

**MINUTES OF THE  
GATLINBURG MUNICIPAL PLANNING COMMISSION  
APRIL 28, 2026  
Originally Scheduled April 23, 2026  
TUESDAY, 4:00 P.M., CITY HALL**

**MEMBERS PRESENT**

Jackie Leatherwood  
Chad Reagan  
Kirby Smith  
Larry Claiborne  
Cam Caton  
Candace Ogle Morton

**MEMBERS ABSENT**

Jay Horner

**OTHER PRESENT**

Katie Valentine  
Alex Davis  
Jurgita Waroway  
Matt Waroway  
Tammy Yaksic  
Travis Ogle  
Kacie Huffaker  
Gus Floodquist

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 March 19, 2026, meeting were unanimously approved following a motion by Mr. Larry Claiborne and a second provided by Ms. Candace Ogle Morton.

**STAFF REPORT**

**PETITIONS AND COMMUNICATIONS FROM THE PUBLIC**

**OLD BUSINESS**

**Review and consideration of a preliminary PUD site plan for "The Cliffs at Downtown Gatlinburg," being Tax Map 126N, Group E, Parcels 22 and 42.01, located at 335 East Holly Ridge Road, C-2 Zone, requested by Chris Kirkland.**

Staff informed the Board that at the April 7, 2026, Board of Zoning Appeals meeting, the MBZA Board considered the applicant's request to allow vehicles to back into the public right-of-way and a proposal to reduce the parking requirement for the Planned Unit Development. Both requests were tabled at that time, and the Board requested that the applicant submit a revised site plan moving the street fronting units an additional 10 feet. This adjustment is intended to facilitate on-site vehicle turnarounds rather than utilizing the public right-of-way. Since that meeting, the applicant has formally withdrawn the request regarding backing into the right-of-way from further consideration. However, the MBZA still requires a formal vote on the proposed reduction of required parking. Applicable Regulations: Article III, being Definitions (specifically "Open Space"); Article IV, Section 402 (Off-Street Automobile Parking), Section 402.19, Section 406 (Planned Unit Development), 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 715 (Hillside Overlay District); Article VII, Section 702 (C-2 General Business District).

Following Staff's presentation, Mr. Chad Reagan made a motion to postpone the item until the Municipal Board of Zoning Appeals approves or denies the proposed request presented to their Board. Mr. Larry Claiborne provided a second with all members voting, "aye."

**Review and consideration of a commercial site plan for "Cherokee Orchard Lodge," being Tax Map 126N, Group K, Parcel 31, located at 519 Cherokee Orchard, C-2 Zone, requested by Best and Associates.**

Staff presented the request of a commercial site plan for "Cherokee Orchard Lodge," located at 519 Cherokee Orchard. The request was tabled at the March 19, 2026, meeting due to the applicant's revision was not provided to staff in a timely manner. The applicant is seeking commercial site plan approval for a 12-bedroom lodge on a 0.15-acre parcel (6,658 sq. ft.). The proposed four-story structure encompasses 10,922 sq. ft. of floor area. This results in a Floor Area Ratio (FAR) of 1.64, which is within the maximum allowable FAR of 2.0 for the C-2 district. The maximum proposed building height is 72' 3", also remaining under the district maximum of 84'.

The site plan identifies 14 total parking spaces divided between an on-site parking deck on the main level and an adjacent onsite parking surface area. This meets the minimum parking requirement for hotel/lodge uses. However, a dedicated pedestrian circulation path connecting the lower parking area to the lodge entrance has not been provided. Staff finds this to be a safety concern that must be addressed in a revised layout.

The subject parcel is located within the Hillside Overlay District, and the applicant has selected Option #1, committing to the use of non-reflective materials and a muted, earth-tone color palette for the building's exterior finishes. Additionally, the development is located within the Critical Slope Floating Zone (CSFZ), because the site is within the CSFZ, project-specific geotechnical reports will be required at the time of permit application to ensure the foundation is adequately designed for the site's topography. Applicable Regulations: Article IV, Section 402 (Off-Street Automobile Parking), Section 407 (Site Plan Regulations), Section 407.3 (Landscaping Requirements); Article VII, Section 707 (C-2 General Business District).

