

**MINUTES OF THE
GATLINBURG MUNICIPAL PLANNING COMMISSION
DECEMBER 18, 2025
TUESDAY, 4:00 P.M., CITY HALL**

MEMBERS PRESENT

Jackie Leatherwood
Cam Caton
Larry Claiborne
Jay Horner
Chad Reagan

MEMBERS ABSENT

Kirby Smith

OTHER PRESENT

Terry Matthews
Gary Norvell
Keith Grayson
Amy Bales
Terry Moneymaker
Mahavir Patel
Vimyrka Plaskett

Staff Representatives:

Dalton York, Planning Director
Jodi Bible, Deputy City Planner
Ekem Amonoo-Lartson, ETDD

CALL TO ORDER AND APPROVAL OF MINUTES

Planning Commission Assistant Chairman, Mr. Jay Horner, called the meeting to order at 4:00 P.M. The minutes of the November 20, 2025, 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 for a PUD revision for “Hidden Hills Vistas- Phase 2A Cabin Development,” being Tax Map 117, Parcels 236, 236.03, 9, C-2 Zone, located on East Parkway and Hidden Hills Road, requested by CEC, Inc.

Staff presented the request for a PUD revision for “Hidden Hills Vistas-Phase 2A Cabin Development,” being Tax Map 117 Parcels 236, 236.09, 9 located off East Parkway and Hidden Hills Road. The request proposes the modification and size reduction of seven (7) previously approved units within the Planned Unit Development (PUD). The units affected include two, one-bedroom units and five, two-bedroom units. This change will not increase the overall PUD density, as the total unit count for the development will remain at 109 units. The proposed modification does include an access roadway that meets minimum subdivision standards as well as the minimum emergency services standards for turnaround.

Due to this modification being located within the Critical Slope Floating Zone, a geotechnical report is mandatory for all structural work done on the site to ensure the stability and safety of the

improvements. Applicable Regulations: Article IV, Section 402 Off-Street Automobile Parking, Section 406 Planned Unit Development; Article VII, Section 707 C-2 General Business District.

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

Review and consideration for a commercial site plan revision for "Wander Hotel, LLC," being Tax Map 126N, Group A, Parcel 28, C-1 Zone, located at 929 Parkway, requested by Soloman Hani.

Staff presented the request for a commercial site plan revisions for "Wander Hotel, LLC," being Tax Map 126N, Group A, Parcel 28, located at 929 Parkway. The applicant submitted a site plan for a 2,766-square foot, one-story commercial structure consisting of two units. At this time, the specific use of the structure has not been finalized, as occupancy will be tenant dependent.

Due to the site's current zoning classification, no additional parking is required for this specific development. However, Staff has formally communicated to the property owner that the existing parking spaces serving the adjacent "Wander Hotel," are strictly prohibited from being utilized for this development. Those spaces are legally required to remain available for the sole use of the hotel to maintain its own compliance with zoning standards.

The applicant was able to provide a sufficient landscaping plan to Staff prior to this meeting date, meeting all applicable regulations pertaining to commercial landscaping. Staff mentioned that the commercial development would need to receive aesthetic and signage approval via Environmental Design Review Board and the subsequent Planning Commission approval. Applicable Regulations: Article IV, Section 402 Off-Street Automobile Parking & Section 407, General Provisions; Article VII, Section 707 C-1 Tourist Commercial District.

Following a brief discussion, Mr. Chad Reagan made a motion to approve the commercial site plan revision as presented. Ms. Jackie Leatherwood provided a second with all members voting, "aye."

Review and consideration for a commercial site plan revision for "Mountain Heritage Inn," being Tax Map 126N, Group A, Parcel 17, C-1 Zone, located at 575 River Road, requested by Best and Associates Architects.

Staff presented the request for a commercial site plan revision for "Mountain Heritage Inn," being Tax Map 126N, Group A, Parcel 17, located at 575 River Road. The request seeks approval for a modification to the existing layout of the Mountain Heritage Inn. The proposed project includes the addition of an 803 square-foot breakfast room, a 660-square foot prep space intended for the exclusive use of Inn guests, and a new 60-square foot pool equipment room. Although a floodplain is present on the subject property, Staff confirmed that it will not be impacted as indicated on the provided site plan. Furthermore, the proposed modification does not constitute an increase in the parking minimums, nor will it result in the removal of any current parking spaces. Applicable Regulations: Section 407 Site Plan Regulations for Commercial Uses; Section 706, C-1 Tourist Commercial District; and Article VIII, being the Area, Yard, and Height Requirements.

Following a brief discussion, Mr. Chad Reagan made a motion to approve the commercial site plan revision as presented. Ms. Jackie Leatherwood provided a second with all members voting, "aye."

