

**MINUTES OF THE
GATLINBURG MUNICIPAL PLANNING COMMISSION
February 17, 2022
THURSDAY, 5:00 P.M., CITY HALL**

MEMBERS PRESENT

Robert Maples
Larry Claiborne
Cam Caton
Kirby Smith

MEMBERS ABSENT

Jackie Leatherwood
Don Smith

OTHERS PRESENT

Bryce Bentz
Gus Floodquist
Bob Bentz
Sherilynn Hammonds

Staff Representatives: David Ball, Building & Planning Director
 Joe Barrett, ETDD
 Jodi Bible, Executive Secretary

CALL TO ORDER AND APPROVAL OF MINUTES

Chairman Robert Maples called the meeting to order at 5:05 P.M. The minutes of the January 20, 2022, meeting was unanimously approved following a motion by Mr. Larry Claiborne and a second by Mr. Cam Caton.

STAFF REPORT

PETITIONS AND COMMUNICATIONS FROM THE PUBLIC

OLD BUSINESS

NEW BUSINESS

Review and consideration for a PUD site plan approval for “Anakeesta Birdventure,” being Tax Map 126 M, Group A, Parcel 33.03, located at 147 Baskins Creek Bypass, C-1 Zone, requested by Silverbell Investments, LLC.

Staff explained the request consists of a PUD site plan approval for a proposed “Birdventure” playground addition to the Anakeesta Development. The proposed “Birdventure” feature is located on the upper portion of the development just northeast of the existing tower element. The site plan depicts a series of elevated platforms and slides with connecting walkways and stairways. The plan also includes rock climbing element as well as a netted element that connects the platform areas. The design engineer has not provided any detail to the improvements and has noted on the plan that the elements are subject to change. The elevation of the elements has not been provided to verify height requirements.

The design engineer has provided topography of the property that depicts the existing slopes of the property in the location of the “Birdventure” feature. The plan also includes the finished grading of the site that will require the installation of three (3) sections of retaining walls along the contours of the property. The walls range in height from 1’ up to 4 feet. The plan depicts a finished grade that slopes from 1809’ up to 1840’ elevation for a total of 31 feet. The engineer’s plan does

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not address site drainage. However, the existing SWPPP plan does include the "Birdventure" improvement area within the disturbance areas. The plan will need to be updated and submitted to TDEC for review and approval. The staff did recommend granting preliminary PUD site plan approval only subject to all lacking revisions and information.

Mr. Bryce Bentz was present to offer more detailed information pertaining to the project along with a site plan of the property so the Board and Staff could see the whole scope of the project and its incorporation in the other established attractions. The staff did ask for clarification on elevation and height, and Mr. Bentz was able to provide a detailed elevation drawing showing the heights from each floor of the tower, and overall height from the plaza to the top of structure coming out to 56'. Ms. Sherilynn Hammonds, another representative of Anakeesta, also informed the staff that the SWPPP plan was submitted with a previous plan for TDEC approval, which would eliminate one of the Staff's concerns relating to the project.

After a brief discussion amongst the Board, Staff, and Mr. Bentz, Mr. Larry Claiborne approved to grant preliminary approval, and Mr. Kirby Smith provided a second which passed with all members voting, "aye."

Review and consideration for a PUD sit plan approval for "Anakeesta New Mountain Coaster," being Tax Map 126M, Group A, Parcel 33.03, located at 147 Baskins Creek Bypass, C-1 Zone, requested by Silverbell Investments, LLC.

The staff presented a request that consists of a PUD site plan approval for a proposed "Mountain Coaster" addition to the Anakeesta Development. The proposed "Mountain Coaster" feature is located on the upper portion of the development just southeast of the existing tower element. The site plan depicts a general location of the coaster element that includes a proposed 1,800 square feet building. However, the plans do not contain enough information to complete a review.

The following items are needed: stamped and signed plans, zoning district information, setback information, density information, property boundary information, grading plan, with proposed finished grades, drainage plan and stormwater plan, drainage calculations, landscape plan, utility plan, geotechnical report for critical slope, and building elevations (to determine height). Also, an emergency access plan will be needed for the Fire Department review to ensure emergency access to the coaster element. The did recommend denying preliminary PUD site plan approval due to all lacking items.

Mr. Bob Bentz was present to offer additional remarks regarding this project and provided rationale for why an item with such lacking information was presented to the Board. Mr. Bentz also mentioned that Silverbell Investments, LLC had acquired additional parcels of land that adjoin the property to allow as a buffer for noise. Mr. Bentz also stated that there would not be any further development on those parcels. The purpose of the acquisition of that land is to create a larger sound barrier between the attraction and other properties.

After a discussion between staff, members and Mr. Bentz, Mr. Bob Bentz decided to voluntarily withdraw the project from the Board's consideration until more information could be provided to suffice the Board's requirements.

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Adjournment

The meeting was adjourned at 5:30 p.m. upon a motion by Mr. Larry Claiborne and second by Mr. Cam Caton which was unanimously approved by the Board.

Approved:

Jackie Leatherwood
Planning Commission Secretary

4.21.22
Date

