

**MINUTES OF THE
GATLINBURG MUNICIPAL PLANNING COMMISSION
JUNE 18, 2026
THURSDAY, 4:00 P.M., CITY HALL**

MEMBERS PRESENT

Kirby Smith
Larry Claiborne
Jay Horner
Jackie Leatherwood
Cam Caton
Candace Ogle Morton

MEMBERS ABSENT

Chad Reagan

OTHER PRESENT

Randy Watson

Staff Representatives: Dalton York, Planning Director
 Jodi Bible, Deputy City Planner

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 May 21, 2026, meeting were unanimously approved following a motion by Mr. Larry Claiborne and a second provided by Mr. Cam Caton.

STAFF REPORT

PETITIONS AND COMMUNICATIONS FROM THE PUBLIC

OLD BUSINESS

NEW BUSINESS

Review and consideration of a revised PUD site plan for "Sky Park-Clayton Landing Phase 2A," being Tax Map 126K, Group D, Parcels 21 and 22.01, C-2 Zone, located at 765 Parkway, requested by Randy Watson.

Staff presented the request for a proposed PUD revision for "Sky Park-Clayton Landing Phase 2A," located at 765 Parkway. This request proposes a surface-level relaxation and observation patio measuring approximately 4,400 square feet, to be situated directly to the rear of the existing Smoky Mountain Smash restaurant. Pedestrian circulation will utilize an existing stairway located near the walk-up window of the adjacent burger restaurant.

To achieve a uniform, level subgrade for the proposed patio surface, the applicant shows a localized re-grading operation on the existing sloping terrain. This cut-and-fill operation requires the installation of a structural retaining wall with a maximum height of twelve (12) feet to secure the excavated ridgeline; this retaining wall will not be visible from the Parkway commercial corridor below. Furthermore, the submittal includes a newly designed, fully ADA-accessible walkway running along the rear of the burger restaurant to ensure compliant egress to the new viewing space.

Staff has confirmed with the applicant's design team that no trees or existing mature vegetation will be removed during the course of this construction activity. Additionally, the applicant has provided a comprehensive clearing, grading, and erosion control plan that stands in full compliance with current municipal regulations and active MS4 engineering standards. Applicable Regulations: Section 406-Planned Unit Development; Section 407-Site Plan Regulations for Commercial Uses; Section 707-C-2 General Business District; and Article VIII, being the Area, Yard, and Height Requirements.

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

Review and consideration of a proposed variance from Section 12-614 (9) of the Gatlinburg Municipal Code regarding maximum allowable roadway grade for the previously approved, "Laurel Ridge PUD," preliminary site plan, being Tax Map 127, Parcels 33.02, 33.03, and This request has been withdrawn by the applicant.

Aesthetic review and consideration for "Parrott Mountain Mini Golf," located at 631 Parkway, Suite 9 and 10, requested by Signworks, LLC. (Approved by EDRB 6.2.2026) Staff presented the aesthetic review for "Parrot Mountain Mini Golf," located at 631 Parkway, Suite 9 and 10. The request was tabled at the May 5, 2026, due to the Board requesting some color revisions to keep the exterior aesthetic in keeping with intended color palette of the commercial corridor as set forth in the Architectural Guidelines for the commercial corridor. The applicant provided Staff with updated colors codes that are more in keeping with the recommended palette as well as matches the Board's request to use colors that immitate a tree. The new colors are Inverness (SW-6433), a dark green, and Terra Brun (SW-6048). Applicable Regulations: Architectural Guidelines for the Commercial Corridor.

Following a brief discussion, Ms. Jackie Leatherwood made a motion to approve the request as presented. Mr. Cam Caton provided a second with all members voting, "aye."

Review and consideration for proposed amendments to Sections 701, 706, and 411 of the Gatlinburg Zoning Ordinance, requested by Staff.

Staff presented a draft of new ordinance amendments for Section 701- R-1 (Low Density Residential) District, 706-C-1 (Tourist Commercial) District, and 411-Sign Regulations. The proposed ordinance amendments address proposed signage regulations for overnight rentals, eliminating the use of QR codes or other digital scannable technology. Any current QR codes will have 180 days to be removed following the adoption of the proposed amendments.

Following a brief discussion, Ms. Jackie Leatherwood made a motion to recommend the proposed amendments to the Board of Commissioners for their review and consideration. Ms. Candance Ogle Morton provided a second with all members voting, "aye."

Unscheduled Items

The Board inquired about the regulations governing the use of QR codes as business signage. Staff explained that QR codes associated with a business are typically classified as incidental signage under the Zoning Ordinance. The Board requested that Staff further investigate potential regulatory approaches for the use of QR codes in business signage and provide recommendations for future consideration.

Adjournment

The meeting was adjourned at 4:15 p.m. upon a motion by Ms. Jackie Leatherwood and a second motion provided by Mr. Cam Caton.

Approved:

Jackie Leatherwood
Planning Commission Secretary

7.23.26
Date