

**MINUTES OF THE
CITY OF PIGEON FORGE PLANNING COMMISSION
AND BOARD OF ZONING APPEALS
TUESDAY JANUARY 24, 2012, 3:00 P.M.
CITY HALL, PIGEON FORGE, TENNESSEE**

MEMBERS PRESENT

Bill Bradley, Chairman
Robert Young, Vice Chair
Kevin McClure
Jay Ogle
Judy Harrell

MEMBERS ABSENT

Jerry Clark

OTHERS PRESENT

David Taylor, Karl Kreis, Mark Miller, Jerry Hanson, Charlie Cobble, Larry McClure, Pete Smith, Michael Hughes, John Webb, Marcus Whaley, Joseph Romeo, Mimi Kulp, others.

Jim Gass - City Attorney
Midge Jessiman

CALL TO ORDER

Chairman Bradley noted that a quorum was present.

APPROVAL OF MINUTES

The minutes of the meeting December 14, 2011 were approved on a motion by Commissioner Young. Commissioner Harrell seconded and all voted in favor.

OLD BUSINESS

Sana Sancreek-Kelchner was at the meeting and asked to be added to the agenda. The item was denied the previous month when no one represented the item.

ACTION TAKEN

Commissioner Young made a motion to add the item to the agenda under special events. Commissioner Harrell seconded and all voted in favor.

NEW BUSINESS

PLANNING COMMISSION

A. Special events

- 1. 5K in May – Smoky Mountain Area Rescue Ministries, Veterans Blvd from Dollywood to City of Sevierville and back, Saturday, May 5, 2012, Elise Collier-Massey.**

STAFF RECOMMENDATION

Staff recommended in favor of the request

ACTION TAKEN

Commissioner Young made a motion to approve the event. Commissioner Ogle seconded and all voted in favor.

- 2. Autoshow Motorsports Events – 34th Annual F-100 Supernationals, City Parking Lot – Teaster Lane, Thursday, May 17 through Saturday, May 19, 2012, Charlie Cobble.**

- 3. Autoshow Motorsports Events – The All Chevy Supernationals III, City Parking Lot – Teaster Lane, Friday, June 15 & Saturday, June 16, 2012, Charlie Cobble.**

ACTION TAKEN

Staff recommended voting on the F-100 Supernationals and All Chevy Supernationals events in one motion. Commissioner Harrell made a motion to approve the requests. Commissioner Young seconded and all voted in favor.

- 4. Pontiacs in Pigeon Forge Car Show, Music Road Convention Center – a 303 Henderson Chapel Road, Friday June 1 through Sunday June 3, 2012, Joseph Blackburn.**

STAFF RECOMMENDATION

Staff recommended in favor of the request.

ACTION TAKEN

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

- 5. Greg Lente Ministries – Christian Youth Fellowship Summer Conference, Patriot Park, Monday, June 18 through Saturday, June 23, 2012, Pete Smith.**

STAFF RECOMMENDATION

Staff Planner Taylor reported this is an event that has not been done in years. He said the city departments have reviewed and suggest that no trailers be left at Patriot Park. He also reported that they will need a sound permit. Staff recommended in favor of the request.

ACTION TAKEN

Commissioner Young made a motion to approve the event subject to staff recommendation. Commissioner Ogle seconded and all voted in favor.

- 6. Great Smoky Mountains Watershed Initiative – Earth Day Celebration, Patriot Park, Sunday, April 29, 2012, Michael Hughes.**

STAFF RECOMMENDATION

Staff Planner Taylor reported that they will need a sound permit. He said the city departments have reviewed this new event. Staff recommended in favor of the request.

ACTION TAKEN

Commissioner Ogle made a motion to approve the request. Commissioner Young seconded and all voted in favor.

- 7. Old Time Photo – Outside Pony Pictures, 3059 Parkway, Weekends through January and weekdays and weekends through June, 2012, Sana Sancreek-Kelchner.**

This item was added by vote under "Old Business."

STAFF RECOMMENDATION

Ms. Sancreek-Kelcher stated that they have not been doing the outside pictures much this winter. She would like to increase this as the weather improved. She made an appeal to the Commission to have the event. Staff Planner Taylor recommended they limit the time frame to one month (February 1st to February 29th).

ACTION TAKEN

Commissioner Ogle made a motion to approve the request. Commissioner Young seconded and all voted in favor.

B. Subdivision

1. Final Minor Re-Subdivision of Tracts 1 – 3 of the Bill Delozier Property, CA King Blvd, Bill Delozier.

Mr. Delozier was not present.

STAFF RECOMMENDATION

Staff Planner Taylor reported that the plat was in order.

ACTION TAKEN

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

2. Final Minor Re-Subdivision of Lots 9 – 11, 13-17 and part of 12 of Hillsboro Acres Subdivision into Lots 9R & 17R, Pine Mountain and Tammy King Roads, Ronnie Sims.

John Webb was present to represent the item.

