

MINUTES
TELLICO PLAINS REGIONAL PLANNING COMMISSION
December 12, 2022

<i>Members Present</i>	<i>Members Absent</i>	<i>Others Present</i>
Marilyn Parker, Mayor		Laura Smith, Planner
Cynthia McDaniel		Greg Altum, The Buzz
Mike Atkins, Chairman		Tim Dunaway, JMB Investments
Larry Harris		Will Robinson
Chad Johnson		

CALL TO ORDER AND APPROVAL OF MINUTES

Chairman, Mike Atkins called the meeting to order at 6:00 p.m. The minutes of the November 14, 2022, meeting were approved unanimously on a motion by Chad Johnson seconded by Larry Harris.

REVIEW AND DISCUSSION ORDINANCE OF THE ZONING ORDINANCE AND MAP FOR THE TOWN OF TELLICO PLAINS

The commission discussed changes that to the map that were agreed on at the previous meeting and forwarded to Monroe County GIS. The commission will look at the updated map and the ordinance at the next meeting and a special called meeting will be scheduled for Monday, January 23, 2023, to approve them.

DISCUSSION, SITE PLAN FOR DOLLAR GENERAL, HWY. 68 AND HIGH ST., TAX MAP 146A, GROUP A, PARCEL 001.00, APPROXIMATELY 2.49 ACRES

Tim Dunaway with JMB Investments and Will Robinson, Will Robinson & Associates were present with the site plan for the proposed Dollar General store. Mr. Dunaway stated that they had moved the store closer to High Street and had been working with TDOT about grading in the right-of-way which will improve the drainage, and on their access permit. He also stated that eventually the property will be subdivided into two lots. The proposed store will have a full brick front and brick on the sides 4' high, and they will sod and seed around the building. Mr. Dunaway was aware that there is a stand-alone sign ordinance for any proposed signs. There will be 46 parking spaces of 10' x 20' and 9' x 19' and the store will be a Dollar General Market which sells food items. They have contacted the city about possible sewer connection, but otherwise they have approval for a subsurface septic system. There was a discussion on whether High St. was a County or private road, and Mr. Dunaway will confirm. The lighting around the building will all shine down on the property. Big truck deliveries average once per week, and there will be approximately 6 employees per shift, and approximate store opening is May.

ACTION

Mr. Johnson moved to support the proposed store which was seconded by Mr. Harris and approved unanimously.

OTHER

Mayor Parker noted that the city is working on a Parks and Recreation Master Plan.

ADJOURNED

The meeting adjourned at 6:50 p.m.

Secretary, Tellico Plains Planning Commission

Date