

**MINUTES OF THE
CITY OF PIGEON FORGE PLANNING COMMISSION
AND BOARD OF ZONING APPEALS
TUESDAY, DECEMBER 8, 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, Mark Miller, Brandon Williams, Jerry Hanson, Jeff Beckett, Butch Helton, Robert Portia, Phil Campbell, Brooke Huffaker, Kevin Mahan, Robin Jones, Rob Muse, John Webb, Mike Suttles, Jim Grubbs, Matthew Sprinkle, Raymond Grubb, Mimi Kulp, others.

Jim Gass, City Attorney
Midge Jessiman

STORMWATER COMMITTEE

1. Call to order.
2. Approval of Minutes.

Commissioner Marsh made a motion to approve the minutes of the March 9, 2015 meeting. Commissioner Harrell seconded and all voted in favor.

3. Old business.
4. New business.

5. Adjournment.

The meeting was adjourned at 3:05 p.m.

BOARD OF ZONING APPEALS

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

Request for a gas station/convenience store in a C-6 district under Uses Permitted on Review (Section 711.3.6), Proposed Gas Convenience Center – Veterans Boulevard, Jeff Beckett.

Jeff Beckett from Cannon and Cannon Engineering was present.

STAFF RECOMMENDATION

Staff Planner Taylor explained that a lighting plan must be approved that meets Section 711.3.6 of the ordinance. He said a lighting plan was submitted and reviewed and staff can recommend in favor.

ACTION TAKEN

Commissioner Clark made a motion to approve the request. Commissioner Houser seconded and all voted in favor. Commissioner Kyker abstained from the vote.

4. Adjournment.

The meeting was adjourned at 3:11 p.m.

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 of October 27, 2015 and November 5, 2015 (special called) Planning Commission meetings. Commissioner Houser seconded and all voted in favor.

OLD BUSINESS

NEW BUSINESS

City of Pigeon Forge Items

A. Special Events

- 1. The Island in Pigeon Forge – The 3rd Annual New Year’s Eve at The Island, Thursday, December 31st, 2015, The Island in Pigeon Forge – 131 The Island Drive, David Wear.**

No one was present for this application.

STAFF RECOMMENDATION

Staff Planner Taylor explained that it had been reviewed by the Special Events Committee and they recommended the event. He said it is mostly the same as last year’s event. Committee Houser and others expressed concerns about lack of parking for last year’s event. LeConte Convention Center Director Phil Campbell was present and explained they are meeting soon to discuss the issue. He continued that they plan to set up shuttle service for the New Year’s Eve event and their Youth Conference that will be going at the same time.

ACTION TAKEN

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

- 2. Office of Special Events – The 16th Annual SaddleUp! Celebration, Various City Locations, Wednesday, February 17th through Sunday, February 21st, 2016, Butch Helton.**

Butch Helton was present and explained the event. He said it is mostly at LeConte Convention Center, but will still have an event at Clabo’s Campground.

STAFF RECOMMENDATION

Staff recommended in favor of this annual event.

ACTION TAKEN

Commissioner Harrell made a motion to approve the event.
Commissioner Clark seconded and all voted in favor.

3. Office of Special Events – The 31st Annual Dolly’s Homecoming Parade, Friday, May 6th 2016, Parkway (from River Road to Wears Valley Road), Butch Helton.

Mr. Helton was present and explained the event.

STAFF RECOMMENDATION

Staff recommended in favor of this annual event.

ACTION TAKEN

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

4. Office of Special Events – The 26th Wilderness Wildlife Week (Outdoor Activities), LeConte Events Center and Patriot Park, Wednesday, May 18th through Sunday, May 22nd, 2016, Butch Helton.

Mr. Helton was present and explained the event. He said it is mostly at LeConte Convention Center and they will be utilizing some outdoor areas at that facility.

STAFF RECOMMENDATION

Staff recommended in favor of this annual event.

ACTION TAKEN

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

5. Office of Special Events – 26th Annual Patriot Festival (“Froggin in the Forge”), Patriot Park, Monday, July 4, 2016, 12:00 p.m.-10 p.m., Butch Helton.

