

**MINUTES OF THE
GATLINBURG MUNICIPAL PLANNING COMMISSION
AUGUST 15, 2024
THURSDAY, 4:00 P.M., CITY HALL**

MEMBERS PRESENT

Kirby Smith
Larry Claiborne
Candace Ogle Morton
Chad Reagan
Cam Caton
Jay Horner

MEMBERS ABSENT

Jackie Leatherwood

OTHER PRESENT

Brian Davin
Dan Saffelder
Sharon Rives
Kacie Huffaker
Jeremy Puckett

Staff Representatives: Gary Carver, Planning Director
Dalton York, Assistant City Planner
Jodi Bible, Executive Secretary

CALL TO ORDER AND APPROVAL OF MINUTES

Planning Commission Chairman, Mr. Kirby Smith, called the meeting to order at 4:00 P.M. The minutes of the July 18, 2024, meeting were unanimously approved following a motion by Mr. Larry Claiborne and second provided by Mr. Chad Reagan.

STAFF REPORT

PETITIONS AND COMMUNICATIONS FROM THE PUBLIC

OLD BUSINESS

NEW BUSINESS

Review and consideration for a proposed rezoning being Tax Map 126O, Group B, Parcels 33 and 34 from R-3 (High Density) Residential to C-2 (General Business) District located at 433 and 439 Winfield Heights Road, requested by CEC, Inc.

Staff presented the request for a proposed rezoning being Tax Map 126O, Group B, Parcels 33 and 34 from R-3 (High Density) Residential to C-2 (General Business) District located at 433 and 439 Winfield Heights Road. The request is to change the zoning district of 433 and 439 Winfield Heights Road. The parcel addressed 433 Winfield Heights Road currently has an approved Bed and Breakfast under construction. The parcel addressed 439 Winfield Heights Road currently has two Tourist Residencies operating. The request has been submitted with the goal of increasing the density allotment for each parcel to potentially expand the Bed and Breakfast development. The commercial site plan approval was received from Planning Commission on July 21, 2022.

Over the past year, Staff and the developer have been working to acquire access from Ski Mountain Road to eliminate concern of spot zoning. The developer has been able to obtain access from Ski Mountain Road to serve each requested parcel while being able to meet the City's driveway and road standards. Staff did receive numerous letters of adjoining parcel owners who are not in favor of the re zoning. Staff provided the applicable regulations: Article VII, Section 703 (R-1 Low

Density Residential) and Section 707 (C-2 General Business District).

Following a discussion, Mr. Chad Reagan made a motion to recommend the rezoning to the Board of Commissioners for their review and consideration. Mr. Larry Claiborne provided a second with all members voting, “aye.”

Review and consideration for preliminary commercial site plan approval for “Westgate Parking lot Formerly Eight Gables Inn,” being Tax Map 116N, Group A, Parcels 6 and 6.01, C-2 Zone, requested by Compass Ventures.

Staff presented the request for commercial site plan approval for “Westgate Parking lot, Formerly Eight Gables Inn,” being Tax Map 116N, Group A, Parcels 6 and 6.01. The intention for the request is to provide additional parking to service Westgate Resorts. The commercial site plan provided initially lacked the following items: signed and stamped landscaping plans, per section 407.3.5 of the Gatlinburg Zoning Ordinance: pre and post stormwater calculations due to the proposal being part of a larger common plan of the development, required water quality measurements to be provided to ensure clean discharge. The applicant provided the requested documents to Staff on August 14, 2024. Staff provided the applicable regulations: Article IV, Section 407 (Site Plan Regulations for Multi-Family, Commercial, and Industrial Uses); Section 407.3 (Landscaping Requirements); and Section 411.3.1 (#11) (Rate and Price Signs for Parking Lots); Article VII, Section 707 (C-2 General Business District.)

Following a brief discussion, Mr. Chad Reagan made a motion to approve the preliminary commercial site plan. Mr. Larry Claiborne provided a second with all members voting, “aye.”

