

**MINUTES OF THE
GATLINBURG MUNICIPAL PLANNING COMMISSION
OCTOBER 19, 2023
THURSDAY, 4:00 P.M., CITY HALL**

MEMBERS PRESENT

Cam Caton
Jay Horner
Chad Reagan
Larry Claiborne
Jackie Leatherwood

MEMBERS ABSENT

Candance Ogle Morton
Kirby Smith

OTHERS PRESENT

Brian Davin
Joe Leloneck
Jeremy Puckett
Eric Lovvorn

Staff Representatives: Jeff Ownby, Building and Planning Director
 Dalton York, Assistant City Planner
 Jodi Bible, Executive Secretary
 Joe Barrett, ETDD

CALL TO ORDER AND APPROVAL OF MINUTES

Planning Secretary Jackie Leatherwood called the meeting to order at 4:05 P.M. The minutes of the September 21, 2023, meeting were unanimously approved following a motion by Mr. Larry Claiborne and a second provided by Mr. Chad Reagan.

STAFF REPORT

PETITIONS AND COMMUNICATIONS FROM THE PUBLIC

OLD BUSINESS

NEW BUSINESS

Review and consideration of a proposed rezoning of Tax Map 126O, Group B, Parcels 33 and 34 from R-2 (Medium Density) Residential District to R-3 (High Density) Residential District, located off Winfield Heights Road, requested by CEC, Inc.

Staff presented the request for a proposed rezoning of Tax Map 126O, Group B, Parcels 33 and 34 from R-2 (Medium Density) Residential District to R-3 (High Density) Residential District, located off Winfield Heights Road, requested by CEC, Inc. The intent of the proposed rezoning is to develop the lot more than the few cabins already placed. The application mentioned the proposed use as an inn, but Staff mentioned that the applicant intends to place condominiums on the parcel. The original proposal requested a rezoning of the C-2 (General Business) District, but the access road to this parcel is surrounded by residential properties, R-2 (Low Density) Residential, specifically. Staff mentioned that the R-3 (High Density) Residential District keeps all the characteristics of the residential zoning but gives the applicant a little more room with the floor area ratio for the parcel. Staff also mentioned that a combination plat is needed to delete the lot line.

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Following the discussion, Mr. Larry Claiborn made a motion to recommend to the Board of Commissioners for their review and consideration. Mr. Cam Caton provided a second with all members voting, "aye."

Review and consideration of eight proposed cell node additions throughout various areas of the city, requested by Extenet Systems, LLC.

Staff presented the request for eight proposed cell node additions that will be placed throughout various areas of the city of Gatlinburg. Three of those eight cell nodes are located within the city's right-of-way and will need the Board of Commissioner's approval following this request hearing. The cell nodes are Verizon wireless towers that will provide increased Wi-Fi accessibility to areas on the Parkway, East Parkway, Airport Road, and Campbell Lead Road. Mr. Eric Lovvorn, Extenet Systems- Government Relations Director, was present to answer any questions from the Board. Staff also mentioned that the eight proposed cell nodes are to be reviewed by Planning Commission with three of those eight needing to also be reviewed by the Board of Commissioners due to their location either in the right-of-way or on city owned property.

Following a brief discussion, Mr. Chad Reagan made a motion to approve the request and recommend the three cell nodes to the Board of Commissioners for their review and consideration. Mr. Larry Claiborne provided a second with all members voting, "aye."

Unscheduled Items

Adjournment

The meeting was adjourned at 4:15p.m. upon a motion by Mr. Chad Reagan and second by Mr. Cam Caton.

Approved:

Jackie Leatherwood
Planning Commission Secretary

11/16/23
Date