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

## **NEW BUSINESS**

**Review and consideration of a proposed rezoning being Tax Map 118, Parcel 18, from R-1 (Low Density Residential) District to C-5 (Crafts Commercial) District located on Glades Road, requested by Matt Waroway.**

Staff presented the request for a proposed rezoning being Tax Map 118, Parcel 18, from R-1 (Low Density Residential) District to C-5 (Crafts Commercial) District. The applicant is requesting a zoning map amendment for the subject parcel from R-1 to C-5. The primary objective of this rezoning is to facilitate the development of a Residential Planned Unit Development (PUD).

Transitioning the property to the C-5 district would increase the allowable Floor Area Ratio (FAR) from 0.25 to 0.50. The C-5 Crafts Commercial District is one of the City's most specialized and restrictive commercial zones. Permitted uses within this district are limited to:

- Single-Family and Multi-family
- Arts and Crafts Shops
- Antique Shops
- Restaurants/Food Establishments
- Bed and Breakfast Establishments
- Wedding Chapels
- Farmers Markets

A significant portion of the parcel is situated within the Critical Slope Floating Zone (CSFZ). Consequently, any future development must strictly adhere to the site development and roadway standards outlines in Section 714 of the Zoning Ordinance. A few members of the adjoining community showed up at the meeting to inquire about the proposed future development. Applicable Regulations: Article VII, Section 701 (R-1 Low Density Residential) & Section 710 (C-5 Crafts Commercial District).

Following a brief discussion, Ms. Jackie Leatherwood made a motion to postpone the review until the applicant is able to provide a conceptual Planned Unit Development plan for the Board to review. Ms. Candace Ogle Morton provided a second with all members voting, "aye."

**Review and consideration of a commercial site plan for "EOS Link Charging Stations," being Tax Map 126N, Group A, Parcel 21, located at 967 Parkway, C-1 Zone, requested by EOS Link, LLC.**

Staff presented the request for a commercial site plan for "EOS Link Charging Stations," located at 967 Parkway. The applicant is seeking site plan approval for the installation of three (3) Electric Vehicle (EV) charging stalls located to the rear of the Hampton Inn at 967 Parkway. The proposed infrastructure consists of one dual-port "side-by-side" charging unit and one single-port unit.

The installation will require the repurposing of existing parking area, resulting in a reduction of the hotel's total parking count from 107 to 104 spaces. Staff has evaluated the underlying parking requirements for this 100-unit facility. Under current C-1 District standards, the minimum requirement is one space per guest room plus two additional spaces for administrative/staff use (102 total). With a revised total of 104 spaces, the property remains in full compliance with the minimum parking mandates.

Regarding the equipment specifications, the primary charging station features an integrated digital interface. To maintain consistency with Section 411 regarding the visual impact of digital screens, the unit is oriented to face away from the public right-of-way of Parkway. This positioning ensures that the digital display serves the user without becoming a visual distraction or prohibited signage component for passing motorists or pedestrians. Applicable Regulations: Article IV, Section 407 Commercial Site Plan Regulations; Article VII, Section 706 (C-1 Tourist Commercial District).

Following a brief discussion, Mr. Chad Reagan made a motion to approve the commercial site plan as presented. Mr. Larry Claiborne provided a second with all members voting, "aye."

**Review and consideration of a commercial site plan for a proposed restaurant, being Tax Map 108, Parcel 76.02, located at 795 Buckhorn Road, C-5 Zone, requested by Katie Valentine.**

Staff presented the request for a commercial site plan for a proposed restaurant located at 795 Buckhorn Road. The applicant is requesting site plan approval to convert the former G-Webb Gallery, an existing 8,906-square-foot structure, into a restaurant use. The proposed layout includes a maximum service capacity of 38 patrons. Per Section 402.14, restaurant uses require one parking space for every four customers based on maximum capacity. At a 38-person capacity, the minimum requirement is 10 spaces which has been provided.

The applicant seeks to utilize the existing parking infrastructure to satisfy this requirement. The site plan indicates that existing landscaping will be maintained to satisfy the commercial site plan requirement. Additionally, the applicant is seeking to maintain the current gravel parking configuration in lieu of paving the area, noting the area helps with the drainage of the parcel. Applicable Regulations: Article IV, Section 402 Off-Street Automobile Parking & Section 407, Site Plan Regulations for Multi-Family, Commercial, and Industrial Uses; Article VII, Section 710 C-5 Crafts Commercial District.

Following a brief discussion, Mr. Chad Reagan made a motion to approve the commercial site plan as presented. Ms. Candace Ogle Morton provided a second with all members voting, "aye."

