

Gatlinburg City Commission
January 13, 2026
Meeting Minutes

The Gatlinburg Board of Commissioners met in a regular meeting on Tuesday, January 13, 2026, at 5:00 P.M. in the City Council Room. All the members were present. Mayor Mike Werner called the meeting to order and led the Pledge of Allegiance. Finance Director Robert Holt led the Invocation.

Mayor Werner then called for a motion to approve the Minutes of the regular meeting of December 17, 2025. Commissioner Jay Horner made a motion to approve the Minutes which was seconded by Commissioner Randy Brackins and then unanimously adopted.

Regarding Reports of Boards and Committees, the Environmental Design Review Board Awards were presented by Mayor Werner as follows:

SIGN DESIGN EXCELLENCE:

Certificate Winner: Over Easy Al's
Black Bear Crafts

Award Winner: Goo Goo Clusters

NEW BUILDING/RENOVATION EXCELLENCE:

Certificate Winner: Over Easy Al's

Award Winner: Hotel Indigo

The City Manager reported and/or requested:

- (1) that he wanted to thank all of the City employees and Convention and Visitors Bureau employees for their hard work to make the annual New Year's Eve Celebration a success; and,
- (2) that he wanted to commend and congratulate the staff of the Gatlinburg Golf Course for being named the 2025 Public Course of the Year by the Tennessee Turfgrass Association earlier this month; and,
- (3) that he wanted to announce that Gatlinburg City Hall, the City's Customer Service Center, and all administrative offices would be closed on Monday, January 19 in observance of the Martin Luther King, Jr. Holiday.

Old Business:

ORDINANCE NUMBER 2645, AN ORDINANCE TO AMEND ARTICLES II, III, IV, VII, VIII, XI, AND XII OF THE GATLINBURG ZONING ORDINANCE, BEING ORDINANCE NO. 830, Second Reading and Public Hearing (Passed First Reading 12/16/2025 and Planning Commission 11/20/2025).

Item A under Old Business was Ordinance Number 2645, an Ordinance to amend Articles II, III, IV, VII, XI, and XII of the Gatlinburg Zoning Ordinance, being Ordinance No. 830, Second Reading and Public Hearing (Passed First Reading 12/16/2025 and Planning Commission 11/20/2025). Commissioner Chad Reagan made a motion to adopt the Ordinance on second reading which was seconded by Vice Mayor Kirby Smith. Mayor Werner opened the Public Hearing and after no comments were made, the Public Hearing was closed. The motion to adopt the Ordinance on second reading was unanimously approved.

ORDINANCE NUMBER 2646, AN ORDINANCE TO AMEND SECTION 706 OF THE GATLINBURG ZONING ORDINANCE, BEING ORDINANCE NO. 830, AND FURTHER BEING AN ORDINANCE TO ADD SECTION 407.4 TO THE GATLINBURG ZONING ORDINANCE REGARDING OUTDOOR DINING, AND FURTHER BEING AN ORDINANCE TO ADD A NEW DEFINITION TO THE GATLINBURG ZONING ORDINANCE FOR OUTDOOR DINING AND CAFES AREA, Second Reading and Public Hearing (Passed First Reading 12/16/2025 and Planning Commission 11/20/2025).

Item B under Old Business was Ordinance Number 2646, an Ordinance to amend Section 706 of the Gatlinburg Zoning Ordinance, being Ordinance No. 830, and further being an Ordinance to add section 407.4 to the Gatlinburg Zoning Ordinance regarding outdoor dining and being an Ordinance to add a new definition to the Gatlinburg Zoning Ordinance for Outdoor dining and cafes area, Second Reading and Public Hearing (Passed First Reading 12/16/2025 and Planning Commission 11/20/2025). Commissioner Reagan made a motion to adopt the Ordinance on second reading which was seconded by Vice Mayor Smith. Mayor Werner opened the Public Hearing and after no comments were made, the Public Hearing was closed. The motion to adopt the Ordinance on second reading was unanimously approved.

Ordinance Number 2647, AN ORDINANCE TO AMEND SECTION 402.19 OF THE GATLINBURG ZONING ORDINANCE, BEING ORDINANCE NO. 830, ADDRESSING OFF STREET PARKING, AND FURTHER BEING AN ORDINANCE TO AMEND THE CONDITIONS FOR PROVIDING OFF-PREMISE PARKING WHERE REQUIRED OFF-STREET PARKING CANNOT BE REASONABLY PROVIDED ON THE SAME LOT AS THE PRINCIPAL USE, Second Reading and Public Hearing (Passed First Reading 12/16/2025 and Planning Commission 11/20/2025).

Item C under Old Business was Ordinance Number 2647, an Ordinance to amend Section 402.19 of the Gatlinburg Zoning Ordinance, being Ordinance No. 830, addressing off premise parking where required off street parking, and further being an Ordinance to amend the conditions for providing off-premise parking where required off-street parking cannot be reasonably provided on the same lot as the principal use, Second Reading and Public Hearing (Passed First Reading 12/16/2025 and Planning Commission 11/20/2025). Commissioner Randy Brackins made a motion to adopt the Ordinance on second reading which was seconded by Commissioner Horner. Mayor Werner opened the Public Hearing and Mr. Mahavir Patel stated that this Ordinance could be an effective tool for development in Gatlinburg and that this Ordinance can be improved upon assisting Gatlinburg developers and landowners. Mayor Werner then closed the Public Hearing. The motion to adopt the Ordinance on second reading was unanimously approved.

