

MINUTES OF THE
GATLINBURG MUNICIPAL/REGIONAL PLANNING COMMISSION
December 17, 2009
THURSDAY, 5:00 P.M., CITY HALL

MEMBERS PRESENT

Robert Maples
Teresa Cantrell
Don Smith
Jason Seavy

MEMBERS ABSENT

Larry Claiborne
Dana Soehn
Charlie Moore

OTHERS PRESENT

Staff Representative: David Ball, City Planner

Chairman Maples called the meeting to order at 5:00 P.M. The minutes, of the, October 15, 2009, meeting, were unanimously approved following a motion by Don Smith and a second by Jason Seavy.

Petitions and Communications from the Public

Staff Report

Mr. Jason Seavy made a motion to count the two-hour Firewise Training workshop on November 19, 2009, towards their continuing education. Mr. Don Smith seconded the motion, with all members voting aye.

Old Business

New Business

a) Review and consideration for a proposed extension to the Letter of Credit for infrastructure improvements for “Covered Bridge in the Glades,” located at Glades Road and Watson Drive, zoned C-3, C-5, and R-2, requested by Staff.

Staff presented the request for a proposed extension to the letter of credit for infrastructure improvements. Staff stated that the improvements to Watson Drive are currently under construction and significant progress has been made towards the completion. Staff pointed out that the Letter of Credit is scheduled to expire on January 21, 2010. Staff also stated that if the remaining improvements are not completed by January 21st, this proposed extension would permit the re-issuance of a Letter of Credit with a revised expiration date. Staff further stated that this would assure that all proposed improvements are completed. Staff noted that currently the developer is asking for a one (1) year extension to the Letter of Credit. Staff also noted, in addition to a revised letter of credit, the developer will need to provide at least two (2) construction estimates from two separate contractors for the remaining improvements. Staff finally stated that the estimates will be used to establish the proposed amount of the letter of credit upon re-issuance.

After further discussion, Mr. Don Smith made a motion to grant no more than a one (1) year extension of the Letter of Credit for the proposed road improvements subject to two revised estimates for the paving work. Mr. Jason Seavy seconded the motion, which passed with all members voting aye.

b) Election of Officers

Staff stated that due to Mr. Phil Nemeth's recent resignation from the Board, it is necessary to elect a Vice-Chairman to fill the vacated position. Staff noted that the following Board members are currently serving in other officer rolls: Mr. Robert Maples, Mrs. Teresa Cantrell, and Mr. Jason Seavy. After some discussion, Mr. Don Smith was nominated to fill the position of the Planning Commission Vice Chairman, by Mr. Jason Seavy. The motion was seconded by Mrs. Teresa Cantrell, with all members voting aye.

c) Discussion of the Sevier County Growth Readiness Report, requested by Staff.

Staff stated that over the last several months, staff in cooperation with representatives of the Tennessee Valley Authority, Southeast Watershed Forum, local planners from the Cities of Pigeon Forge, Sevierville, Sevier County, and the Local Planning Assistance Office, has been engaged in a project to develop a Sevier County Growth Readiness Report. Staff noted that in late 2008, TVA and Southeast Watershed Forum approached the Sevier County Water Board with a grant opportunity that was funded in part by the Non-point Source Program of Tennessee Department of Agriculture, to conduct an evaluation of local codes and ordinances to determine the effectiveness in achieving sustainable growth while protecting natural resources. Staff added that due to the funding source, the primary focus of the program relates to water quality and quantity.

Staff stated that beginning in January and ending in June, the core team referenced above facilitated a series of four (4) workshop sessions with representatives from all of the area cities and Sevier County. Staff pointed out that since June of this year, representatives of TVA and the Southeast Watershed Forum has been preparing a final report that compiles the recommendations made as a result of the workshop sessions. Staff added that recently, the Planning Staff has presented the City Commission with this report advised that the Planning Commission will be reviewing said report for future adoption and consideration into local codes and ordinances. Staff also noted that many of the recommendations in the report have already been adopted by the City through the previous hillside and ridges adoption processes and therefore will require no action. Staff further stated that also, recommendations pertaining to storm water matters will be under review by a county wide storm water committee with a representative of the City's Public Works Department.

Staff finally stated that at this meeting, Staff wants to introduce the document and discuss future anticipated workshops meeting dates with Planning Commission for a much more thorough review.

Planning Commission Minutes

December 17, 2009

Page 3

Unscheduled Items

Adjournment

There being no further business to come before the Board, the meeting was unanimously adjourned at 5:40 P.M., after a motion by Mrs. Teresa Cantrell and a second by Mr. Jason Seavy.

Approved:

Planning Commission Secretary

Date