commissioner Clark made a motion to allow a 15 feet front setback instead of the required 30 feet. Commissioner Houser seconded and all voted in favor.

4. Adjournment

PLANNING COMMISSION

CALL TO ORDER

Chairman Ogle noted that a quorum was present.

APPROVAL OF MINUTES

Commissioner Harrell made a motion to approve the minutes. Commissioner Marsh seconded and all voted in favor.

OLD BUSINESS

NEW BUSINESS

City of Pigeon Forge Items

A. Special Events

- 1. American Cancer Society – Relay For Life, Friday, June 3rd and Saturday, June 4th, 2016, Patriot Park, Sophia Conerly.**

This item was withdrawn before the meeting.

- 2. Relay For Life of Sevier County – Running Cancer Out of Town 5k Glow Run, Saturday, June 4th, 2016, 9 P.M., Patriot Park, Ann Marie Atchley.**

This item was withdrawn before the meeting.

3. Sevier County Right to Life – Memorial Walk for the Unborn , Saturday, October 10th, 2015, Community Center/Parkway, Terry Aparicio.

Mr. Robert Portier was present. He said some changes were made to the route of the walk. He said they would stop before they reach The Island and turn around.

STAFF RECOMMENDATION

Staff Planner Taylor said the date had to be changed to October 10th after the first date was during NQC. He recommended in favor.

ACTION TAKEN

Commissioner Houser made a motion to approve the request. Commissioner Dodgen seconded and all voted in favor.

B. Subdivisions

- 1. None.**

C. Planned Unit Developments (PUD)

- 1. None.**

D. Site Plans

- 1. Blalock Cement - Storage Facilities, Revised Site Plan, Ridge Road, Marcus Whaley.**

Mr. Whaley was present. He talked briefly about the site plan. He said they will be leasing the storage facilities.

STAFF RECOMMENDATION

Staff Planner Taylor said that this site plan is in order and recommended approval.

ACTION TAKEN

Commissioner Dodgen made a motion to approve the request. Commissioner Harrell seconded and all voted in favor.

2. Renovation and Additions to Smoky Mountain Car Museum, Revised Site Plan, 2970 Parkway, Kacie Huffaker.

Mr. Smelcer was present for the request. He talked briefly about the site plan.

STAFF RECOMMENDATION

Staff Planner Taylor said that the site plan was in order. He reported that this is basically the same plan that had been previously approved by the Commission. He said the use has changed, so he brought it before the Commission. He recommended in favor.

ACTION TAKEN

Commissioner Clark made a motion to approve the site plan. Commissioner Houser seconded and all voted in favor.

E. Requests for Rezoning

1. Operations Center for Cabins USA, approximately 2 acres over two parcels at 2140 & 2150 Parkway (Tax Map 72, Parcels 112.00 and 114.00), C-4 (Planned Unit – Commercial) District to C-2 (Tourist Commercial) District.

This item was withdrawn.

F. Miscellaneous Requests or Required Actions

1. Review of a proposed municipal ordinance to restrict vehicle sales on property within city limits not located in legally licensed and approved vehicle sales lots, Staff.

STAFF RECOMMENDATION

Staff Planner Taylor stated that staff has worked on the ordinance and has added language to allow some selling during car events. He explained the ROW agreement the City has with the State covers this, so it is now referenced in the proposed ordinance. Commissioner Harrell found the ordinance repetitive and unclear to a lay person. Also mentioned was the change from 2 months to 60 days needs to be made and number of

vehicles should be removed from the proposal. Commissioner Kyker said that the ROW agreement does not cover property just off the ROW where he said many cars are also parked for sale during the car events.

ACTION TAKEN

Commissioner Harrell made a motion to table the proposal, while staff makes the text clearer and discussed changes can be made. She continued her motion included no time limit. Commissioner Houser seconded and all voted in favor of tabling the item infinitely.

Planning Region Items

A. Subdivisions

- 1. None.**

B. Planned Unit Developments (PUD)

- 1. None.**

C. Site Plan

- 1. None.**

D. Requests for Rezoning

- 1. None.**

E. Miscellaneous Requests or Required Actions.

- 1. Set November/December Planning Commission meeting, Staff.**

Staff Planner Taylor said the combined November/December meeting is normally held on the second Tuesday in December, which is December 8, 2015.

ACTION TAKEN

Commissioner Clark made a motion to combine the November and December Planning Commission meeting and to have it Tuesday,

December 8, 2015 at 3 PM. Commissioner Harrell seconded and all voted in favor.

4. Adjournment

The meeting was adjourned at 4:15 p.m.

Jay Ogle, Chairman

Attest: _____