

**MINUTES OF THE  
CITY OF PIGEON FORGE PLANNING COMMISSION  
AND BOARD OF ZONING APPEALS  
TUESDAY MAY 27, 2014, 3:00 P.M.  
CITY HALL, PIGEON FORGE, TENNESSEE**

MEMBERS PRESENT

Bill Bradley, Chairman  
Jay Ogle  
Jerry Clark  
Jeff Dodgen  
Judy Harrell  
Stephen Houser  
Tom Marsh

MEMBERS ABSENT

OTHERS PRESENT

David Taylor, Midge Jessiman, Mark Miller, Jerry Hanson, Sammy Ownby, Peggy Wilson, Ashli Arden, Donald Short, Pete Brockman, Faris Eid, Bob Benson, Marcus Whaley, Davis Jennette, Richard Frasier, Brian Dudash, Jennifer Arnder Brandon Williams, Mimi Kulp, others.

City Attorney: Jim Gass

**PLANNING COMMISSION**

CALL TO ORDER

Chairman Bradley noted that a quorum was present.

APPROVAL OF MINUTES

The minutes of the April 22, 2014 meeting were approved on a motion by Commissioner Ogle. Commissioner Harrell seconded and all voted in favor.

OLD BUSINESS

None.

NEW BUSINESS

None.

## City of Pigeon Forge Items

### *A. Special Events*

- 1. Goldrush Stables – Grand Opening, 2202 Goldrush Road, Saturday, May 31, 9:00-5:00, 2014, Peggy Wilson.**

Ms. Wilson was not present.

#### STAFF RECOMMENDATION

No action was necessary. The event was approved administratively.

- 2. Titanic Tennessee, LLC. – Tennessee Bar Association, Thursday, June, 12, 2014, 2134 Parkway, Ashli Arden.**

Ms. Arden was present.

#### STAFF RECOMMENDATION

Staff recommended in favor of the request.

#### ACTION TAKEN

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

- 3. 7<sup>th</sup> Annual Relay for Life – Crawfish Boil, Norma Dan Motel (3864 Parkway), Saturday, June 21, 2014, 11 AM – 6 PM, Donald Short.**

Mr. Short was present.

#### STAFF RECOMMENDATION

Staff recommended in favor.

#### ACTION TAKEN

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

**4. Smoky Mountain Jeep Club – Smoky Mountain Jeep Invasion, Saturday, August 30, 2014, 131 The Island Drive, Pete Brockman.**

Mr. Brockman was present.

STAFF RECOMMENDATION

Staff recommended in favor of the event.

ACTION TAKEN

Commissioner Clark made a motion to approve special events 2-4. Commissioner Harrell seconded and all voted in favor.

**5. Sevier County Right to Life – Memorial Walk for the Unborn , Saturday, October 4, 2014, Community Center/Parkway, Terry Aparicio.**

No one was present.

STAFF RECOMMENDATION

Staff recommended in favor.

ACTION TAKEN

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

***B. Subdivisions***

- 1. None.**

***C. Planned Unit Developments (PUD)***

- 1. None.**

***D. Site Plans***

- 1. Iron Mountain Metal Craft, 172 Old Mill Ave., Faris Eid.**

Mr. Eid from Design Innovation Architect and and Bob Benson were present.

STAFF RECOMMENDATION

Mr. Taylor stated that the site plan is in order.

ACTION TAKEN

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

**2. Mountain View Condos, Revised Site Plan, Plaza Drive, W.C. Whaley.**

Mr. Whaley was present.

STAFF RECOMMENDATION

Staff explained that the site plan is being revised for an additional 129 parking spaces, but still has issues from previous approval. Mr. Taylor explained that the paving needs to be completed immediately at the entrance to the development. Also, a maintenance agreement is needed in the stabilizing of the bank around the pool. The new owners are continuing to work with Brandon Williams on the stormwater issues. Staff recommended approval subject to these issues being completed. A letter of credit has been submitted for improvements.