Mr. Helton was present and explained the event.

STAFF RECOMMENDATION

Staff recommended in favor of this annual event.

ACTION TAKEN

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

6. Pigeon Forge Office of Special Events – Veterans Homecoming Parade (River Road to Dollywood Lane), Saturday, August 27, 2016, Butch Helton.

Mr. Helton was present and explained the event.

STAFF RECOMMENDATION

Staff recommended in favor of this annual event.

ACTION TAKEN

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

7. Sevier County Right to Life – 11th Annual Rally and March, Sunday, January 24th, 2016, Parkway Route, Terry Aparicio.

Mr. Robert Portia was present and explained the event.

STAFF RECOMMENDATION

Staff recommended in favor of this annual event.

ACTION TAKEN

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

8. Reinhart Food Service – 2016 Food Expo, Tuesday, March 9th and Wednesday, March 10th, 2016, LeConte Events Center, Jonathan Dean.

Mr. Phil Campbell was present and explained the event. He said the event is indoors, but they will be doing some cooking outside in a tent. He said they are working with the Fire Inspector.

STAFF RECOMMENDATION

Staff recommended in favor.

ACTION TAKEN

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

9. Relay For Life (Sevier County Team) – February Freeze 5K, Saturday, February 20, 2016, City Greenway - Patriot Park, Brooke Huffaker.

Ms. Huffaker was present and explained the event. She said they are using the Police Department approved 5K route.

STAFF RECOMMENDATION

Staff recommended in favor.

ACTION TAKEN

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

10. Endurance Sports Management – Double Dip Sprint Triathlon, Sunday, June 5th, 2016, Pigeon Forge Community Center and surrounding area, Kevin Mahan.

Mr. Mahan was present and explained the event.

STAFF RECOMMENDATION

Mr. Taylor explained that the date has been changed from the original application to avoid the congestion of Memorial Day weekend. Staff recommended in favor of the event on this date.

ACTION TAKEN

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

11. The Smoky Mountain Opry – Special Entertainment, Saturday, December 12 and Sunday, December 13, 2015, Robin Jones.

Ms. Jones and others were present.

STAFF RECOMMENDATION

Mr. Taylor said that a very large tent has been set up at this location. He stated that staff and the Fire Inspector have reviewed these events on-site. Commissioner Harrell asked them to submit their application earlier next year.

ACTION TAKEN

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

12. Air One Communications/ U.S. Cellular – Grand Opening, Saturday, December 19, 2015, 335 Wears Valley Road, Rob Muse.

Mr. Muse was present. He said that he actually wants to hold the event December 18th per the radio station involved.

STAFF RECOMMENDATION

Codes Officer Sammy Ownby said that banners for grand opening celebration should be limited to two weeks. Mr. Taylor said staff needs the dates for the banner.

ACTION TAKEN

Commissioner Marsh made a motion to approve the request with the new date and with the two week banner sign. Commissioner Dodgen seconded and all voted in favor.

B. Subdivisions

1. Final Minor Re-Plat of Laxmi Hotels of Grand Inc., Tract 2A and 2B, Pine Mountain Road and Carlstown Drive, Ronnie Simms.

Mr. John Webb was present.

STAFF RECOMMENDATION

Staff Planner Taylor stated that this plat proposes separating existing hotels into different parcels. He said that the hotel on Tract II-A encroaches 9.8 feet into the City ROW of Estate Street. He said that the plat is mostly in order. However, he wanted to get into the minutes that (if needed) the City could force the removal of the encroachment. City Attorney Gass concurred and felt no time limit should be placed on this. Both thought a note added to the plat would be best.

ACTION TAKEN

Commissioner Harrell made a motion to approve the request with the condition that a note be added to the plat that the City or Pigeon Forge reserves the right to require the removal of the building encroachment (or any portion) from the ROW if needed for any reason. Commissioner Dodgen seconded and all voted in favor.

2. Final Minor Plat of Loveday Land Partnership Lots 2-5, Veterans Boulevard, Mike Suttles.

Mr. Suttles was present and explained the plat was for future development including Fast Top and Burger King.

