

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

MEMBERS PRESENT

Robert Maples  
Teresa Cantrell  
Don Smith  
Larry Claiborne  
Phil Nemeth  
Dana Soehn  
Jason Seavy

MEMBERS ABSENT

OTHERS PRESENT

Staff Representatives: David Ball, City Planner  
Ashley Miller, Assistant City Planner  
Bart Hose, LPAO

Chairman Maples called the meeting to order at 5:00 P.M. The minutes, of the, August 20, 2009, meeting, were unanimously approved following a motion by and a second by .

Petitions and Communications from the Public

Staff Report

Old Business

New Business

a) Review and consideration for a preliminary and final plat of Tax Map 107, Parcel 118.01, located on Powdermill Road and Parkway Terrace, RR-1 zone, requested by Paul Bennett.

Staff presented the request for

Staff stated that

b) Review and consideration for a commercial site plan for a retail building on Tax Map 117, Parcel 239.01, located on East Parkway, C-2 zone, requested by Mink Creek Investments, LLC.

Staff presented the request for

Staff stated that

c) Review and consideration for a proposed extension to the Letter of Credit for infrastructure improvements for "Norton Creek PUD, Phase I," located on Norton Creek Road, RR-1 zone, requested by Staff.

Staff presented the request for consideration for an extension of the Letter of Credit # 06-07-06-1201, issued by for Letter of Credit # 06-07-06-1201, in the amount of \$156,300.00 is to

complete improvements to Road. Staff stated that the proposed improvement projects to Road have yet to begin and the Letter of Credit is scheduled to expire on June 12, 2009. Staff also stated that therefore, if the improvements are not completed by this date, this proposed extension would permit the re-issuance of the Letter of Credit with a revised expiration date. Staff added that this would assure that all proposed improvements are completed. Staff noted that in addition to a revised letter of credit, the developer will need to provide at least two (2) construction estimates from 2 separate contractors for the remaining improvements. Staff further stated that the estimates will be used to establish the proposed amount of the letter of credit upon re-issuance. After further discussion, made a motion to grant a one (1) year extension of the Letter of Credit for the proposed improvements to Road subject to two revised estimates. seconded the motion, which passed with all members voting aye.

d) Review and consideration for a proposed extension to the Letter of Credit for infrastructure improvements for "The Settlement, Phase II," located off Forest Springs Drive, R-2 zone, requested by Staff.

Staff presented the request for  
Staff stated that

e) Review and consideration for a proposed extension to the Letter of Credit for infrastructure improvements for "Park Towers Royale," located on Gatlin Drive, R-2A zone, requested by Staff.

Staff presented the request for  
Staff stated that

After further discussion, Mr. made a motion to grant Mr. seconded the motion, which passed with all members voting aye.

After further discussion, Mr. made a motion to grant approval. Mr. seconded the motion, which passed with members voting aye, and Mr. abstaining.

made the motion to disapprove the request per staff recommendations and recommended as such to the Board of Commissioners. The motion passed unanimously with a second by .

made the motion to deny the request. Mr. seconded the motion which passed with members voting aye and abstaining.

This item was removed from the agenda at the request of the .Mr. made a motion to remove the agenda item. Mr. seconded the motion with all members voting aye.

Was nominated by \_\_\_\_\_ to remain the Planning Commission Chairman, the motion was seconded by \_\_\_\_\_

Was nominated by \_\_\_\_\_ to remain the Planning Commission Vice Chairman, the motion was seconded by \_\_\_\_\_

Was nominated by \_\_\_\_\_ to remain the Planning Commission Secretary, the motion was seconded by \_\_\_\_\_

Was nominated by \_\_\_\_\_ to remain the Planning Commission Vice Secretary, the motion was seconded by \_\_\_\_\_

\_\_\_\_\_ made a motion to count the one-hour workshop on \_\_\_\_\_, 2008, towards their continuing education. \_\_\_\_\_ seconded the motion, with all members voting aye.

Unscheduled Items

Adjournment

There being no further business to come before the Board, the meeting was unanimously adjourned at \_\_\_\_\_ P.M., after a motion by \_\_\_\_\_ and a second by \_\_\_\_\_.

**Approved:**

\_\_\_\_\_  
**Planning Commission Secretary**

\_\_\_\_\_  
**Date**