

The Gatlinburg Board of Commissioners met in a regular meeting on Tuesday January 15, 2019 at 6:00 P.M. in the City Council Room. All members were present. Mayor Mike Werner called the meeting to order and led the Pledge of Allegiance. Building and Planning Director David Ball gave the Invocation.

Mayor Werner then called for a motion to approve the Minutes of the regular meeting of December 11, 2018. Commissioner Don Smith made a motion to approve the Minutes which was seconded by Vice Mayor Mark McCown and then unanimously adopted.

Mayor Werner then recognized Mr. Robert Just who had signed up prior to the meeting to discuss living in a residential area that is located near a commercial area. Mr. Just expressed concerns about how traffic would affect the roads in a residential area and asked if parking was allowed on the streets in a residential area and also made comments about dumpsters being emptied in the early morning. After additional comments, Mayor Werner then thanked Mr. Just for his comments.

Regarding Reports of Boards and Committees was the Gatlinburg Convention and Visitors Bureau Fourth Quarter Report presentation by President/CEO Mark Adams who proceeded to review several of the key events of the fourth quarter. Mr. Adams stated that there had been a meeting with the new Commissioner of Tourism, Mr. Mark Ezell, who has been appointed by Governor Elect Bill Lee. Mr. Adams then stated that in the Finance area, sixty-nine percent of the budget was spent on some type of marketing to the area, that the sales area of the Convention Center, attendance was up over 19% from 2017 and 34% over the year 2016 and stated that 45 leads had been provided to hotels and stated there were \$1.5 Million in future rents for the building and \$693,672.00 in food and beverage with an estimated future attendance of 361,625 persons. Mr. Adams then reported on Events held in the fourth quarter of 2018 including the Chili Cook Off, Veterans Day, Winter Magic Tunes and Tales, Fantasy of Lights Parade, New Year's Eve Ball Drop and the Festival of Trees and reviewed statistics associated with the Welcome Centers. The Report was concluded with information related to Gatlinburg.com web session being up over 21 percent over 2017 and Book Direct up over 42% and that the Christmas Parade was ranked the #3 Holiday Parade in the Country by USA Today and that the Public Relations Coordinator continues to do a great job with radio stations, television stations, Newspapers, AAA offices and all available venues.

The City Manager reported and/or requested:

- (1) that she would like to announce that auditions for the Smoky Mountain Tunes and Tales are occurring this Friday and Saturday and that the auditions are by appointment only. The City Manager further stated to make an appointment to call the Gatlinburg Convention and Visitors Bureau Events Office; and,
- (2) that she would also like to announce that the 34th Tennessee Special Olympics Winter Games will be held at Ober Gatlinburg on January 27-29 and that the athletes will compete in Nordic and Alpine Skiing, snowboarding and speed skating and is a wonderful event.

DISCUSSION AND CONSIDERATION OF APPROVING ORDINANCE NUMBER 2531, AN ORDINANCE TO AMEND THE GATLINBURG ZONING ORDINANCE, BEING ORDINANCE 830, AND FURTHER BEING AN ORDINANCE TO REZONE PARCEL 44 OF TAX MAP 126N, GROUP E, LOCATED AT 225 WEST HOLLY RIDGE ROAD FROM R-2 (MEDIUM DENSITY RESIDENTIAL) DISTRICT TO C-2 (GENERAL BUSINESS) DISTRICT, Public Hearing and Second Reading (Passed Planning Commission 11/15/18 and City Commission 12/ 11/ 2018).

The first Item under Old Business was discussion and consideration of accepting an ordinance to amend the Gatlinburg Zoning Ordinance, being ordinance 830, and further being an ordinance to rezone parcel 44 of tax map 126N, group E, located at 225 West Holly Ridge Road from R-2 (Medium Density) to District C-2 (General Business) District. Vice Mayor McCown made a motion to approve the rezoning and Commissioner Smith seconded the motion. Mayor Werner then opened the Public Hearing and, there being no comments, closed the Public Hearing. The motion to approve the rezoning was then unanimously adopted.

DISCUSSION AND CONSIDERATION OF APPROVING ORDINANCE NUMBER 2532, AN ORDINANCE TO AMEND THE GATLINBURG ZONING ORDINANCE, BEING ORDINANCE 830, AND FURTHER BEING AN ORDINANCE TO REZONE SEVERAL PARCELS LOCATED OFF SILVERBELL HEIGHTS LANE FROM R-1 (LOW DENSITY RESIDENTIAL) DISTRICT TO C-1 (TOURIST COMMERCIAL) DISTRICT, Public Hearing and Second Reading (Passed Planning Commission 11/15/18 and City Commission December 11, 2018).

The second Item under Old Business was Ordinance Number 2532, an Ordinance amending the Gatlinburg Zoning Ordinance, being Ordinance 830, and further being an Ordinance to rezone several parcels located off Silverbell Heights Lane from R-1 (Low Density Residential) District to C-1 (Tourist Commercial) District. Commissioner Smith made a motion to approve the rezoning and Vice Mayor McCown seconded the motion. Mayor Werner then opened the Public Hearing and there were no comments from the public. Vice Mayor McCown asked where Mr. Just's property was located in relation to the rezoning request. The City Planner showed Vice Mayor McCown on a map where the property was located. Vice Mayor McCown then stated that Gatlinburg's only industry is tourism and the City should not stop progress of that industry and commented about the complaint concerning the garbage pickup times. The City Manager advised that the times of garbage pickup in that area had already been addressed. The motion to approve the rezoning was then unanimously adopted.

