

**MINUTES OF THE
CITY OF PIGEON FORGE PLANNING COMMISSION
AND BOARD OF ZONING APPEALS
TUESDAY FEBRUARY 28, 2012, 3:00 P.M.
CITY HALL, PIGEON FORGE, TENNESSEE**

MEMBERS PRESENT

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

MEMBERS ABSENT

Jerry Clark
Jay Ogle

OTHERS PRESENT

David Taylor, Karl Kreis, Mark Miller, Jerry Hanson, Rod Milligan, Jim Rambo, Peggy Wilson, Eli Cockrum, Donna Cantrell, Alan Dillow, Ralph Hamlin, John Leonard, Donna Cantrell, Steve Hurlbut, 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 January 24 and February 7, 2012 were approved on a motion by Commissioner Young. Commissioner McClure seconded and all voted in favor.

OLD BUSINESS

NEW BUSINESS

PLANNING COMMISSION

City of Pigeon Forge Items

A. Special events

1. Spring & Fall Grand Rod Runs, Grand Resort Hotel and Convention Center, Parkway, Spring (Thursday April 12 through Sunday April 19) and Fall (Thursday, September 13 through Sunday, September 16), 2012, Rod Milligan.

Mr. Milligan was present.

STAFF RECOMMENDATION

Staff recommended in favor subject to a sound permit being purchased in the Public Works Department for all locations. Mr. Taylor stated that no campers are allowed in the municipal parking lot overnight and that a letter from the Grand Hotel to the customers staying during the car show explaining the parking situation be sent.

ACTION TAKEN

Commissioner McClure made a motion to approve the request. Commissioner Harrell seconded and all vote in favor.

2. Shades of the Past Rod Run, Splash Country, Wednesday, September 5 through Sunday September 9, 2012, Rod Milligan.

Mr. Draper was present.

STAFF RECOMMENDATION

Mr. Taylor recommended in favor of the request. He explained to Mr. Draper that vehicles are not allowed on the greenway along Veterans Blvd and some complaints were made in the past. Mr. Draper said he would look into the situation and fence in the parking area if needed.

ACTION TAKEN

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

3. Gold Wing Road Riders – Annual Event and Parade, Grand Majestic Theater, 125 Music Mountain Drive, Thursday, April 26 through Saturday April 28, 2012, Jim Rambo.

Mr. Rambo was present.

STAFF RECOMMENDATION

Mr. Taylor stated that there were no issues with the annual event.

ACTION TAKEN

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

4. Heritage Carriage Ride – Waldens Landing, Requesting Permanent Approval, Peggy Wilson.

Ms. Wilson was present.

STAFF RECOMMENDATION

Staff Planner Taylor reported that this has been approved in the past as a special event. As time has gone on the Commission has increased the length of approval. However, they have now submitted their special events application asking for "permanent approval." He said that would not make it a "special event" anymore. He continued that for "permanent approval" to happen Waldens Landing would need to revise their site plan to accommodate carriage rides and get that approved under site planning. He said staff could recommend in favor of a 6 month approval at which time they could submit again as a special event or revise their site plan.

ACTION TAKEN

Commissioner McClure made a motion to approve the Carriage rides for 6 months. Commissioner Young seconded and all voted in favor.

5. City of Pigeon Forge – Easter Egg Hunt, Patriot Park, Saturday, April 7, 2012, Eli Cockrum.

Mr. Cockrum was present.

STAFF RECOMMENDATION

Staff recommended in favor of the event.

ACTION TAKEN

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

- 6. Kerbela Shriners – Annual Smoky Mountain Fun Fest and Parade, Parkway – Methodist Street to Jake Thomas Road, May 12, 2012, William Pavlis.**

STAFF RECOMMENDATION

Staff recommended in favor of this annual event.

ACTION TAKEN

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

- 7. The Pattern Hutch – Sample Sale, 172 Old Mill Avenue, Saturday March 12 through Thursday, March 17, 2012, Cindy Hutchinson.**

This item was withdrawn before the meeting.

- 8. Zan & Ann's Kool Treats Mobile Vending, Shular Inn, Thursday April 12 through Sunday April 19 (Rod Run Weekend), David Dorsey.**

No one was present.

