Gatlinburg City Commission
November 19, 2024
Meeting Minutes

The Gatlinburg Board of Commissioners met in a regular meeting on Tuesday, November 19, 2024, at 6:00 P.M. in the City Council Room. All the members were present with the exception of Commissioner Kirby Smith. 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 October 22, 2024. Vice Mayor McCown made a motion to approve the Minutes which was seconded by Commissioner Jay Horner and then unanimously adopted.

The City Manager reported and/or requested:

(1) that he wanted to announce the City's Customer Service Center will be opening to to the public at 8 a.m. on Thursday, November 21 and the facility will be able to handle payments for a range of City services and that he wanted to invite everyone to the facility's Grand Opening at 2 p.m. that day; and,

(2) that he wanted to announce that Gatlinburg City Hall and Offices would be closed on Thursday, November 28 and Friday, November 29 in observance of the Thanksgiving Holiday; and,

(3) that he also wanted to announce that the Christmas Employee Luncheon will be held on Monday, December 2; and,

(4) that he wanted to announce the 49th Gatlinburg Fantasy of Lights Christmas Parade will be held on Friday, December 6 and that the parade was recently nationally nominated by USA Today's 10Best as the "Best Holiday Parade" in the nation for 2024. The Parade will step off at 7:30 p.m. at the Baskins Creek Bypass intersection with East Parkway and proceed through downtown Gatlinburg through Traffic Light No. 10; and,

(5) that he wanted to wish the Gatlinburg-Pittman High School football team good luck on Friday night as they play in the TSSAA Class AAA State Quarterfinals against Alcoa after winning their first two games of the postseason at Kingston and at Unicoi County.

Old Business:

ORDINANCE NUMBER 2623, AN ORDINANCE TO AMEND SECTION 17-111 OF THE MUNICIPAL CODE DESIGNATING AREAS OF THE CITY REQUIRING ANIMAL RESISTANT GARBAGE CONTAINERS, DUMPSTERS OR EQUIPMENT USED TO STORE GARBAGE, Second Reading (Passed First Reading 10/22/2024).

Item A under Old business was Ordinance Number 2623, an Ordinance to amend Section 17-111 of the Municipal Code designating areas of the City requiring animal resistant Garbage. Second Reading (Passed First Reading 10/22/2024). Commissioner Horner made a motion to adopt the Ordinance on second reading which was seconded by Vice Mayor McCown. The Director of Operations and Communications explained that this proposed Ordinance would expand the existing zone to include: All properties with frontage on Parkway, which were not previously included in the zone; All properties with frontage on River Road, which were not previously included in the zone; all properties on Hemlock Street, Medlin Drive, Hill Street, Laurel Avenue, Wild Ivy Way, and Red Bud Lane. Additionally, all properties which have a Tourist Residency Permit from the City will be required to have animal-resistant containers to store garbage as part of the Ordinance. Following these comments, the motion to adopt the Ordinance on second reading was unanimously approved.

ORDINANCE NUMBER 2624, AN ORDINANCE TO AMEND THE ZONING ORDINANCE, BEING NUMBER 830, AND FURTHER BEING AN ORDINANCE TO RECLASSIFY PARCEL 1, GROUP A OF TAX MAP 125M LOCATED AT 1050 SKI VIEW DRIVE IN THE CITY, FROM R-2 (MEDIUM DENSITY RESIDENTIAL) TO R-2A (MEDIUM DENSITY RESIDENTIAL), Second Reading (Passed Planning Commission 9/17/2024 and First Reading 10/22/2024).

Item B under Old Business was Ordinance Number 2624, an Ordinance to amend the Zoning Ordinance, being Number 830, and further being an Ordinance to reclassify Parcel 1, Group A of Tax Map 125M located at 1050 Ski View Drive in the City, from R-2 (Medium Density Residential) to R-2A (Medium Density Residential), Second Reading (Passed Planning Commission 9/17/2024 and First Reading 10/22/2024). Commissioner Reagan made a motion to adopt the Ordinance on second reading which was seconded by Commissioner Horner. Mayor Werner commented that this Ordinance as being considered to not allow rentals. The Planning Director commented that was correct and that this item was approved at the October 22 City Commission meeting and at the September 19 Planning Commission meeting. Following these comments, the motion to adopt the Ordinance on second reading was unanimously approved.

New Business:

DISCUSSION AND CONSIDERATION OF APPROVING A RIGHT-OF-WAY USE REQUEST LOCATED AT 1418 NORDIC DRIVE FOR A PROPOSED PARKING DECK. (Requested by Alejandro Sabater).

Item A under New Business was discussion and consideration of approving a right-of-way use request located at 1418 Nordic Drive for a proposed parking deck (requested by Alejandro Sabater). Commissioner Horner made a motion to approve the right-of-way use request which was seconded by Commissioner Reagan. The Planning Director explained that Alejandro Sabater of Sabater Studio, LLC. has requested that the City Commission grant permission to permit construction of a parking deck public right-of-way area that will serve as the primary parking area for an overnight rental proposed at

1418 Nordic Drive. He further explained that the proposed plan indicates that the parking for the dwelling will be located upon both private and public property and that the applicant has provided the right-of-way use agreement with the acknowledgement that the use is temporary in nature and may be revoked by the City at any time and that this agreement also serves as a hold harmless and indemnity to the City. Following these comments, the motion to approve the right-of-way use request was unanimously adopted.

