

MINUTES
TELLICO PLAINS REGIONAL PLANNING COMMISSION
February 13, 2023

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

CALL TO ORDER AND APPROVAL OF MINUTES

Chairman, Mike Atkins called the meeting to order at 6:00 p.m. and the minutes of the January 9, 2023, meeting were unanimously approved on a motion by Larry Harris seconded by Cynthia McDaniel. Mr. Harris then moved to approve the minutes of the January 23, 2023, Called Meeting with a correction in the 2nd paragraph under Other with “fencing” misspelled as “fending.” With the correction, the motion was seconded by Chad Johnson and approved unanimously.

SUBDIVISION PLAT, 3-LOTS, TIM DUNAWAY FOR DOLLAR GENERAL, HIGH STREET, TAX MAP 146A, GROUP A, PARCEL 001.00 AND 002.00, APPROXIMATELY 6.22 ACRES

The Dollar General developer is purchasing 1.8 acres from the property owner with 1.95 remaining acres fronting on Hwy. 68. In addition, Dollar General is acquiring an additional .26 acres from the adjacent Hall Family Limited Partnership property along High Street. The city’s portion of the road stops at the top of the hill.

ACTION

Mr. Johnson moved to approve the plat subject to adding the distance of remaining road frontage for the Hall property and obtaining all required certificate signatures. The motion was seconded by Mr. Harris and approved unanimously.

OTHER

Mayor Parker stated that Tim Zitzman was present to discuss having a wall sign. It was confirmed that back in 2019 when the Planning Commission recommended the amended sign ordinance, it was not approved by City Council, so the 2003 sign ordinance is what is in effect. Mr. Zitzman stated that he did not think the sign ordinance was sufficient for historic wall signs. He also stated that Tellico Plains does not have any RV park regulations. He is concerned because he has purchased 20 acres and he is interested in developing an RV park. He stated RV parks have changed and they include space for events, barns, farming, animals, tiny homes, and themed garages. It was noted that approved by City Council, the Zoning Ordinance has updated sign regulations and RV park standards. Mr. Zitzman stated that he wanted to have up to a 90 square foot wall sign instead of a 40 square foot sign for his store “Tellico Goods & Gear.”

ACTION

Mr. Johnson moved to approve the wall size variance due to the historic nature. The motion was

seconded by Mr. Harris and approved unanimously.

REVIEW OF THE TELLICO PLAINS ZONING ORDINANCE AND MAP

Mayor Parker noted that the public hearing for the Zoning Ordinance is rescheduled, and the next City Council meeting will be on Mar. 2nd.

ADJOURNED

The meeting adjourned at 7:00 p.m.

Secretary, Tellico Plains Planning Commission

Date