

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

MEMBERS PRESENT

Kirby Smith
Candace Ogle Morton
Jay Horner
Larry Claiborne
Chad Reagan

MEMBERS ABSENT

Jackie Leatherwood
Cam Caton

OTHERS PRESENT

Hank Byma
Randy Watson
Donna Cantrell
Steve Drummer

Staff Representatives: Jeff Ownby, Building and Planning Director
 Gary Brackins, Assistant City Planner
 Joe Barrett, ETDD
 Jodi Bible, Executive Secretary

CALL TO ORDER AND APPROVAL OF MINUTES

Chairman Kirby Smith called the meeting to order at 5:00 P.M. The minutes of the October 20, 2022, meeting, were unanimously approved following a motion by Mr. Chad Reagan and a second from Mr. Larry Claiborne.

STAFF REPORT

Staff mentioned that the State is doing online training for Planning Commission and Municipal Board of Zoning Appeals. The State will have the videos available online upon completion of the training. Staff wanted to inform the Board of the trainings to ensure that the Board is completing their four (4) hours required training annually.

PETITIONS AND COMMUNICATIONS FROM THE PUBLIC

OLD BUSINESS

Review and consideration of a commercial site plan for a proposed parking lot, being Tax Map 126N, Group A, Parcel 29, C-1 Zone, located at 937 Parkway, requested by Aaron Rogers.

Mr. Chad Reagan made a motion to bring the item off the table for review and consideration by the Board. Mr. Larry Claiborne provided a second with all members voting "aye." Once the item was approved to be reviewed, Staff presented the modification to the site plan per the request of the Planning Commission Board at the October 20, 2022, meeting.

Staff mentioned that the original proposal was for a hotel to located downtown, with that project being stalled for the moment. The owner wanted to utilize the property until it is either sold or another establishment is built. This proposal allows the owners to generate revenue along with providing more parking in a much-needed area. The Board did ask the owner and architects to revisit the commercial site plan originally presented at the October 20, 2022, meeting. Mr. Aaron Rogers, the owner, brought back a commercial site plan that includes 45 parking spaces (2 ADA parking spots and 43 regular parking spots). There will not be an attendant at the lot, all

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transactions will be conducted electronically via text/QR code, no gates or payment machines are to be installed per the site plan provided.

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

NEW BUSINESS

Review and consideration of a commercial site plan for "Gatlinburg Boutique Hotel," being Tax Map 126N, Group J, Parcel 14, C-2 Zone, located at 221 Bishop Lane, requested by Steve Drummer, LDA Engineering.

Staff presented a commercial site plan for "Gatlinburg Boutique Hotel," located at 221 Bishop Lane. The proposal is an eight (8) story hotel located where the old Bales Motel was located. The site plan includes the required ninety-eight (98) parking spaces for ninety-six (96) room hotel. The site has hotel, parking, and landscaping. There will be a small parking deck structure like the plans we have seen on other hotel developments on Airport Road and Reagan Drive. Staff mentioned that the proposed commercial site plan meets all the zoning requirements and meets all qualifications for Sanitation services and Utilities. The Board did inquire about the height of the proposed hotel, to make sure that it does fall within the height requirements for a C-2 (General Business) District, which is eighty-four (84) feet.

Following a brief discussion, Mr. Jay Horner made a motion to approve the request as presented. Mr. Chad Reagan provided a second with all members voting, "aye."

Review and consideration of a final PUD site plan for "Sunset Drive Estates," being Tax Map 126O, Group A, Parcel 5, C-2 Zone, located on Sunset Drive, requested by Robert G. Campbell & Associates.

Staff presented a final PUD site plan for "Sunset Drive Estates," located on Sunset Drive. This is an eight (8) unit condominium development that has been brought before the Board for their review and consideration, where the site plan had received preliminary approval two years ago. Robert Campbell and Associates have completed additional site work trying to protect the site, the original plans had quite a bit of drainage work being done on the hillside in front of the development. They have revised the plan to where they are able to maintain the integrity of the hillside with minimal disturbance. Parking is ample for the development and is located behind the condominiums.

Following a brief discussion, Mr. Jay Horner made a motion to approve the request as presented. Mr. Chad Reagan provided a second with all members voting, "aye."

Review and consideration of a preliminary PUD site plan for "Glades PUD," being Tax Map 108, Parcel 29, R-1 Zone, located at 1008 Glades Road, requested by Cantrell Engineering & Surveying, LLC.

Staff presented the request for a preliminary PUD site plan for "Glades PUD," located at 1008 Glades Road. This is a 13-acre tract with the plan including twelve (12) small footprint cabins. There is already an established residence on the property that will remain. Water and sewer to be privately maintained within the property lines and to be developed with the final site plan and during the SWPPP and final grading plan process. The PUD did get a stream side buffer variance

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on June 6, 2022, the request was to reduce the buffer at this location to six (6) feet off the stream bank, with TDEC approval requiring double silt fence, with both rows or at least one row being TDOT wire reinforced silt fence with metal reinforcement post, along with bark mulch between the two fences to be installed with dig locations no closer than six (6) feet from the stream bank, for a distance of up to 200 feet along the stream as needed. The existing stream bank is approximately six (6) feet wide from stream bank to stream bank. The requirement for development is 2x the width of the stream which in this case is a twelve (12) foot permanent stream buffer. The TDEC requirement is fifteen (15) feet minimum (30 feet above average) unless special equivalent measures can be approved.

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

Review and consideration of a final PUD site plan for "Gatlinburg Skylift Park Ridge 2 Development," being Tax Map 126K, Parcel 126K, Parcel 22.01, C-2 Zone, located at 510 River Road, requested by Boyne Resorts.

Staff presented the request for a final PUD site plan for "Gatlinburg Skylift Park Ridge 2 Development," located at 510 River Road. Staff mentioned that there are two main components of this final PUD site plan- one being the top of the gondola ride that is proposed, which is the ticket terminal building and the restaurant; the second being the patio, platform area for the newest bridge addition that connects Ridge 1 and Ridge 2. There is also a walking path up on Campbell Lead Road that will connect Ridge 1 and Ridge 2 that is ADA compliant. All utility, stormwater, landscaping plans are included in this final presentation. Mr. Hank Byma, the architect, and Mr. Randy Watson, general manager of the Sky Lift Sky Park were present to answer any inquiries from the Board.

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

Unscheduled Items

Mr. Chad Reagan suggested that we change the time of our monthly Municipal Planning Commission from 5:00 p.m. to 4:00 p.m. Staff and the Board did not see any reason as to why this change could not be implemented going into the 2023 calendar year. As of January 2023, the Municipal Planning Commission will be meeting at 4:00 p.m. instead of 5:00 p.m.

Adjournment

The meeting was adjourned at 5:25 p.m. upon a motion by Mr. Chad Reagan and second by Mr. Larry Claiborne with all members voting unanimously.

Approved:

Gackie Leatherwood
Planning Commission Secretary

1/24/23
Date

