

**MINUTES OF THE
GATLINBURG MUNICIPAL PLANNING COMMISSION
JANUARY 16, 2025
THURSDAY, 4:00 P.M., CITY HALL**

MEMBERS PRESENT

Kirby Smith
Larry Claiborne
Jackie Leatherwood
Jay Horner
Cam Caton
Chad Reagan

MEMBERS ABSENT

Candance Ogle Morton

OTHER PRESENT

David Hurst
Jared Story
Gus Floodquist
Logan Coykendall

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 December 19, 2024, meeting were unanimously approved following a motion by Mr. Jay Horner and a second by Mr. Larry Claiborne.

STAFF REPORT

PETITIONS AND COMMUNICATIONS FROM THE PUBLIC

OLD BUSINESS

NEW BUSINESS

Review and consideration for revised PUD site plan approval for "Bears Cove in the Glades," being Tax Map 228, Parcel 133.07, located at 725 Glades Road, R-2 Zone, requested by Robert G. Campbell and Associates L.P.

The proposed PUD revision includes the deletion of four smaller cabins and the addition of one (1) sixteen (16) bedroom unit which will offer a basketball court, indoor pool, arcade, and theatre room. The newly proposed addition to the overall Bears Cove PUD will replace the previous Planning Commission approved modification which authorized the placement of four (4) dwellings, being two (2) five (5) bedroom cabins and two (2) two (2) bedroom cabins. The provided parking being fifteen (15) parking stalls, is four (4) spaces over the minimum required spaces for the proposed PUD revisions. Following Staff review, it was brought to the requestor's attention there were lacking items needed to obtain approval. The Planning office sent out correspondence requesting the lacking items. All items were submitted albeit they were not provided in a timely manner. This exchange caused the Board to stress the importance of proper vetting on the applicant's and Staff's position. The landscaping plan was provided, but the fire turnaround and hydrant location were provided, belated, the Fire Department were not able to

verify compliance for the proposed revision. Applicable Regulations: Article III, being Definitions (specifically "Open Space"), 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 Area, Yard, and Height Requirements (specifically footnote #5).

Following a brief discussion, Mr. Chad Reagan made a motion to approve the request subject to Fire Department review compliance. Ms. Jackie Leatherwood provided a second with all members voting, "aye."

Review and consideration for preliminary PUD site plan approval for "Westgate Resorts, LTD, -Phase 14R4," being Tax Map 116, Parcels 195 and 219 and Tax Map 126, Parcel 6, located on Winding Smoky Way, C-4 (official 1/21/2025) Zone, requested by Compass Ventures.

The proposal contains five (5) new buildings to be added to the overall PUD development. The buildings proposed consists of one (1) amenity building and four (4) multi-family buildings, each consisting of six (6) units each to provide a total of twenty-four (24) new units. The newly proposed addition to the overall Westgate PUD will provide 115 parking spaces with an added eight (8) ADA parking stalls. The provided parking being one hundred and twenty-three (123) parking stall, is five (5) spaces over the minimum required spaces for the proposed PUD revision. Staff mentioned that a few items were lacking from the submittal, but the items were not pertinent due to nature of the preliminary request. The above-mentioned parcels rezoned recently, the initial request being presented at the November 21, 2024, Planning Commission meeting. The item was recommended to the Board of Commissioners for their review and consideration and reviewed and approved at the December 17, 2024, Board of Commissioners meeting, and presented for the second reading at the January 7, 2025, meeting. The rezoning will be official on January 21, 2025. Applicant was informed of the items required prior to final PUD site plan approval those items include a modified Storm Water Pollution Prevention Plan (SWPPP), aesthetic approval from the Environmental Design Review Board. 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 Area, Yard, and Height Requirements (specifically footnote #5).

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

Unscheduled Items

Mr. Logan Coykendall expressed concern regarding the ambiguity regarding some of the definitions provided throughout the Zoning Ordinance specifically, Article VIII, being the Area, Yard, and Height Requirements, more direct definitions surrounding footnote #5 of Article VIII. Mr. Logan Coykendall asked the Board to consider specific language to create a clear and concise definition, specifically, entrance/main entrance, and specify and define the parameters associated with the distance provided in Article IV, Section 402.

Adjournment

The meeting was adjourned at 4:21 p.m. upon a motion by Mr. Jay Horner and a second motion provided by Mr. Chad Reagan.

Approved:

Jackie Leatherwood
Planning Commission Secretary

2.26.25

Date