Review and consideration for a commercial site plan for "Home2Suites," being Tax Map 137C and 126N, Groups A and G, Parcels 2 and 1, C-1 Zone located at 405 Airport Road and 420 Reagan Drive, requested by CEC, Inc.

Staff presented the request for a commercial site plan for "Home2Suites," being Tax Map 137C and 126N, Groups A and G, Parcels 2 and 1, C-1 Zone located 405 Airport Road and 420 Reagan Drive. The applicant has submitted a revisions site plan Home2Suites project at 405 Airport Road, following the approval granted by the Planning Commission on September 24, 2024. While the initial proposal involved the demolition of the Belle Aire Motel to construct a 138 room, 69-foot-8-inch structure. The current submittal features a five-story building with a maximum height of exactly 60 feet. This revision ensures the project remains within the height limitations of the C-1 Zoning District, and as such, the applicant is no longer requesting the height allowance increase to C-2 standards that were included in previous submittals.

Regarding the revised room count, currently being 144, the development is now required to provide a minimum of 146 parking spaces. The current plan satisfies this requirement by providing 51 on-site spaces at the principal hotel property and 95 spaces at a surface-level parking lot on the associated land hook parcel (that will need to be deeded together prior to building permit issuance). Staff conducted measurements to verify compliance with Section 412.19 of the Zoning Ordinance, which requires remote parking to be within 400 feet of the main entrance. The distance between the hotel's main entrance and the closest boundary line of the parcel being utilized for parking is 203 feet. This measurement alleviates any concern regarding the proximity requirements for remote parking.

Open space remains a component of the plan, with an open courtyard area located at 405 Airport Road and additional labeled open space on the parking parcel. However, the submittal currently lacks a comprehensive landscaping plan. This plan must include details for the development itself, as well as the required interior parking islands and exterior parking lot buffers for both the principal lot and the parking lot.

Finally, there is a discrepancy regarding the proposed street work on Reagan Drive. The current plan indicates that the roadway will be patched following the stormwater drainage installation to provide a flush transition. However, the Street Department has specifically requested that the area be overlaid rather than just patched. This requirement is intended to present future sinkage and preserve the integrity of the recently paved roadway. Applicable Regulations: Article III, being Definitions (Specifically "Open Space"); Article IV, Section 402 (Off-Street Automobile Parking), Section 402.19, Section 407 (Site Plan Regulations for Multi-Family, Commercial, and Industrial Uses), Section 407.3 (Landscaping Requirements), and Section 411 (Sign Regulations); Article VII, Section 706 (C-1 Tourist Commercial District); Article VIII, being the Area, Yard, and Height Requirements (specifically footnote #5).

Staff did inform the Board that the request lacks a landscaping plan and re-pavement details. Additionally, Staff did recommend placing a contingency upon the approval, in keeping with previous approvals for developments seeking to utilize Section 412.19, that a 24/7 shuttle be

provided or the developer shall cover the cost of a sidewalk and crosswalk from the off-site parking lot to the hotel structure, so that patrons may safely access the property, prior to C.O. issuance.

Following a brief discussion, Mr. Chad Reagan made a motion to approve the commercial site plan as presented contingent upon the landscaping plan and re-paving details. Mr. Larry Claiborne provided a second with all members voting, "aye." Mr. Jay Horner abstained from the vote.

Review and consideration for proposed signage for "Escape Game," located at 105 Reagan Drive, requested by The Escape Game. (reviewed by EDRB 12.16.2025)

Staff informed the Board that this request was not reviewed by Environmental Design Review Board due to the request not being compliant with Section 411, being the Sign Regulations.

Review and consideration for proposed signage for "Timber Ridge at Mills Park," located at 130 Mills Park Road, requested by Charles Ottolini. (reviewed by EDRB 12.16.2025)

This request was removed for review and consideration due to the item being tabled at the Environmental Design Review Board meeting on December 16, 2025.

Aesthetic review and consideration for "Country Inn and Suites," located at 421 Reagan Drive, requested by TJ Patel. (Reviewed by EDRB 12.16.2025)

Staff presented the request for aesthetic review and consideration for "Country Inn and Suites," located at 421 Reagan Drive. The aesthetic review is for the rebranding of "Country Inn and Suites," to "Garner Hotel." The signage was reviewed and approved by Environmental Design Review Board on November 4, 2025, and further affirmed by Planning Commission on November 20, 2025. The submittal includes detailing the exterior paint changes proposed. The new paint colors are gray shingle, white flour, rock bottom and reclining green (all SW codes provided by applicant). Applicable Regulations: Architectural Guidelines for the Commercial Corridor.

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

Adjournment

The meeting was adjourned at 5:07 p.m. upon a motion by Mr. Chad Reagan and a second motion provided by Ms. Jackie Leatherwood.

Approved:

Jackie Leatherwood
Planning Commission Secretary

1.22.26
Date