

PUBLIC HEARINGS
Tellico Plains Community Center
Monday, February 12, 2024
5:30 P.M.

<i>Members Present</i>	<i>Members Absent</i>	<i>Others Present</i>
Cynthia McDaniel		Laura Smith, Planner
Marilyn Parker, Mayor		Greg Altum, The Buzz
Chad Johnson		Melissa Wiseman
Mike Atkins, Chairman		Chris Wiseman
Joyce McDaniel		Robert Bedwell
		Steve Larimer, Vicon

There were two public hearings held beginning at 5:30 p.m. in the Community Center on Bank St. The first one was to receive public comments on the draft of the Parks and Recreation Master Plan. Grammatic edits were noted on the draft for the final copy.

The second public hearing began at 6:00 p.m. to hear public comments on a resolution to amend the Subdivision Regulations, Section J. Lots, 3. Minimum Lot size and shape. With no public comments, the hearing closed at 6:10 p.m.

MINUTES
TELLICO PLAINS REGIONAL PLANNING COMMISSION
February 12, 2024

CALL TO ORDER AND APPROVAL OF MINUTES

Chairman, Mike Atkins called the meeting to order at 6:10 p.m. The minutes of the January 8, 2024, meeting were 7099 unanimously approved on a motion by Chad Johnson seconded by Cynthia McDaniel.

ANNUAL MEETING, ELECTION OF OFFICERS; CHAIRMAN AND SECRETARY

Mayor Parker moved to have Mike Atkins serve as Chairman and Chad Johnson serve as Secretary for another year. The motion was seconded by Joyce McDaniel and approved unanimously.

SUBDIVISION PLAT, 2-LOTS, WITH VARIANCE FOR SIDE YARD SETBACK, PROPERTY OWNER, CDM HOMES LLC, APPLICANT, MELISSA AND CHRIS WISEMAN, 126 BANK ST., TAX MAP 136, PARCEL 045.00, C-2, GENERAL BUSINESS DISTRICT, APPROX. 1.2 ACRES

Melissa and Chris Wiseman own the three, one-story buildings, on Bank St. The larger brick/block building is approximately 14' from the two adjoining block buildings. There is a 150' wide TVA transmission line which runs across the front of the property making any expansion of the buildings unlikely. Wiseman's request subdividing the property with the block/brick building with .51 as Lot 1 and the block buildings with .69 acres as Lot 2. They propose selling the properties.

ACTION

Mr. Johnson moved to approve, seconded by Cynthia McDaniel and approved unanimously.

ANNEXATION REQUEST, ROGER THOMPSON, VICON HOLDING & INVESTMENT CO., LLC, PART OF PARCEL 126.00, MONROE COUNTY TAX MAP 146, ENTIRE PARCEL APPROX. 182 ACRES

Steve Wilmer was present for property owner Roger Thompson to request annexation into the city where they propose development of a RV park. Not all of the 182 acres are within the city's Urban Growth Boundaries. Only the portion within the UBG may be annexed and the proposed RV park will be within that territory. The steps for annexation were discussed and staff will provide a Plan of Services example template to the mayor.

ACTION

Mr. Johnson moved to forward the template of an example Plan of Services to the city for review. The motion was seconded by Joyce McDaniel and approved unanimously.

RESOLUTION TO AMEND THE TELLICO PLAINS REGIONAL SUBDIVISION REGULATIONS FOR MINIMUM LOT SIZE

There were no public comments on the resolution.

ACTION

Mayor Parker moved to approve Resolution 02-12-24 amending the minimum lot size in the Subdivision Regulations. The motion was seconded by ~~Ms.~~ *Cynthia* McDaniel and approved unanimously.

DISCUSSION OF DESIGN REVIEW COMMITTEES

Staff presented design review committee information example from a local community. Examples of administration and procedures will be discussed next time.

REVIEW OF PLANNING COMMISSION BY-LAWS

A review of the current by-laws and corrections and edits were noted. Staff to bring update to next meeting for adoption.

OTHER

Members have received emails from the State for updates to the ethics form they must file yearly. There was a discussion of buildings that may be in the flood zone and enforcing the Flood Hazard Prevention Ordinance.

ADJOURNMENT

The meeting adjourned at 7:55 p.m.



Secretary, Tellico Plains Planning Commission

3-11-2024

Date