STAFF RECOMMENDATION

Staff Planner Taylor explained that this plat subdivides the property into 5 lots totaling 5.94 acres, with 65 acres remaining. He stated Lot 4 will be the convenience mart on the agenda and that this re-plats the Jake Thomas Extension ROW. He said there are some remnants of old utilities and some utility lines that will need to be moved to accommodate

development. He pointed out that all the other existing easements are on the plat.

ACTION TAKEN

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

3. Final Minor Re-Subdivision of Goldrush Hills Lots 8 and 9, Goldrush Road, W.C. Whaley.

Mr. Raymond Grub was present.

STAFF RECOMMENDATION

Staff Planner Taylor said the plat was re-subdividing two parcels into four lots. He stated Lot 9B does not have public water or sewer, but utilizes a well and on-site system. He continued that Lot 9B does show an easement to Goldrush Road for future public water and sewer. Staff recommended in favor.

ACTION TAKEN

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

C. Planned Unit Developments (PUD)

1. Final PUD Plan for (Grand Crowne Resorts) The Lodges at Great Smoky Mountains, Phases 2B and 2C, Whistling Wind Way off Music Mountain Drive, Matthew Sprinkle – CEC Engineering.

Mr. Sprinkle was present and explained the Phases.

STAFF RECOMMENDATION

Staff Planner Taylor said that these phases comprise of two building totally 28 units and recreation areas. He said that this prompt final plan is in response for the development to move forward more quickly. He reminded the Commission that they took action in October that the revised Preliminary Plan remains valid only if they obtain a footer permit by May. He said that this final plan is a step in the right direction and he

recommended approval with bonds for landscaping and paving received within 10 days. City Attorney Gass said the Commission action from the October 27, 2015 meeting (with dates) should remain in place.

ACTION TAKEN

Commissioner Dodgen made a motion to approve the request and that Commission's progress timeline from October 27, 2015 action remain in place and receiving bonds for landscaping and paving within 10 days. Commissioner Harrell seconded and all voted in favor.

D. Site Plans

1. Gas Convenience Center, Site Plan, Veterans Boulevard, Jeff Beckett - Canon and Canon.

Mr. Beckett was present. He explained the site plan for this convenience store.

STAFF RECOMMENDATION

Staff Planner Taylor said the store will be located at the corner of Veterans Blvd and the new Jake Thomas Road connector. He explained that the lighting plan was approved by BZA. He showed that ingress/egress on Veterans Blvd was designed to accommodate this convenience store and adjoining future development to minimize curb cuts to Veterans Blvd. He recommended in favor.

ACTION TAKEN

Commissioner Houser made a motion to approve the request. Commissioner Harrell seconded and all voted in favor. Commissioner Kyker abstained from the vote.

2. Retail Development, Lots 4 and 5 of Conner Commercial Development, Site Plan, 4030 Parkway, Mike Suttles.

Mr. Suttles and Mike Smelcer were present. Mr. Suttles explained that the sign at the access to the property will be removed.

STAFF RECOMMENDATION

Staff Planner Taylor said that they are proposing a three unit retail development. He said in addition to the sign being removed, the shared access must be platted and that the handicap parking space (in the front) doesn't work and should be corrected.

ACTION TAKEN

Commissioner Houser made a motion to approve the request subject to the sign being removed from the ingress/egress, re-platting the lot including easements, and fixing the handicap parking space. Commissioner Clark seconded and all voted in favor.

3. Verizon/Dollywood Das Head End Cellular, Revised Site Plan, Dollywood Park, William Edmonson

Mr. Jim Grubbs was present.

STAFF RECOMMENDATION

Staff Planner Taylor stated that this site plan was for equipment storage and not for a new tower. He said the site plan is order and recommended in favor.

ACTION TAKEN

Commissioner Marsh made a motion to approve the request. Commissioner Clark seconded and all voted in favor.

4. Adjournment

The meeting was adjourned at 4:28 p.m.

Jay Ogle, Chairman

Attest: _____