Gatlinburg City Commission
January 7, 2025
Meeting Minutes

The Gatlinburg Board of Commissioners met in a regular meeting on Tuesday, January 7, 2025, at 6:00 P.M. in the City Council Room. All the members were present with the exception of Commissioner Chad Reagan. Mayor Mike Werner called the meeting to order and led the Pledge of Allegiance. Finance Director Robert Holt led the Invocation.

Mayor Werner then called for a motion to approve the Minutes of the regular meeting of December 17, 2024. Vice Mayor McCown made a motion to approve the Minutes which was seconded by Commissioner Jay Horner and then unanimously adopted.

Regarding Reports of Boards and Committees, the Environmental Design Review Board Awards were presented by Mayor Werner as follows:

<u>SIGN DESIGN EXCELLENCE:</u>

Certificate Winner: Dudley Creek RV
Rocky Waters Motor Inn

Award Winner: Ski Chalet Village Owner's Club

<u>NEW BUILDING DESIGN EXCELLENCE:</u>

Certificate Winner: Town Center Plaza
Sunset Drive Condominium

Award Winner: Embassy Suites By Hilton Gatlinburg Resort

<u>BUILDING ADDITIONS/RENOVATIONS EXCELLENCE:</u>

Certificate Winner: Pizza Rio
Old Mountain Wine Company

Award Winner: Rocky Waters Motor Inn

<u>LANDSCAPING DESIGN EXCELLENCE:</u>

Certificate Winner: Dudley Creek RV
Rocky Waters Motor Inn

Award Winner: Embassy Suites by Hilton Gatlinburg Resort

The City Manager reported and/or requested:

(1) that he wanted to thank all of the City employees and Convention and Visitors Bureau employees for their hard work to make the annual New Year's Eve Celebration a success; and,

(2) that he wanted to announce that City Hall and all City offices will be closed on Monday, January 20 in observance of the Martin Luther King Jr. holiday and will reopen on Tuesday, January 21; and,

(3) that he wanted to recognize Vice Mayor Mark McCown, who last month at the Chamber of Commerce's annual banquet received the Zeno Wall Jr. Tourism Award for his work to promote tourism in Gatlinburg and that the recognition is the highest award and honor an individual can receive for their contributions to Gatlinburg.

Old Business:

ORDINANCE NUMBER 2626, AN ORDINANCE TO AMEND THE ZONING ORDINANCE, BEING ORDINANCE NO. 830, AND FURTHER BEING AN ORDINANCE TO RECLASSIFY PARCEL 219, TAX MAP 116, LOCATED AT 669 KRISTI'S PLACE IN THE CITY FROM R-1 (LOW DENSITY RESIDENTIAL) DISTRICT TO C-4 (RECREATION COMMERCIAL) DISTRICT, Second Reading (Passed Planning Commission 11/21/2024 and First Reading 12/17/2024).

Item A under Old Business was Ordinance Number 2626, an Ordinance to amend the Zoning Ordinance, being Ordinance No. 830, and further being an Ordinance to reclassify Parcel 219, Tax Map 116, locate at 669 Kristi's Place in the City from R-1 (Low Density Residential) District to C-4 (Recreation Commercial) District, Second Reading (Passed Planning Commission 11/21/2024 and First Reading 12/17/2024). Commissioner Horner made a motion to adopt the Ordinance on second reading which was seconded by Vice Mayor McCown. The motion to adopt the Ordinance on second reading was unanimously approved.

ORDINANCE NUMBER 2627, AN ORDINANCE TO AMEND THE ZONING ORDINANCE, BEING ORDINANCE NO. 830, AND FURTHER BEING AN ORDINANCE TO RECLASSIFY PARCEL 66, TAX MAP 117, LOCATED AT 420 CARTERTOWN ROAD IN THE CITY, FROM R-1 (LOW DENSITY RESIDENTIAL) DISTRICT TO C-2 (GENERAL BUSINESS) DISTRICT, Second Reading (Passed Planning Commission 11/21/2024 and First Reading 12/17/2024).

Item B under Old Business was Ordinance 2627, an Ordinance to amend the Zoning Ordinance, being Ordinance No. 830, and further being an Ordinance to reclassify Parcel 66, Tax Map 117, located at 420 Cartertown Road in the City, from R-1 (Low Density Residential) District to C-2 (General Business) District, Second Reading (Passed Planning

Commission 11/21/2024 and First Reading 12/17/2024). Commissioner Horner made a motion to adopt the Ordinance on second reading which was seconded by Vice Mayor McCown. The motion to adopt the Ordinance on second reading was unanimously approved.