DISCUSSION AND CONSIDERATION OF APPROVING A RIGHT-A WAY USE REQUEST LOCATED AT 640 CARTER PLAZA FOR A PROPOSED PARKING AREA (Requested by Matthew Reed).

Item B under New Business was discussion and consideration of approving a right-of-way use request located at 640 Carter Plaza for a proposed parking area (requested by Matthew Reed). Commissioner Horner made a motion to approve the right-of-way use request which was seconded by Vice Mayor McCown. The Planning Director explained that Matthew Reed of Reedak Development, LLC has requested that the City Commission grant permission to permit construction of a parking deck and turnaround in the public right-of-way area that will serve as primary parking for an overnight rental proposed at 640 Carter Plaza and that the proposed plan indicates that the parking for the dwelling will be located upon both private and public property, with the turnaround being fully within the public right-of-way. He further explained that the applicant has provided the right-of-way use agreement with the acknowledgement that the use is temporary in nature and may be revoked by the City at any time and that this agreement also serves as a hold harmless and indemnity to the City. Following these comments, the motion to approve the right-of-way use request was unanimously adopted.

ORDINANCE NUMBER 2625, AN ORDINANCE TO AMEND THE ZONING ORDINANCE, BEING ORDINANCE NO. 830, AND FURTHER BEING AN ORDINANCE TO RECLASSIFY PARCEL 11, GROUP G, OF TAX MAP 126N, LOCATED AT 420 POPULAR LANE IN THE CITY, FROM R-2 (MEDIUM DENSITY RESIDENTIAL) DISTRICT TO C-1 (GENERAL BUSINESS) DISTRICT, First Reading.

Item C under New Business was Ordinance Number 2625, an Ordinance to amend the Zoning Ordinance, being Ordinance No. 830, and further being an Ordinance to reclassify Parcel 11, Group G, Tax Map 126N, located at 420 Popular Lane in the City, Fron R-2 (Medium Density Residential) District to C-1 (General Business) District, First Reading. Commissioner Horner made a motion to adopt the Ordinance on first reading which was seconded by Vice Mayor McCown. The Planning Director explained that this is a proposed rezoning is from R-2 to C-1 and the proposed rezoning was reviewed and approved by the Planning Commission at its October 17 meeting. The Planning Director further explained that this is a request for a parking lot for a proposed hotel on Airport Road and the rezoning will allow them to use the additional lot. Mayor Werner asked if this was contiguous to the C-1 zone and the Planning Director affirmed it was. Commissioner Reagan asked if the road between the parcels makes it contiguous and the Planning Director replied that it fronts the same street the C-1 district services, and it is a legal rezoning. Following these comments, the motion to adopt the Ordinance on first reading was unanimously approved.

RESOLUTION NUMBER 1020, A RESOLUTION TO AUTHORIZE AN EMPLOYER PARTICIPATING IN THE TENNESSEE CONSOLIDATE RETIREMENT SYSTEM TO CHANGE FROM ITS EXISTING PLAN TO ANOTHER PLAN TYPE WITHIN THE TENNESSEE CONSOLIDATE RETIREMENT SYSTEM IN ACCORDANCE WITH TENNESSEE CODE ANNOTATED, TITLE 8, CHAPTERS 34-37.

Item D under New Business was Resolution Number 1020, a Resolution to authorize an Employer participating in the Tennessee Consolidate Retirement System to change from its existing plan to another plan type within the Tennessee Consolidate Retirement System in accordance with Tennessee Code Annotated, Title 8, Chapters 34-37. Vice Mayor McCown made a motion to adopt the Resolution which was seconded by Commissioner Horner. Mayor Werner stated that there was a Workshop Meeting held earlier in the afternoon and that this was a great change for employees and an excellent recruiting tool for the City. Following these comments, the motion to adopt the Resolution was unanimously approved.

DISCUSSION AND CONSIDERATION OF DECLARING CERTAIN CITY ITEMS AS SURPLUS.

Item E under New Business was discussion and consideration of declaring certain City items as surplus. Vice Mayor McCown made a motion to approve the certain City items as surplus which was seconded by Commissioner Reagan. The Finance Director explained that there are two Trolleys on this list, and this is able because of the new vehicles the City has received. Following these comments, the motion to approve the certain City items as surplus was unanimously adopted.

UNSCHEDULED ITEMS:

Commissioner Jay Horner

(1) Stated that he wanted to thank the City staff for their work on the City's benefits, including insurance and retirement.

Commissioner Chad Reagan

(1) Stated that he wanted to wish the Gatlinburg-Pittman High School football team good luck on Friday.

Mayor Mike Werner

(1) Stated that he wanted everyone to keep Joe Baker's family in their prayers after the recent passing of his mother; and,

(2) Stated that the City and County recently had a productive meeting with the Tennessee Wildlife Resources Agency; and,

(3) Stated that he wanted to with the Gatlinburg-Pittman High School football team good luck against Alcoa on Friday.

There being no further business to come before the City Commission, Vice Mayor McCown made a motion to adjourn. Commissioner Reagan seconded the motion which was unanimously adopted.

Mike Werner, Mayor

Greg Patterson, City Recorder
/sb