

**MINUTES
CALLED MEETING
TELLICO PLAINS REGIONAL PLANNING COMMISSION
January 23, 2023**

<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		Dave Fankhauser
Larry Harris		
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 January meeting were deferred to the next meeting.

OTHER

Although not on the agenda Dave Fankhauser was present to discuss an easement for property owners on Cherohala Skyway and showed an easement survey. He stated that the owners of Parcels 121.01 and 64.01 (River Properties) on Tax Map 146 are separated by a city right-of-way where there had once been a bridge that crossed over the river. Mr. Fankhauser stated that the owner's propose building a house on Parcel 121.01 and extending the septic line/drainfield across the right-of-way onto Parcel 64.01. There was a discussion regarding the bridge, abandonment of the right-of-way and combining the lots. Chad Johnson moved that considering an easement for River Property for the drainfield across the City's easement and not abandoning the right-of-way should be presented to City Council. The motion was seconded by Larry Harris and approved unanimously.

The commission also discussed the proposed Dollar Tree store and the steps for them to take in order to obtain a permit. The Planning Commission was given a copy of the site plan and informal comments were made as there are no site plan requirements at this time. The site plan included all the requirements that were in the proposed Zoning Ordinance. The developer however, will not use a building façade in keeping with character of the town, or add fencing around the dumpster as they indicated it would exceed the budget at this site. Mayor Parker stated that the developer requests confirmation that the Planning Commission was in favor of the project. It was agreed that Mayor Parker will send a letter to the developer and copy of the minutes confirming that.

*fencing
Fencing*

ORDINANCE TO ADOPT THE PROPOSED TELLICO PLAINS ZONING ORDINANCE AND MAP

The commission discussed Electric Vehicles (EV's) and potentially adding standards to the Zoning Ordinance in the future.


ACTION

Mr. Harris moved to recommend adoption of the Tellico Plains Zoning Ordinance and Zoning Map to city council for approval which was seconded by Mr. Johnson and approved

unanimously.

ADJOURNED

The meeting adjourned at 7:50 p.m.



Secretary, Tellico Plains Planning Commission

2.13.23

Date