STAFF RECOMMENDATION

Staff Planner Taylor that staff has recently realized that the plat is showing an encroachment in the ROW of Pine Mountain Road. Mr. Webb said there should not be any encroachment. There was discussion about this. Staff said that could not recommend until the issue was cleared up.

ACTION TAKEN

Commissioner Young made a motion to deny the request. Commissioner Harrell seconded and all voted to deny it.

3. Final Re-Subdivision of Lee Property, Lot 1, Henderson Springs, Wayne Lee, McGrew Engineering and Surveying.

No one was present.

STAFF RECOMMENDATION

Staff Planner Taylor reported that they were separating an existing residence from a local campground. He recommended in favor.

ACTION TAKEN

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

D. Site Plans

1. Great Smoky Mountain Lumberjack, Revised Site Plan, 2671 Smoky Drive, Marcus Whaley.

Mr. Whaley was present.

STAFF RECOMMENDATION

Staff Planner Taylor reported that they were adding a drive-through cantilever shed to sell tickets. He said they are adding another travel lane for this and widening the current travel lanes. He said that the ticket lane will merge before it intersects with River Road. Mr. Whaley added that a crosswalk will also be added. Staff recommended in favor of the item.

ACTION TAKEN

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

E. Requests for Rezoning

1. Renee and Joseph Romeo, Two parcels totaling approximately 2 acres (Tax Map 94D, Group E, Parcels 7.00 & 7.01), 715 Oldham

Street, R-1 (Low Density Residential) to R-2 (High Density Residential) District.

Mr. Romeo was present.

STAFF RECOMMENDATION

Staff Planner Taylor stated the Romeo Property consists of approximately 2 acres on two lots located on at 715 Oldham Street. The property is currently R-1 and the owner is requesting it be re-zoned to R-2. He said public water and sewer is available on the property. He reported the property is adjacent to an R-2 district on two sides. He requested this item be recommended to the City Commission

ACTION TAKEN

Commissioner Young made a motion recommend the rezoning request to the City Commission. Commissioner Ogle seconded and all voted in favor.

Planning Region Items

A. Subdivisions

1. Final Minor Re-Subdivision of Lot 1 of the Ruth Houk Cates Subdivision into Lots 1A, 1B, & 1C, Mortar Road, Ronnie L. Sims.

No one was present.

STAFF RECOMMENDATION

Staff Planner Taylor stated that this item had all required signatures and was in order for approval.

ACTION TAKEN

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

C. Site Plans

1. Site Plan for Juan G. Gaitan, Revised County Zoning Site Plan, 1514 Upper Middle Creek Road, Ronnie L. Sims.

John Webb was present to represent the request.

STAFF RECOMMENDATION

Staff Planner Taylor reported that this item was first noticed when the property owner starting building without a permit and the County received complaints. He stated that this item has lots of issues. However, he reported the ones of immediate concern was the site plan was not showing the required parking per the County Zoning Resolution. He also felt they did not appear to have room for the parking. Mr. Taylor recommended that the item be referred the County BZA for variance of parking before the Planning Commission looked further at the item. Upon hearing this Mr. Webb withdrew the item to bring to County BZA.

ACTION TAKEN

No action was taken.

E. Miscellaneous Requests or Required Actions

Consideration to rescinding final plat approval of the Americana Subdivision 1R – 4R & 8R due to lack of public road designation for Charles James Court, Crestview Drive off Battle Hill Road, Terry Aparicio.

This item was withdrawn before the meeting.

2. Election for officers in 2012 Planning Commission.

Nominations were asked for by Chairman Bradley. Individual nominations were made keeping everyone at their current seat: Bill Bradley – Chairman, Robert Young – Vice-Chair, and Jay Ogle – Secretary.

ACTION TAKEN

Commissioner Ogle made a motion to approve the officers. Commissioner Harrell seconded and all voted in favor.

BOARD OF ZONING APPEALS

A. Request for variance of zoning ordinance (Section 408.2.1 and 408.2.2 – General Requirement *for Signage*) to allow a sign less than 5 feet from the ROW and have less than 9 feet ground clearance, 2256 Parkway, Eugene Lafollette Property.

Mr. Lafollette was present.

STAFF RECOMMENDATION

Staff Planner Taylor reminded the Board that this item was previously before the Board. He said since that time the largest sign in non-compliance was removed and the applicant was now looking to keep the smaller sign, which has some violations to current regulations. Mr. Taylor said that with the existing building so close to the Parkway, combined with the odd space of the lot, finding a location in compliance on the property would be extremely difficult. He said he felt the property owner has been acting in good faith to do the best they can under the circumstances. He recommended to allow the existing sign with the variance to allow a 2 feet sign setback and a sign with less than 9 feet of clearance.

ACTION TAKEN

Commissioner Young made a motion to approve the variance.
Commissioner Harrell seconded and all voted in favor.

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

Bill Bradley, Chairman

Attest: _____