STAFF RECOMMENDATION

Staff Planner Taylor stated that this type of mobile vending has not been allowed in the city.

ACTION TAKEN

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

C. Planned Unit Developments (PUD)

- 1. Final PUD Plan of Warehouse Complex, Commercial PUD Site Plan, corner of CA King and Keegan Drive, Tim Howell/Bill Delozier**

No one was present.

STAFF RECOMMENDATION

Mr. Taylor stated that staff could not recommend in favor of final approval. He said staff lacks final PUD documents and drainage plan. He continued by saying that they are furthermore violating the city's flood ordinance by placing many items such as mobile storage containers in the floodway. Staff fears during a flood event these items will dam up or damage a nearby bridge. Pictures were shown of the items. Staff recommended that no approval be granted until all items are removed from the floodway bringing the property in compliance and PUD documents and final drainage plan is submitted and reviewed.

ACTION TAKEN

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

D. Site Plans

1. Smoky Mountain Speedpark, Revised Site Plan, 3275 Parkway, Ralph Hamlin, Donna Cantrell, Vision.

Mr. Hamlin and Ms. Cantrell were present.

STAFF RECOMMENDATION

Staff Planner Taylor reported that staff has had the plans a very short time. He said one concern he has are ziplines being proposed over buildings. Staff would like to know the zipline clearance (if any) over the buildings. Staff also could not figure out how you cross the go-cart track safely to get to the zipline, which is shown loading in the center of the track. Staff would also like an evacuation plan. He also pointed out that the zipline starts at one business and ends at another. He felt a legal agreement was in order between the two businesses before he could recommend. City Attorney Gass agreed that a legal use agreement between businesses was needed, as well as, a cross easement between properties. After much discussion, the item was withdrawn.

2. New York New York Clothing Store, Site Plan, Parkway, Alan Dillow.

Mr. Dillow was present.

STAFF RECOMMENDATION

Staff Planner Taylor stated that he could not recommend the site plan. This is due to them missing a drainage plan and there is a problem of slope on their proposal. He said that they are proposing a sharp downslope followed by a sharp upslope at the back entrance that would prohibit fire and sanitation trucks from entering.

ACTION TAKEN

After much discussion, the item was withdrawn.

3. Smith Family Theater, Revised Site Plan, 2330 Parkway, Jimmy Taylor, Associated Design Group.

No one was present for this request.

STAFF RECOMMENDATION

Staff Planner Taylor stated that Mr. Taylor met with staff and said he could not attend, but asked staff to represent the request. He said they are putting an addition to the front of the building over a parking area, but said they still have adequate parking at the site. Staff recommended in favor of the request.

ACTION TAKEN

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

F. Miscellaneous Requests or Required Actions

1. Amendment to Section 330.8 (Definition of a Ground Sign) by adding a definition of a "monument," Staff.

STAFF RECOMMENDATION

Staff Planner Taylor reminded the Commission that this amendment was born at last month's meeting. Commission felt that a "monument" (mentioned in the signage section of C-5 and C-7) needed to be defined to avoid confusion. He reported that this definition of "monument" is only for a C-5 and C-7 districts and only relates to ground signage. The definition does not relate in any way to monument signage.

ACTION TAKEN

Commissioner McClure made a motion to approve the amendment.
Commissioner Harrell seconded and all voted in favor.

Planning Region Items

A. Subdivisions

1. Final Minor Re-Subdivision of Lots 86, 87, 88 of Pinehaven Estates into Lots 86R and 88R, Longvale Lane, Steve Hurlbut.

Mr. Hurlbut was present.

STAFF RECOMMENDATION

Staff Planner Taylor stated that the plat was showing three lots becoming two lots. He reported that the situation was not ideal, but they were making the situation better by combining the lots.

ACTION TAKEN

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

E. Miscellaneous Requests or Required Actions

Midge Jessiman reminded the Commission members that a flyer was placed in their packets for a free TDEC training on March 19, 2012 in Jefferson City. She urged them to attend.

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

Bill Bradley, Chairman

Attest: _____