ORDINANCE NUMBER 2648, AN ORDINANCE TO AMEND TITLE 12 OF THE GATLINBURG MUNICIPAL CODE ADDRESSING BUILDING AND CONSTRUCTION BY REPEALING THE EXISTING BUILDING INSPECTION FEE SCHEDULE AND ADOPTING NEW BUILDING INSPECTION FEE SCHEDULE AS APPROVED BY THE GATLINBURG CITY COMMISSION, Second Reading (Passed First Reading 12/16/2025).

Item D under Old Business was Ordinance Number 2648, an Ordinance to amend Title 12 of the Gatlinburg Municipal Code addressing building and construction by repealing the existing building inspection fee schedule as approved by the Gatlinburg City Commission, Second Reading (Passed First Reading 12/16/2025). Vice Mayor Smith made a motion to adopt the Ordinance on second reading which was seconded by Commissioner Brackins. The motion to adopt the Ordinance on second reading was unanimously approved.

New Business:

DISCUSSION AND CONSIDERATION OF MAKING APPOINTMENTS TO THE ENVIRONMENTAL DESIGN REVIEW BOARD.

Item A under New Business was discussion and consideration of making appointments to the Environmental Design Review Board. Commissioner Reagan made a motion to reappoint Randy Watson and appoint Brent Whaley to the Environmental Design Review Board which was seconded by Commissioner Horner. The motion was unanimously adopted.

DISCUSSION AND CONSIDERATION OF MAKING AN APPOINTMENT TO THE MUNICIPAL BOARD OF ZONING APPEALS.

Item B under New Business was discussion and consideration of making an appointment to the Municipal Board of Zoning Appeals. Commissioner Reagan made a motion to

reappoint Matt Zoder to the Municipal Board of Zoning Appeals which was seconded by Commissioner Horner. The motion was unanimously adopted.

Discussion and Consideration of MAKING APPOINTMENTS TO THE GATLINBURG TREE BOARD.

Item C under New Business was discussion and consideration of making appointments to the Gatlinburg Tree Board. Commissioner Reagan made a motion to reappoint Jan Lapedes and Dennis Malcom to the Gatlinburg Tree board which was seconded by Commissioner Horner. The motion was unanimously adopted.

RESOLUTION NUMBER 1036, AN INITIAL BOND RESOLUTION AUTHORIZING THE ISSUANCE OF NOT TO EXCEED THREE MILLION AND NO/100 DOLLARS (\$3,000,000) GENERAL OBLIGATION BONDS OF THE CITY OF GATLINBURG.

Item D under New Business was Resolution Number 1036, an Initial Bond Resolution authorizing the issuance of not to exceed three million and no/100 dollars (\$3,000,000) General Obligation Bonds of the City of Gatlinburg. Commissioner Reagan made a motion to adopt the Resolution which was seconded by Vice Mayor Smith. The Utilities Director stated this is for the Water Treatment Plant Expansion which was budgeted two years ago and that there have been some changes to the Project necessitating the request to add additional funds to the Project budget. Mr. Cory Newman with LDA Engineering stated that after the Construction Manager At Risk contractor started work on the Project and had determined several items which increased the Project budget. Following these comments, the motion to adopt the Resolution was unanimously approved.

RESOLUTION NUMBER 1037, A RESOLUTION AUTHORIZING THE ISSUANCE OF GENERAL OBLIGATION BONDS OF THE CITY OF GATLINBURG IN THE AGGREGATE PRINCIPAL AMOUNT OF NOT TO EXCEED \$3,000,000, IN ONE PAYMENT OF SAID BONDS, ESTABLISHING THE TERMS THEREOF AND THE DISPOSITION OF PROCEEDS THEREFROM; AND PROVIDING FOR THE LEVY OF TAXES FOR THE PAYMENT OF PRINCIPAL, OF PREMIUM, IF ANY, AND INTEREST ON THE BOND.

Item E under New Business was Resolution Number 1037, a Resolution authorizing the issuance of General Obligation Bonds of the City of Gatlinburg in the aggregate principal amount of not to exceed \$3,000,000, in one payment of said bonds, establishing the terms thereof and the disposition of proceeds therefrom; and providing for the levy of taxes for the payment of principal, of premium, if any, and interest on the bond. Commissioner Horner made a motion to adopt the Resolution which was seconded by Commissioner Reagan. The Finance Director stated that this Resolution is related to the previous item and that the City is allowed to do the initial bond resolution and final bond resolution concurrently. Following these comments, the motion to adopt the Resolution was unanimously approved.

UNSCHEDULED ITEMS:

Commissioner Jay Horner

(1) Stated that he saw City Street Department workers working on a sidewalk downtown in the cold and that he wanted to publicly commend them for their hard work.

Commissioner Chad Reagan

(1) Stated that he wanted to congratulate new Fire Chief David Gray and Lieutenant Kandra McCarter for recently being sworn in.

Vice Mayor Kirby Smith

(1) Stated that he wanted to thank everyone for their hard work to make the New Year's Eve celebration a reality.

Mayor Mike Werner

(1) Stated that he wanted to thank the City Manager for praying for his daughter on her upcoming mission trip.

There being no further business to come before the City Commission, Commissioner Brackins made a motion to adjourn. Commissioner Horner seconded the motion which was unanimously adopted.


Mike Werner, Mayor

Greg Patterson, City Recorder

/sb