ACTION TAKEN

Commissioner Harrell made a motion to approve the site plan subject to staff recommendation. Commissioner Clark seconded and all voted in favor.

**3. River Bend Inn, Revised Site Plan, 2350 Parkway, W.C. Whaley.**

Mr. Whaley was present, and presented a plan for a swimming pool in front of the hotel.

STAFF RECOMMENDATION

Staff stated that everything was in order recommended in favor of the request.

ACTION TAKEN

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

***E. Requests for Rezoning***

- 1. None.**

***F. Miscellaneous Requests or Required Actions***

- 1. Hospitality Marketing, Request for a Temporary Use Permit, (OPC Location), Blake Jones Racing Center, Byron Stanga.**
- 2. Hospitality Marketing, Request for a Temporary Use Permit, (OPC Location), Fast Tracks, Byron Stanga.**

Davis Jenette was present.

STAFF RECOMMENDATION

Staff recommended in favor of the request.

ACTION TAKEN

Commissioner Ogle made a motion to approve the request. Commissioner Houser seconded and all voted to approve the request.

**Planning Region Items**

***A. Subdivisions***

- 1. None.**

***B. Planned Unit Developments (PUD)***

- 1. None.**

***C. Site Plans***

- 1. None.**

***D. Requests for Rezoning***

1. None.

***E. Miscellaneous Requests or Required Actions.***

1. None.

The meeting was adjourned at 3:30p.m.

**BOARD OF ZONING APPEALS**

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

**A. Crystal Falls Spirits LLC, Request to Allow Distilleries as a Permitted Use in a C-2 (Tourist Commercial) District, Richard Frasier.**

Mr. Frasier was present.

**STAFF RECOMMENDATION**

Mr. Taylor explained that a distillery is not permitted in C-2 (Tourist Commercial) District and City Attorney Gass concurred.

**ACTION TAKEN**

After much discussion, the item was withdrawn from the meeting.

**B. Dollar Tree, East Wears Valley Road, Variance Request of Section 409.5 of the Zoning Ordinance, Anchor Signs.**

No one was present.

**STAFF RECOMMENDATION**

Staff recommended deferring the request because no one was present to represent it.

ACTION TAKEN

Commissioner Harrell made a motion to defer the request. Commissioner Marsh seconded and all voted to defer it.

**C. The Dollywood Company, Dreammore Resorts, Veterans Blvd, Variance Request of Section 408.4.3, Maximum Square Footage Allowed for Signs Noting Construction Information., Brian Dudash.**

Mr. Dudash was present.

STAFF RECOMMENDATION

The maximum square footage allowed for signs on construction sites is 32 square feet and the applicants request for 288 square ft. would not be allowed because there is no hardship. Staff could not recommend in favor. It was suggested that a sign permit be applied for and the sign would be legal.

ACTION TAKEN

No action was necessary, the item was withdrawn.

**D. Request to Allow Segway Tours and Sales as a Permitted Use in a C-2 (Tourist Commercial District), Louise Wuebker.**

Louise Wuebker was present.

STAFF RECOMMENDATION

Staff would only recommend in favor of the sales and rentals of the Segway.

ACTION TAKEN

After much discussion, Commissioner Houser made a motion to approve the request. Commissioner Marsh seconded and all voted in favor to allow Segway sales and rentals but not tours.

3. Adjournment

**SEVIER COUNTY STORMWATER COMMITTEE MEETING**

**A. The Island Phase III, Island Drive Variance Request Section 4, 6 (a) of the Stormwater Ordinance, Buffer Requirements, James Tomiczek.**

STAFF RECOMMENDATION

Mr. Taylor explained that small berm areas and additional trees are being proposed. An approved SWPPP plan has been received. TDEC has no issues with the variance since it is on a small tributary not on a large stream.

ACTION TAKEN

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

\_\_\_\_\_  
Bill Bradley, Chairman

Attest: \_\_\_\_\_