**Review and consideration of a commercial site plan revisions for "Smokies Edge," being Tax Map 137B, Group B, Parcel 2, located at 323 Ownby Street, C-2 Zone, requested by Compass Ventures.**

Staff presented the request for a commercial site plan revision for "Smokies Edge," located at 323 Ownby Street. The applicant is proposing modifications to the currently established "Smokies Edge" apartment site, specifically concerning the structure designated as Building 2 on the plan provided. While the parcel was previously approved for two 48-unit apartment buildings, this proposal modifies Building 2 to provide 32 units. The revised unit mix consists of eight 3-bedroom units, eight 1-bedroom units, and 16 studio units. These units are intended for individual sale alongside the existing apartments already constructed on the property.

The new apartment building is designed with a maximum height of 48 feet, which remains well below the 84-foot maximum allowed within the C-2 District. Under the revised project density, the development is required to provide a minimum of 74 parking stalls for Buildings 1 and 2 combined. The applicant has provided 76 stalls, thereby satisfying the parking requirements. Furthermore, the applicant has submitted a general development landscaping plan and an interior parking lot landscaping plan, both of which meet the city's minimum standards. Required stormwater management measures are also depicted on the plan in compliance with current regulations. Applicable Regulations: Article IV, Section 402 Off-Street Automobile Parking, Section 406 Planned Unit Development; Article VII, Section 707 C-2 General Business District.

Following a brief discussion, Mr. Chad Reagan made a motion to approve the commercial site plan revision as presented. Mr. Cam Caton provided a second with all members voting, "aye."

**Review and consideration of a PUD site plan for "The Highlands Phase 3," being Tax Map 126J, Group C, Parcel 24, located at 855 Campbell Lead Road, R-3 Zone, requested by Compass Ventures.**

Staff presented the request for a PUD site plan review for "The Highlands Phase 3," located at 855 Campbell Lead Road. The subject request involves a 5.7-acre parcel located at 855 Campbell Lead Road. According to the City's GIS data, approximately half of the parcel features a slope equal to or greater than 30 percent, though the submitted survey does not specify the exact slope percentages across the site. Available records indicate the lot meets current minimum size requirements for its district. Historically, this parcel received Planning Commission approval in 1986 for a 77-unit PUD comprised of condominiums and duplex/triplex units.

At the April 7, 2026, Board of Zoning Appeals meeting, the development was granted a special exception from Section 406.2.5 regarding height, density, and area regulations. These new dwellings, intended for the overnight rental program, include three 5-bedroom units and one 4-bedroom unit. As part of this approval, the applicant sought and received reductions to the required setbacks, specifically a reduction from 25 feet to 13 feet along the boundary adjoining the Great Smoky Mountains National Park Right-of-Way and a reduction from 15 feet to 8 feet from the private street edge. The applicant contends these reductions are necessary to accommodate the new building footprints within the constraints of the existing developed area and the site's challenging topography.

The revised plan currently under consideration builds upon the two existing condominium buildings, which currently provide 41 units. The proposal introduces four single-family homes and one town-home structure containing six 1-bedroom units. This townhome structure replaces two previously approved 20-unit townhome buildings, representing a significant reduction in overall project density. The plan also includes a modified amenities area featuring a clubhouse and pool. The Phase 3 condominium building remains as originally approved, consisting of 15 units with 2 and 3-bedroom configurations. Staff notes that the patio areas depicted within the required setbacks have been confirmed as on-grade surfaces rather than permanent structures, making them permissible within the perimeter setback. For this revision, the parking requirement for the single-family and townhome units is 29 spaces, and the applicant has provided 31 spaces, successfully meeting the regulatory mandate. It is important to note that the patio areas shown on the plan to be located within the required setback are confirmed not to be structured and intended to be on grade patio areas therefore allowable within the required perimeter setback. For this revision the required parking for the single-family units and townhome units is 29, the applicant has provided 31 spaces satisfying this requirement. Applicable Regulations: Article IV, Section 406 Planned Unit Development; Article VII, Section 703 (R-2 Medium Density Residential District).

Following a brief discussion, Mr. Chad Reagan made a motion to approve the PUD site plan as presented. Mr. Larry Claiborne provided a second with all members voting, "aye."

