

MINUTES
TELLICO PLAINS REGIONAL PLANNING COMMISSION
December 11, 2023

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

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 13, 2023, meeting were unanimously approved on a motion by Cynthia McDaniel, seconded by Mayor Parker.

REZONING REQUEST FROM R-1, LOW DENSITY RESIDENTIAL DISTRICT TO C-2, GENERAL BUSINESS DISTRICT, FOR PROPOSED STORAGE FACILITY, 110 & 112 BACK ST., TAX MAP 146A, GROUP A, PARCELS 017.00 AND 018.00, PROPERTY OWNER'S, GREG AND RUTH HUNT, APPROXIMATELY .9 ACRES

Mr. Hunt was present and stated there are 3 existing houses on his two properties. Two of the houses on Parcel 17.0 and one house on Parcel 18.0. He requests that Parcel 17.0 be rezoned as he proposes turning the houses into storage facilities. There is currently a resident in the house on Parcel 18.0. Mr. Hunt stated that he had not spoken with his neighbors regarding his proposal. Ms. McDaniel noted that she has heard complaints from area residents. Mr. Hunt stated that he would ideally get a driveway entrance on Hwy. 68, but he does not think he would get approval from TDOT. The entrance to the proposed storage facilities would be the existing driveway on 2nd St. and also using Back St. Mr. Hunt does not have any information on the right-of-way of Back St., and he could not find a survey. Mr. Hunt proposes turning one of the existing houses on the property into a 10-unit storage facility similar to walk-in closets where customers could store personal items such as clothes and furniture. All the properties adjacent to Mr. Hunt's properties are zoned R-1 and there was a discussion of the condition and width of Back St. and using the roads for commercial purposes.

Mr. Hunt stated that if it was not rezoned, he did not want to rent out the property anymore due to property damage. He has boarded up one of the houses and has put commercial siding up for security purposes.

ACTION

Chad Johnson made a motion to recommend denying the rezoning which was seconded by Ms. McDaniel and approved unanimously. Mayor Parker noted that the City Council would not meet in January and the next meeting would be in February.

DISCUSSION OF AMENDING THE SUBDIVISION REGULATIONS FOR MINIMUM LOT SIZE WITH PUBLIC SEWER AND PUBLIC WATER WITHIN THE CITY LIMITS OF TELLICO PLAINS ONLY

The Zoning Ordinance currently shows that the minimum lot size in the R-1, Low Density Residential District with public sewer and water shall be 7,500 square feet, but in the Subdivision Regulations the minimum lot size with public water and sewer is 15,000 square feet. The commission discussed potentially amending the subdivision regulations to be consistent with the minimum of the R-1 District in the Zoning Ordinance. Staff is to prepare a draft amendment for the January meeting for discussion only.

ZONING ORDINANCE AMENDMENT, ARTICLE 5. SECTION 5.050. R-1 LOW DENSITY RESIDENTIAL DISTRICT, E. 1. MINIMUM LOT SIZE, LOT WIDTH AT BUILDING SETBACK

Property owner, Robert Bedwell was present and stated that he has a surveyor working on a subdivision plat for him. The Subdivision Regulations show that minimum lot width shall be 90' wide at the building setback line with public water and sewer, but in the Zoning Ordinance, Section 5.050, R-1, Low Density Residential District, E., the minimum lot width is 100' at the building setback with public water and sewer.

ACTION

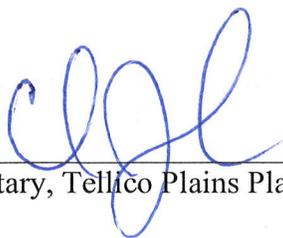
Ms. McDaniel moved to recommend amending Article 5, Section 5.050, R-1 Low Density Residential District, E. 1. Minimum Lot Size, Lot width at building setback line with public water and public sewer from 100' to 90'. The motion was seconded by Mr. Johnson and approved unanimously.

REPORTS TO COMMISSION

Mayor Parker gave updates on the building progress of the Family Dollar, and, also reported that Larry Harris has resigned from Planning Commission. All the members expressed gratitude for the many years of professional dedication that Mr. Harris provided to the Planning Commission and that he and his experience would be missed.

ADJOURNMENT

The meeting adjourned at 7:10 p.m.



Secretary, Tellico Plains Planning Commission

1. 8. 2024

Date