MINUTES OF THE
GATLINBURG MUNICIPAL PLANNING COMMISSION
APRIL 20, 2023
THURSDAY, 4:00 P.M., CITY HALL

MEMBERS PRESENT	MEMBERS ABSENT	OTHERS PRESENT
Cam Caton	Jay Horner	Jim Downs
Larry Claiborne	Kirby Smith	Mark Adams
Chad Reagan		
Candace Ogle Morton		
Jackie Leatherwood		

Staff Representatives: Jeff Ownby, Building and Planning Director
Joe Barrett, ETDD
Jodi Bible, Executive Secretary

CALL TO ORDER AND APPROVAL OF MINUTES

Mr. Chad Reagan called the meeting to order at 4:00 P.M. The minutes of the February 16, 2023, meeting, were unanimously approved following a motion by Mr. Larry Claiborne and a second from Mrs. Jackie Leatherwood.

STAFF REPORT

Staff requested the Planning Commission to add an unscheduled item for preliminary site plan approval for a parking plan for Mr. Neil Patel on Ski Mountain Road. The Chairman asked for a motion to add the preliminary site plan as an agenda item which was approved on a motion by Mrs. Jackie Leatherwood and a second by Mr. Cam Caton.

PETITIONS AND COMMUNICATIONS FROM THE PUBLIC

OLD BUSINESS

NEW BUSINESS

Mr. Chad Reagan asked to review the unscheduled item added previously.

Review and consideration of a proposed preliminary site plan for a parking plan, being Tax Map 137A, Group E, Parcel 3, located at 649 Ski Mountain Road, requested by Staff.

The City is doing a drainage improvement project that is located on Mr. Patel's property. It was formerly a tiled, totally enclosed, section of Holly Branch, and it was failing and causing some flooding on adjoining parcels and damage to the city street. The improvement project impacts the area where his proposed parking area is located. Mr. Patel would like to sign an easement agreement, but Mr. Patel would like to have prior approval for the parking plan before the easement agreement. Staff mentioned there are no regulations that prohibit them from constructing this parking area, the proposal includes eleven (11) spaces with a turnaround at the end. All plans will be engineered. Staff recommends for preliminary parking site plan approval.

Following the discussion, Mrs. Jackie Leatherwood made a motion to accept the Staff's recommendation for preliminary approval. Mrs. Candance Ogle Morton provided a second with all members voting, "aye."

Review and consideration of a revised site plan for "RCGT Property/Multi-family Dwelling," being Tax Map 126M, Group A, Parcel 10, located at 455 Baskins Creek Road, R-2 Zone, requested by Michael Suttles.

Staff presented a revised site plan for "RCGT Property/Multi-family dwelling located at 455 Baskins Creek Road. The proposal consists of a site plan for a proposed tri-plex to be located in the center of the parcel. Staff mentioned that the proposal is within a flood zone. The requestor will need to elevate the lowest finished floor where the building is in the floodplain. The tri-plex will be used as permanent housing. Staff mentioned that the previous development had five (5) buildings on the parcel, and the requestor is only going to be placing with the tri-plex, with each residence being a two-bedroom townhouse.

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

Review and consideration of a commercial site plan for "Ober Mountain," being Tax Map 136, Parcel 1, located at 1339 Ski Mountain Road, C-4 Zone, requested by David J. Hodges, P.E.

Staff presented a commercial site plan for "Ober Mountain," located at 1339 Ski Mountain Road. The commercial site plan presented is one of the many renovations/additions the Board will review. This request is a two-part request. The first being the new zipline addition to Ober Mountain, the submittal includes information pertaining to the towers, foundations, and overall layout of the three-legged zip line that goes from the top of Mount Harrison to the top of an already established mountain coaster and then back down to the beginning of the Alpine slide and back down to the lodge. The other request, included in the proposal, is a landscape plan for the front of the amusement area. The plan includes Summer and Winter layouts for the outdoor space. Staff mentioned that the proposed commercial site plan meets all Zoning Regulations, and the proposal is well within the property limits with no setback issues observed.

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 of a commercial site plan for "Santa's Claus-et," being Tax Map 127C, Group A, Parcel 5, located at 1350 East Parkway, C-2 Zone, requested by Robert G. Campbell and Associates, L.P.

Staff presented a commercial site plan for "Santa's Claus-et," located at 1350 East Parkway. The site plan is a parking lot expansion for retail space. The current number of parking spaces provided is twenty-eight (28), the proposal will add an additional forty-nine (49) parking spaces, bringing the total to seventy-seven (77) with five (5) ADA parking spaces. The proposal will also provide an additional entrance/exit to the complex that will be greatly beneficial to the overall flow of traffic in and out of the retail complex.

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

Unscheduled Items

Adjournment

The meeting was adjourned at 4:15 p.m. upon a motion by Mrs. Jackie Leatherwood and second by Mr. Cam Caton with all members voting unanimously.

Approved:

jackie leatherwood　　　　5/18/23

Planning Commission Secretary　　　　**Date**