**Aesthetic review and consideration for “KB Square Gas Station,” located at 1006 East Parkway, requested by Bhavin Patel. (Reviewed by EDRB 4.21.2026)**

Staff presented the aesthetic request for “KB Square Gas Station,” located at 1006 East Parkway. The request is for a new gas station proposed for East Parkway. The aesthetic request entails masonry veneer at the base of the proposed gas station, colored Coronado stone country castle cream; synthetic stucco finish, color SW-neutral white; rough sawn timber beams, SW-clear coat poly; natural cedar siding, color SW-clear coat poly; raised seam metal roof; SW-black; natural cedar siding, color SW-clear coat poly; hardi trim boards- SW black. Staff did mention that the outstanding approvals needed for the development are landscaping and signage. Applicable Regulations: Architectural Guidelines for the Commercial Corridor.

Following a brief discussion, Ms. Jackie Leatherwood made a motion to approve the aesthetic review as presented. Mr. Chad Reagan provided a second with all members voting, “aye.”

**Aesthetic review and consideration for “EOS Link Charging Stations,” located at 967 Parkway, requested by EOS Link, LLC. (Reviewed by EDRB 4.21.2026)**

Staff presented the aesthetic request for “EOS Link Charging Stations,” located at 967 Parkway. The request is very similar to the River Road request presented at the March 3, 2026, meeting. The request is a combination of signage and aesthetic, although the proposed signage is mostly incidental signage per Section 411, being the Sign Regulations. The request is for the signage proposed for the electric car charging stations and the painting noting the parking spaces. The site plan notes three parking spaces for the proposed charging station- one (1) handicap parking space and two (2) regular parking spaces. Staff said that only one parking space of the proposed car charging stations will be viewable from Hampton Inn’s right-of-way and that parking stall will not have a screen facing the right-of-way. Applicable Regulations: Section 411, being the Sign Regulations and Architectural Guidelines for the Commercial Corridor.

Following a brief discussion, Mr. Cam Caton made a motion to approve the aesthetic review as presented. Ms. Candace Ogle Morton provided a second with all members voting, “aye.”

**Review and consideration for proposed sign face replacement for “Alamo Steakhouse,” located at 705 East Parkway, requested by Southern Signs, Inc. (Reviewed by EDRB 4.21.2026)**

Staff presented the request for a proposed sign face replacement for “Alamo Steakhouse,” located at 705 East Parkway. The request is to replace the sign face on the free-standing sign structure located beside East Parkway. Sign face measures 60’, and is double-sided with illumination, anything white will illuminate along with the marquee lights around the sign. The sign colors are black and white. The sign size is grandfathered. Applicable Regulations: Section 411, being the Sign Regulations.

Following a brief discussion, Mr. Chad Reagan made a motion to approve the proposed replacement signage as presented. Ms. Jackie Leatherwood provided a second with all members voting, “aye.”

**Review and consideration for proposed signage for “Mountain Heritage Inn,” located 575 River Road, requested by Amelia Bales. (Reviewed by EDRB 4.21.2026)**

Staff presented the request for proposed signage for "Mountain Heritage Inn," located at 575 River Road. The proposed sign is for a wall sign that will be located right off the Inn's office. The proposed signage measures out to be 40' made of high-density urethane. The preexisting signage monument sign measures out to be 48' per an approval from 1980. The proposed wall sign will be dark green with beige writing. No lighting details were provided, but Staff does not believe the applicant intends to have lighting on the wall sign. The Inn does have the maximum allotment of 150' due to their linear footage. Applicable Regulations: Section 411, being the Sign Regulations.

Following a brief discussion, Ms. Jackie Leatherwood made a motion to approve the proposed signage as presented. Ms. Candace Ogle Morton provided a second with all members voting, "aye."

**Aesthetic review and consideration for "Mountain Heritage Inn," located at 575 River Road, requested by Amelia Bales. (Reviewed by EDRB 4.21.2026)**

Staff presented the aesthetic request for "Mountain Heritage Inn," located at 575 river Road. The request is for the exterior renovations proposed at the Inn. The same dark green and beige, previously mentioned in the sign request, will be utilized on the exterior throughout the Inn. Unfortunately, the specific colors codes were not provided to Staff. Applicable Regulations: Architectural Guidelines for the Commercial Corridor.

Following a brief discussion, Ms. Jackie Leatherwood made a motion to approve the aesthetic review as presented. Mr. Chad Reagan provided a second with all members voting, "aye."

