



OFFICIAL AGENDA

GATLINBURG MUNICIPAL PLANNING COMMISSION

FEBRUARY 27, 2025

Originally scheduled

FEBRUARY 20, 2025

THURSDAY, 4:00 P.M., CITY HALL

1. Call to Order
2. Approval of the previous minutes, January 16, 2025
3. Report from Staff
4. Petitions and Communications from the Public
5. Old Business
6. New Business
 - a) **Review and consideration for a proposed property exchange concerning Tax Map 126O, Group B, Parcels 33 + 34, C-2 (General Business) District (official March 4, 2025), and Tax Map 126O, Group B, Parcel 36, C-2 (General Business) District requested by CEC, Inc.**
 - b) **Review and consideration of a proposed rezoning being Tax Map 117N, Group A, Parcel 22 from R1-A (Low-Density Residential) District to C-2 (General Business) District located on Ivy Road, requested by Ashley Foster.**
 - c) **Review and consideration of a proposed rezoning being Tax Map 126N, Group E, Parcel 35 from R-2 (Medium Density Residential) District to C-2 (General Business) District located at 111 West Holly Ridge, requested by Jeremy Dilley.**
 - d) **Review and consideration for preliminary PUD site plan approval for “Franklin Ridge at the Glades,” being Tax Map 117D, Group A, Parcel 24, located at 811 Franklin Drive, R-2 Zone, requested by Dustin Cole.**

- e) **Review and consideration for a change of use for a commercial development for “Arts & Crafts Village,” being Tax Map 117, Parcel 22.01, C-2 Zone, located at 170 Glades Road, requested by CEC, Inc.**
- f) **Review and consideration for a special exception for Section 411.3.4 of the Sign Regulations for proposed sign height, located at 229 East Parkway, being Tax Map 126L, Group A, Parcel 24, C-2 Zone, requested Vic Patel.**
- g) **Review and consideration for one (1) proposed wall sign and one (1) proposed roof sign for “Pizza Rio,” located at 373 Parkway, requested by Sign Co., Inc. (Passed Environmental Design Review Board 2.13.2025).**
- h) **Review and consideration for sign-face replacements for “Ripley’s Believe It or Not,” located at 800 Parkway, requested by S & S Sign Tech, LLC (Passed Environmental Design Review Board 2.13.2025).**
- i) **Review and consideration for a proposed signage for “Cambria,” located at 229 East Parkway, requested by Sign Co., Inc. (Passed Environmental Design Review Board 2.13.2025).**
- j) **Review and consideration for a proposed free-standing sign face replacement for “Bodies Human,” located at 219 Airport Road, requested by The Sign Shop (Passed Environmental Design Review Board 2.13.2025).**
- k) **Review and consideration for proposed signage for “Myron Mixon,” located at 762 Parkway, Suite 5, requested by Sign Co., Inc. (Passed Environmental Design Review Board 2.13.2025).**
- 7. **Unscheduled Items**
- 8. **Adjournment**