Review and consideration for preliminary commercial site plan approval for “Home2Suites by Hilton,” being Tax Map 137C, Group A, Parcel 2, C-1 Zone, and Tax Map 126N, Group G, Parcels 11 and 12, R-2 Zone, located at 405 Airport Road and Belle Aire Lane, requested by Aatmos.

Staff informed the Board that applicant had requested this item to be tabled.

Mr. Chad Reagan made a motion to table the request. Ms. Candance Ogle Morton provided a second with all members voting, “aye.”

Review and consideration for final commercial site plan approval for a “4-Unit Townhouse Development for RCGT Property,” being Tax Map 126M, Group B, Parcel 4, R-2 Zone, located at 452 Baskins Creek Road, requested by RCGT, Inc.

Staff presented the request for final commercial site plan approval for a “4-Unit Townhouse Development for RCGT Property,” being Tax Map 126M, Group B, Parcel 4, R-2 Zone, located at 452 Baskins Creek Road. This item has appeared in front of the Planning Commission on two separate occasions. Previously, the proposed commercial site plan included one 4-plex and one 3-plex townhome unit with separated parking areas. The new revised plan proposed two 4-plex townhomes unit (8-unit total) with proposed parking underneath the proposed units along with some additional parking area provided outside of the structures (18 total spaces to be provided). The developed is located within the Flood Hazard Area of Baskins Creek, the applicant has already provided a flood elevation certificate showing that the proposed development will have no effect

on the identified stream. The proposed townhome building will be required to be constructed at a minimum, 1' above base flood elevations and provide floodproofing measures set forth in Title 13, Chapter 3, Section 14-307 (3) of the Gatlinburg Municipal Code. The intention of the townhome, per the developer, is that they will be utilized such as their other developments within the area as long-term residential housing. Staff also provided applicable regulations: Zoning Ordinance Article IV, Section 402 (Off-Street Automobile Parking), Section 407 (Site Plan Regulations for Multi-Family, Commercial, and Industrial Uses), Section 407.3 (Landscaping Requirements), Article VII, Section 703 (R-2 Medium Density Residential), Municipal Code Title 13, Chapter 3, Section 14-307 (3) of the Gatlinburg Municipal Code (provisions for flood hazard reduction).

Following a brief discussion, Mr. Chad Reagan made a motion to approve the final commercial site plan as presented. Mr. Larry Claiborne provided a second with all members voting, "aye."

Review and consideration for preliminary commercial site plan approval for "McKinney's Market," being Tax Map 127A, Group B, Parcels 7, 8, + 33, C-2 Zone, located at 831 East Parkway, requested by Carol McKinney.

Staff presented the request for preliminary commercial site plan approval for "McKinney's Market," being Tax Map 127A, Group B, Parcels 7, 8, and 33, located at 831 East Parkway. The request is to reconstruct the "McKinney's Market," which perished in the 2016 Wildfires. The development is proposed to offer a gas station, market, restaurant, and car wash. All proposed uses are allowable within the C-2 (General Business) District. The commercial site plan provided is lacking a few items: signed and stamped landscaping plan, per Section 407.3-407.3.5 of the Gatlinburg Zoning Ordinance; signed and stamped grading plan (if applicable); signed and stamped Drainage and Erosion control; need total amount of gas station bays to confirm parking has been satisfied per Section 402.6 and 402.14 of the Gatlinburg Zoning Ordinance. Staff explained that the applicant has been notified of additional documentation required prior to additional review for final commercial site plan approval. Staff also provided applicable regulations: Zoning Ordinance Article IV, Section 402 (Off-Street Automobile Parking); Section 407 (Site Plan Regulations for Multi-Family, Commercial, and Industrial Uses); Section 407.3 (Landscaping Requirements); Article VII, Section 707 (C-2 General Business District).

Following a brief discussion, Mr. Chad Reagan made a motion to approve the preliminary commercial site plan. Mr. Jay Horner provided a second with all members voting, "aye."

Unscheduled Items

Adjournment

The meeting was adjourned at 4:24 p.m. upon a motion by Mr. Chad Reagan and a second motion provided by Mr. Cam Caton.

Approved:

Jackie Leatherwood
Planning Commission Secretary

9.19.24
Date