**Review and consideration for proposed signage for "Cobbler and Cream," located at 461 Parkway, Suite 3, requested by Tyler Gilreath. (Reviewed by EDRB 4.21.2026)**

Staff presented the request for proposed signage for "Cobbler and Cream," located at 461 Parkway, Suite 3. The request is for a new dessert eatery that will be going in place of the "Savannah Bee." The request is for three business signs- 1 wall sign measuring out to 16', illuminated, flat sign that will slide into the existing sign cabinet at the location. The proposed graphics, specifically, the spoon, on the front door are within the allowable 50% window coverage allotted by Section 14, Chapter 5 of the Gatlinburg Zoning Ordinance being the Lighting and Merchandise Regulations. The "Cobbler and Cream," signage measures out to 4'2", well within the 30% of signage allotment mentioned under Section 14. All decals displayed on the far-left window are considered incidental signage and do not warrant approval from the Board under Section 411.3.1.2. The Board did express that they would like to see a muted red or maybe a variation of orange used as opposed to the vibrant red provided by the applicant. Applicable Regulations: Section 411, being the Sign Regulations and Ordinance 2609.

Following a brief discussion, Mr. Cam Caton made a motion to approve the proposed signage as presented. Mr. Chad Reagan provided a second with all members voting, "aye."

**Aesthetic review and consideration for "Smokies Edge," located at 323 Ownby Street, requested by Compass Ventures. (Reviewed by EDRB 4.21.2026)**

Staff presented the aesthetic review for "Smokies Edge," located at 323 Ownby Street. The request is for the exterior of the second building to be constructed at the site. The new apartment complex once intended for J-1 Housing will be sold to be utilized, however the owner's see fit, could be

long-term or short-term based on the zoning classification. Green and white are the colors provided, unfortunately no color codes were provided. The final approval needed for the development is signage approval. Applicable Regulations: Architectural Guidelines for the Commercial Corridor.

Following a brief discussion, Mr. Chad Reagan made a motion to approve the aesthetic review as presented. Ms. Candace Ogle Morton provided a second with all members voting, "aye."

**Review and consideration for proposed signage for "Parrot Mountain Mini Golf," located at 631 Parkway, Suite 9 and 10, requested by Signworks, LLC. (Reviewed by EDRB 4.21.2026)**

Staff presented the request for proposed signage for "Parrot Mountain Mini Golf," located at 631 Parkway, Suite 9 and 10. The request is for one wall sign measuring out to 80 square feet. LED channel letters and dimensional logo and ornate objects encompass the sign face. Ornate objects measure out to be 2' a piece, equating to 6' in total for all three birds, bringing their total to 88 square feet, maximizing their signage allotment. The dimensions of the greenery were not provided for staff. Applicable regulations: Section 411, being the Sign Regulations and Section 412, being Super Graphics and Other Ornate/Foreign Objects.

Following a brief discussion, Mr. Chad Reagan made a motion to approve the proposed signage as presented. Mr. Cam Caton provided a second with all members voting, "aye."

**Review and consideration for a proposed landscaping plan for "The Scoundrel," located at 305 Airport Road, requested by Robert Campbell and Associates. (Reviewed by EDRB 4.21.2026)**

Staff presented the proposed landscaping plan for "The Scoundrel," located at 305 Airport Road. Landscaping plan will include trees, shrubs, flora, ground cover and vines. Trees proposed to be planted- dogwood, magnolia, American hophornbeam. Shrubs proposed- European ginger, butterfly milkweed, cast iron plant, lady in red fern, Appalachian sedge, Cherokee sedge, red twig dogwood, coneflower, beetleweed, Corsican hellebore, bears foot hellebore, periwinkle, stonecrop, and others. Ground cover proposed- partridge berry, evergreen candytuft, superstar green and gold. Vines proposed-Virginia creeper. Applicable Regulations: Section 407, being Site Plan Regulations for Multi-Family, Commercial, and Industrial Uses.

Following a brief discussion, Ms. Candace Ogle Morton made a motion to approve the proposed landscaping plan as presented. Mr. Larry Claiborne provided a second with all members voting, "aye."

**Adjournment**

The meeting was adjourned at 4:34 p.m. upon a motion by Mr. Chad Reagan and a second motion provided by Ms. Candace Ogle Morton.

**Approved:**

Jackie Leatherwood  
Planning Commission Secretary

5.21.26  
Date