

**MINUTES OF THE
GATLINBURG MUNICIPAL PLANNING COMMISSION
JANUARY 22, 2026
TUESDAY, 4:00 P.M., CITY HALL**

MEMBERS PRESENT

Jackie Leatherwood
Cam Caton
Larry Claiborne
Jay Horner
Candace Ogle Morton

MEMBERS ABSENT

Kirby Smith
Chad Reagan

OTHER PRESENT

Joe Keener

Staff Representatives: Dalton York, Planning Director
Jodi Bible, Deputy City Planner

CALL TO ORDER AND APPROVAL OF MINUTES

Planning Commission Co-Chairman, Mr. Jay Horner, called the meeting to order at 4:00 P.M. The minutes of the December 18, 2025, meeting were unanimously approved following a motion by Mr. Larry Claiborne and a second provided by Ms. Jackie Leatherwood.

STAFF REPORT

PETITIONS AND COMMUNICATIONS FROM THE PUBLIC

OLD BUSINESS

NEW BUSINESS

Review and consideration for a proposed rezoning being Tax Map 126L, Group B, Parcel 20.01 from R-2 (Medium Density Residential) District to C-2 (General Business) District located at 217 Sycamore Lane, requested by Nathan Nash.

Staff presented the request for a proposed rezoning being Tax Map 126L, Group B, Parcel 20.01 from R-2 (Medium Density Residential) District to C-2 (General Business) District located at 217 Sycamore Lane. This request seeks a rezoning of the subject parcel from R-2 to C-2, unfortunately, the request was not accompanied by a proposed plan other than the applicant stating that they would prefer more options for the parcel. The subject parcel does adjoin C-2 parcels as well as R-2 parcels. The parcel currently has a single-family dwelling located upon it. The parcel is 10,060 square feet equating to 0.23-acres, well below the minimum lot size requirement for a R-2 zone. Approving the rezoning will eliminate the minimum lot size requirement as well as the side and rear yard setback for the parcel. Staff would like to note that the parcel does abut to a floodplain so stream side buffers will come into play pending future development on the parcel. Staff also informed the Board that the Utility Department has a pump station that is located on the parcel as well.

Following Staff presentation of the request, the Board inquired about the rationale for the request. A representative of the applicant, Joe Keener, was present to explain that the applicant is seeking to place another small cabin on the parcel in addition to the single-family dwelling currently on the parcel. An adjoining property owner, Cassidy Holk-Miller, was present to express concern about the proposed rezoning due to already limited residential lots remaining in our jurisdiction. Applicable Regulations: Zoning Ordinance Section 703, R-2 (Medium Density Residential) District; Zoning Ordinance Section 707, C-2 (General Business) District

Following a brief discussion, Ms. Candace Ogle made a motion to table the request, citing the need to see a conceptual plan that shows the floodplain, pump station, and the proposed additional structure on the parcel. Ms. Jackie Leatherwood provided a second with all members voting, "aye."

Review and consideration for proposed signage for "Mobility Scooter Rentals," located at 379 East Parkway, requested by Laurentiu Cristea. (Approved by EDRB 1.6.2026)

Staff presented the request for proposed signage for "Mobility Scooter Rentals," located at 379 East Parkway. The request is for a secondary business located at the same address as Gatlinburg Adventure Rentals. The proposed signage is 32 square feet and will have uplighting. The sign is flat and the same colors previously approved for Gatlinburg Adventure Rental is also being used in the "Mobility Scooter Rental," sign. Applicable Regulations: Section 411, being the Sign Regulations.

Following a brief discussion, Mr. Larry Claiborne made a motion to approve the request as presented. Mr. Cam Caton provided a second with all members voting, "aye."

Review and consideration for proposed signage for "The Potter's Bench," located at 170 Glades Road, Suite 19, requested by Roger Bench. (Approved by EDRB 1.6.2026).

Staff presented the request for proposed signage for "The Potter's Bench," located at 170 Glades Road, Suite 19. The proposed signage is for a new pottery studio that will be in the Arts and Crafts Village in the Glades. The proposed signage is slightly visible from the right-of-way hence the request to review. The proposed signage is 32 square feet. The sign will be flat with no lighting. The colors utilized in the proposed signage are black and white except for the color used in the pottery cup displayed on the sign. Applicable Regulations: Section 411, being the Sign Regulations.

Following a brief discussion, Ms. Jackie Leatherwood made a motion to approve the request as presented. Mr. Larry Claiborne provided a second with all members voting, "aye."

Review and consideration for proposed signage for "Smoky Mountain Bullet Banjo," located at 170 Glades Road, Suite 13, requested by Stephen and Amanda McKay. (Approved by EDRB 1.6.2026)

Staff presented the request for proposed signage for "Smoky Mountain Bullet Banjo," located at 170 Glades Road, Suite 13. The proposed signage is for a new retail space that is in the Arts and Crafts Village in the Glades. The proposed signage is 28 square feet. The sign is aluminum backed with vinyl graphics, no dimension or lighting. The colors used are black and white creating the

image of a black bear playing a banjo in nature. Applicable Regulation: Section 411, being the Sign Regulations.

Following a brief discussion, Ms. Jackie Leatherwood made a motion to approve the sign request as presented. Ms. Candace Ogle Morton provided a second with all members voting, "aye."

Adjournment

The meeting was adjourned at 4:10 p.m. upon a motion by Mr. Cam Caton and a second motion provided by Ms. Jackie Leatherwood.

Approved:

Jackie Leatherwood
Planning Commission Secretary

2.19.26

Date