New Business:

ORDINANCE NUMBER 2628, AN ORDINANCE TO AMEND THE ZONING ORDINANCE, BEING ORDINANCE NO. 830, BY ADDING SECTION 407.3.3.4 REQUIRING PAY TO PARK COMMERCIAL PARKING LOTS TO BE PAVED WITH ASPHALT, CONCRETE, OR OTHER PERMANENT PAVING, First Reading (Passed Planning Commission 12/19/2024).

Item A under New Business was Ordinance Number 2628, an Ordinance to amend the Zoning Ordinance, being Ordinance No. 830, by adding section 407.3.3.4 requiring pay to park commercial parking lots to be paved with asphalt, concrete, or other permanent paving, First Reading (Past Planning Commission 2/19/2024). Commissioner Horner made a motion to adopt the Ordinance on first reading which was seconded by Vice Mayor McCown. The Planning Director explained that this proposed Ordinance will require pay to park commercial parking lots to be paved with asphalt, concrete, or other permanent paving and that any site being used as a pay to park commercial parking lot at the time that this proposed Ordinance becomes effective shall be exempt for compliance for a period of six months. Following these comments, the motion to adopt the Ordinance on first reading was unanimously approved.

ORDINANCE NUMBER 2629, AN ORDINANCE TO AMEND THE ZONING ORDINANCE, BEING ORDINANCE NO. 830, AND FURTHER BEING AN ORDINANCE TO RECLASSIFY PARCEL 33 AND 34, GROUP B, OF TAX MAP 1260, LOCATED AT 433 AND 439 WINFIELD HEIGHTS ROAD IN THE CITY, FROM R-3 (HIGH DENSITY RESIDENTIAL) TO C-2 (GENERAL BUSINESS), FIRST READING (Passed Planning Commission 12/19/2024).

Item B under New Business was Ordinance Number 2629, an Ordinance to amend the Zoning Ordinance, being Ordinance No. 830, and further being an Ordinance to reclassify Parcel 33 and 34, Group B, of Tax Map 1260, located at 433 and 439 Winfield Heights Road in the City, from R-3 (High Density Residential) to C-2 (General Business), First Reading (Past Planning Commission 12/19/2024). Vice Mayor McCown made a motion to adopt the Ordinance on first reading which was seconded by Commissioner Horner. The Planning Director explained that the area of the proposed rezoning includes two parcels that now have road frontage and access off Ski Mountain Road, which is zoned in the C-2 (General Business) District. The Planning Director further explained that City staff has scrutinized this request, and it has been approved and recommended by the Planning Commission on two separate occasions and that the parcels are adjacent to another C-2 zoned property. Following these comments, the motion to adopt the Ordinance on first reading was unanimously approved. Following the vote, Mr. Nathan Rowell asked to address the commission as he represents adjacent property owners who are opposed to the rezoning. Mr. Rowell explained that he feels that the City Commission has been misled to the nature of the rezoning and that the owners are operating a bed and breakfast establishment, which he said is allowable under the current zoning, but the property is being billed as a boutique hotel on its website and that the rezoning would have a detriment to his client's property. Commissioner Kirby Smith noted that the rezoning has been approved and recommended by the Planning Commission on two occasions. Mr. Jeremy Puckett, an engineer on the project, explained that the establishment is being operated as a bed and breakfast. Commissioner Smith also stated that the Planning Commission addressed the traffic concerns and that patrons of the property will be entering via Ski Mountain Road and that the parcels are surrounded by C-2 zoned properties.

DISCUSSION AND CONSIDERATION OF MAKING APPOINTMENTS TO THE ENVIRONMENTAL DESIGN REVIEW BOARD.

Item C under New Business was discussion and consideration of making appointments to the Environmental Design Review Board. Vice Mayor McCown made a motion to reappoint Ken Webster and to appoint Gus Floodquist to the Environmental Design Review Board. The motion was unanimously adopted.

DISCUSSION AND CONSIDERATION OF MAKING AN APPOINTMENT TO THE MUNICIPAL BOARD OF ZONING APPEALS.