DISCUSSION AND CONSIDERATION OF APPROVING A CERTIFICATE OF GOOD MORAL CHARACTER FOR EMILY LONGMIRE D/B/A OLE RED GATLINBURG, 511 PARKWAY

Item A under New Business was discussion and consideration of approving a certificate of good moral character for Emily Longmire D/B/A Ole Red Gatlinburg, 511 Parkway. Commissioner DeSear made a motion to approve the Certificate of Good Moral Character which was seconded by Commissioner Harper and then unanimously approved.

DISCUSSION AND CONSIDERATION OF APPROVING ORDINANCE NUMBER 2533, AMENDING THE ZONING ORDINANCE BY RECLASSIFYING PARCEL 23 OF TAX MAP 126K, GROUP D, LOCATED AT 610 RIVER ROAD FROM R-2 (MEDIUM DENSITY) TO C-2 (GENERAL BUSINESS) DISTRICT, FIRST READING (PASSED PLANNING COMMISSION 12/20/2018).

Item B under New Business was discussion and consideration of approving Ordinance Number 2533, amending the Zoning Ordinance by reclassifying Parcel 23 of Tax Map 126K, Group D, located at 610 River Road from R-2 (Medium Density) to C-2 (General Business) District. Commissioner DeSear made a motion to approve the rezoning and Commissioner Smith seconded the motion. Mayor Werner asked for discussion and the City Manager asked the City Planner to explain the rezoning request. Mr. Ball then stated the 4 acre tract of property was previously developed in the 1960's as a hotel (River House Motor Lodge) and at the time was zoned R-2 and that this structure was lost in the Wildfires in 2016 and that the R-2 zoning was not realized until the request came before the Building and Planning Department. The City Planner advised that the property owners have a potential lease and this request for rezoning is part of the due diligence to ensure that a hotel can be built on the property. The motion to approve the rezoning on first reading was then unanimously adopted.

DISCUSSION AND CONSIDERATION OF APPROVING THE PURCHASE AGREEMENT OF RIGHT-OF-WAY FROM BASKINS CREEK CONDOMINIUM ASSOCIATION RELATED TO THE STEPHEN DRIVE BRIDGE REPLACEMENT PROJECT.

Item C under New Business was discussion and consideration of approving the Purchase Agreement of Right-Of-Way from Baskins Creek Condominium Association related to the Stephen Drive Bridge Replacement Project. Vice Mayor McCown made a motion to approve and Commissioner Harper seconded. City Manager stated this is the last small parcel that needed to be purchased to move forward with the Stephen Drive Bridge Replacement Project and that the purchase price is approximately \$6,500 for an area of approximately 400 square feet and, with the purchase of this property, the Project will move forward with the opening bids in the near future. Commissioner DeSear asked for a timeline of the Project and Engineer Kyle Horner answered, to start the Project in March and that it would be a 120 day contract. The motion to approve the purchase

was then unanimously adopted.

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

Item D under New Business was discussion and consideration of making appointments to the Environment Design Review Board. Vice Mayor McCown made a motion to reappoint Mr. Ken Webster and Mr. Michael Anderson which was seconded by Commissioner Smith and then unanimously approved.

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

Item E under New Business was discussion and consideration of making appointments to the Municipal Board of Zoning Appeals Board. Vice Mayor McCown made a motion to reappoint Mr. Ron Smith which was seconded by Commissioner DeSear and then unanimously adopted.

UNSCHEDULED ITEMS:

Commissioner Ryan DeSear:

- (1) Commissioner DeSear stated that he appreciated the comments Vice Mayor McCown mentioned concerning the zoning and that the City does need to move forward and that all points that were mentioned were great points. He also stated that he did not discount the comments made about the garbage trucks and the pickup times; and:
- (2) Stated that it would be nice to get citizens more involved in the City Boards and asked that if anyone wants to serve on a Board or get involved, to let us know and that there are a lot of good Boards to be involved in; and:
- (3) Stated that as Commissioners, we cannot lose focus on affordable housing and that there is a definite problem and the tourism experience is only as good as the people who live and work in it.

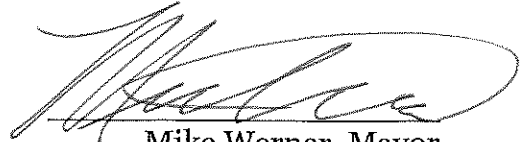
Commissioner Hannah Harper:

- (1) Commissioner Harper thanked Mark Adams for a great report and continued efforts and expressed thanks to Ober Gatlinburg for hosting the Special Olympics

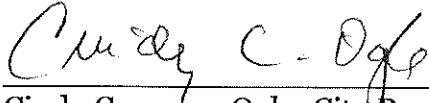
Vice Mayor Mark McCown:

- (1) Vice Mayor McCown thanked Mark Adams for his good report.

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



Mike Werner, Mayor



Cindy Cameron Ogle, City Recorder
/mp