

MINUTES OF THE
GATLINBURG MUNICIPAL/REGIONAL PLANNING COMMISSION
JULY 16, 2015
THURSDAY, 5:00 P.M., CITY HALL

MEMBERS PRESENT

Robert Maples
Don Smith
Larry Claiborne
Jackie Leatherwood
Bud Ogle
Charlie Moore

MEMBERS ABSENT

Teresa Cantrell
Kirby Smith
Dana Soehn

OTHERS PRESENT

James Tomiczek
Chuck Laney

Staff Representatives: David Ball, City Planner

CALL TO ORDER AND APPROVAL OF MINUTES

Chairman Maples called the meeting to order at 5:00 P.M. The minutes of the June 18, 2015 meeting were unanimously approved following a motion by Mr. Don Smith and a second by Mr. Larry Claiborne.

PETITIONS AND COMMUNICATIONS FROM THE PUBLIC

No petitions or communications from the public.

STAFF REPORT

OLD BUSINESS

- a) **Review and consideration for a PUD site plan approval of Westgate Resorts, Phase 15, located on Westgate Resorts Road, Tax Map 116, Parcel 195, Zoned C-4, requested by CEC, Inc. (tabled from June 18, 2015 meeting).**

Staff presented the request to approve a site plan for Westgate Resorts Phase 15 that was tabled from last month's meeting. Staff distributed a letter from Mr. Cassius M. Cash, Superintendent of the Great Smoky Mountains National Park, and explained that the Superintendent has indicated that the Park Service does not stand opposed approval of Phase 15, of the Westgate development. Staff added that Superintendent Cash has requested that the Board consider attaching two (2) stipulations to the Board's approval. Staff read from Superintendent's letter noting that the first stipulation requested that recurring monitoring of future traffic operations at the main Spur/Westgate intersections is conducted on an annual basis, by traffic engineers commissioned by Westgate. Secondly, Staff stated that the National Park Service has requested that prior to bringing forward any future proposals for additional development, that an expanded traffic study would be conducted to assess full buildout of the development through 2025. Staff further noted that the Superintendent's letter requested that prior to the performance of a long term build-out traffic study and in the spirit of collaboration and

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cooperation among all parties, that the National Park Service, FHWA, and the City be involved to determine and agree upon the deliverables and methodologies of the traffic study to avoid any conflicts with regard to the study assumptions and findings.

Mr. James Tomiczek was present and noted that a copy of the letter had been received from the Park Superintendent and that Westgate was agreeable to the second stipulation with regard to the long term traffic study. However, Mr. Tomiczek noted that with regard to annual traffic monitoring that it would not be practical to perform such monitoring on annual basis especially noting that most of the short term traffic would not present for some time due to construction timeframes. Mr. Tomiczek further noted that the short term traffic study accounts for the traffic impacts that will be created by the proposed development and therefore did not seem reasonable to require additional traffic counts at the expense of the developers and that may not even be contributed or a result of the development. Mr. Chuck Laney was present and added that the developers have already incurred great expense in conducting the past and present traffic studies and will incur future costs in preparing the long range study. Mr. Laney stated that the developer is not willing to bear additional fees studying traffic on the Spur that one, is already been accounted for in the traffic study and secondly that may not be traffic associated with the development. Planning Commission concurred with Mr. Tomiczek and Mr. Laney that there was no benefit in conducting annual traffic counts at this time.

Staff noted that the plan appears to meet the minimum design standards of the Planned Unit Development Regulations and associated adopted ordinances. Mr. Bud Ogle made a motion to approve the site plan as presented with the stipulation that prior to submitting any future phases beyond Phase 15 that the developer, National Park Service, and the City collaboratively work together to develop the parameters for a long range traffic study for the full build out of the development. The motion passed unanimously after a second by Mr. Don Smith. Mr. Tomiczek stated that there may be a request to revise the plan an incorporate parts of other phases with the understanding that the overall density, number of units, and impacts would not exceed the amounts that have been approved through Phase 15.

NEW BUSINESS

No new business.

UNSCHEDULED ITEMS

No unscheduled items.

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ADJOURNMENT

There being no further business to come before the Board, the meeting was unanimously adjourned at 5:45 P.M. after a motion by Mr. Don Smith and a second by Mr. Larry Claiborne.

Approved:

Planning Commission Secretary

Date