Item D under New Business was discussion and consideration of making an appointment to the Municipal Board of Zoning Appeals. Vice Mayor McCown made a motion to appoint Maggie Edwards Bowers to the Board of Zoning Appeals. The motion was unanimously adopted.

RESOLUTION NUMBER 1023, AN INITIAL BOND RESOLUTION AUTHORIZING THE ISSUANCE OF NOT TO EXCEED TEN MILLION AND NO/100 DOLLARS GENERAL OBLIGATION BONDS OF THE CITY RELATED TO THE WATER TREATMENT PLANT IMPROVEMENTS AND PUBLIC SAFETY BUILDING ADDITION.

Item E under New Business Resolution Number 1023, an Initial Bond Resolution authorizing the issuance of not to exceed ten million and No/100 dollars General Obligation Bonds of the City. Commissioner Smith made a motion to adopt the Resolution which was seconded by Commissioner Horner. The Finance Director explained this Resolution will authorize the City to issue up to $10 million in debt in the Water Fund and the General Fund to be allocated for the following projects: $5 million will be issued from the Water Fund at a 25-year term to fund the expansion of the Water Treatment Plant, which will increase the treatment and production capacity from 2 million gallons per day to 3 million gallons per day and $5 million will be issued from the General Fund at a 20-year term to fund the Public Safety Building Addition. The Finance Director also stated that a workshop meeting was held earlier this evening regarding both of these projects. Following these comments, the motion to adopt the Resolution was unanimously approved.

RESOLUTION NUMBER 1024, A FINAL BOND RESOLUTION AUTHORIZING THE ISSUANCE OF GENERAL OBLIGATION BONDS OF THE CITY IN THE AGGREGATE PRINCIPAL AMOUNT OF NOT TO EXCEED TEN MILLION AND NO/100 DOLLARS RELATED TO THE WATER TREATMENT PLANT IMPROVEMENTS AND PUBLIC SAFETY BUILDING ADDITION.

Item F under New Business was Resolution Number 1024, a Final Bond Resolution authorizing the issuance of General Obligation Bonds of the City in the aggregate principal amount of not to exceed ten million and No/100 dollars related to the Water Treatment Plant improvements and Public Safety Building Addition. Vice Mayor McCown made a motion to adopt the Resolution which was seconded by Commissioner Horner. The Finance Director explained that this Resolution covered the same projects as discussed under Item E and that this was the Final Bond Resolution. Following these comments, the motion to adopt the Resolution was unanimously approved.

ORDINANCE NUMBER 2630, AN ORDINANCE TO AMEND SECTION 1-101 OF THE MUNICIPAL CODE, AND FURTHER BEING AN ORDINANCE TO CHANGE THE TIME FOR BOARD OF COMMISSIONERS MEETING FROM 6:00 P.M. TO 5:00 P.M., First Reading.

Item G under New Business was Ordinance Number 2630, an Ordinance to amend Section 1-101 of the Municipal Code, and further being an Ordinance to change the time for Board of Commissioners meeting from 6:00 P.m. to 5:00P.M. Commissioner Horner made a motion to adopt the Ordinance on first reading which was seconded by Vice Mayor McCown. The motion to adopt the Ordinance on first reading was unanimously approved.

UNSCHEDULED ITEMS:

Commissioner Jay Horner

(1) Stated that he wanted to congratulate all the Environmental Design Review Board Award winners and thanked them for their investment into the growth of Gatlinburg; and,

(2) Stated that he wanted to congratulate Vice Mayor McCown on his honor of receiving the Zeno Wall Jr. Tourism Award; and,

(3) Stated that he wanted to thank Barber-McMurry Architects and LDA Engineering for their presentations at the Workshop Meeting earlier this evening.

Commissioner Kirby Smith

(1) Stated that he wanted to thank all the City employees for their work during the high periods of visitation surrounding the Christmas and New Year's Holidays.

Vice Mayor Mark McCown

(1) Stated that he wanted to commend all the Environmental Design Review Board award winners and that they have done a great job to help improve the City.

Mayor Mike Werner

(1) Stated that he wanted to congratulate Vice Mayor McCown on being named the Zeno Wall Jr. Tourism Award recipient for 2024.

There being no further business to come before the City Commission, Vice Mayor McCown made a motion to adjourn. Commissioner Horner seconded the motion which was unanimously adopted.

Mike Werner, Mayor

Greg Patterson, City Recorder
/sb