

MINUTES
TELLICO PLAINS REGIONAL PLANNING COMMISSION
September 9, 2024

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

CALL TO ORDER AND APPROVAL OF MINUTES

Chairman, Mike Atkins called the meeting to order at 6:00 p.m. The minutes from the July 8, 2024, and August 12, 2024, meetings were unanimously approved on a motion by Cynthia McDaniel seconded by Joyce McDaniel, but motion on the minutes from July 8, 2024, meeting were unanimously approved to change “Brandon Best to Brandon West” motion made by Chad Johnson and seconded by Cythia McDaniel.

DAVE FANKHAUSER, PORTOFINO ROCK MINISTRIES, INC., FOR 14-CABINS AND PAVILION, BEAR LN., TAX MAP 136, PARCEL 46.08, R-1, LOW DENSITY RESIDENTIAL DISTRICT, APPROXIMATELY 3.2 ACRES

Dave Fankhauser was present and stated that a fire hydrant was to be installed. Staff stated that with rezoning approved, the site plan needs landscaping, parking dimensions, water and sewer approval by city, drainage, and erosion control plan. Chairman Atkins noted the grade was too steep for and switchback was not ideal for a fire truck, and he remembers previous owner had had a concept plan prepared by an engineer. Dave Funkhouser said they would address the turn and make it wider. Mr. Fankhauser stated that he had spoken with the fire marshal and the cabins would be stick built on slabs.

ACTION

Before considering a site plan for cabins, the properties (Parcel 46.07 and 46.08 on Tax Map 136) would have to be rezoned to C-2 General Commercial District which permits the use. Since it was not on the agenda, Chad Johnson moved to add the rezoning onto the agenda. The motion was seconded by Cynthia McDaniel and approved unanimously by a roll call vote.

SUBDIVISION, 4-LOTS, PROPERTY OWNER, JANKE FAMILY TENN INVESTMENT SERVICES LEE DANIELS TRUSTEES C/O DANIELS CONSULTING, TELLICO INDUSTRY RD. AND WINDY HILL DR., TAX MAP 136, PARCEL 005.00, M-1, INDUSTRIAL DISTRICT APPROXIMATELY 18.23 ACRES

No one present.

ACTION

Mr. Johnson motioned to table which was seconded by Cythia McDaniel and approved unanimously.

JACK ODELL, PROPOSED SHOP, BEAR LN., TAX MAP 146, PARCEL 001.03, C-2,

GENERAL BUSINESS DISTRICT, APPROX. 5.6 ACRES

Mr. Odell requests site plan approval for a building for his excavating business equipment.

ACTION


Mr. Johnson moved to approved which was seconded by Chairman Atkins and approved unanimously.

REVIEW OF THE ZONING ORDINANCE, PUDS (PLANNED UNIT DEVELOPMENTS) AND PUBLIC NOTICE REQUIREMENTS

There was a discussion of PUD requirements and staff to get examples to the Planning Commission.

ADJOURNMENT

The meeting was adjourned at 7:30 p.m.



Secretary, Tellico Plains Planning Commission

10/7/2024

Date