

MINUTES
TELLICO PLAINS REGIONAL PLANNING COMMISSION
April 8, 2024

<i>Members Present</i>	<i>Members Absent</i>	<i>Others Present</i>
Cynthia McDaniel	Mike Atkins, Chairman	Laura Smith, Planner
Marilyn Parker, Mayor		Greg Altum, The Buzz
Chad Johnson		Greg Newman
Joyce McDaniel		Fyke Fisher
		Tony Martin

CALL TO ORDER AND APPROVAL OF MINUTES

Chad Johnson called the meeting to order at 6:00 p.m. The minutes of the March 11, 2024, meeting were unanimously approved on motion by Cynthia McDaniel seconded by Joyce McDaniel.

SITE PLAN, EXPANSION FOR RESTAURANT, APPLICANT, NEIL DENHAM, PROPERTY OWNER, DOUG MORRIS, 108 SOUTHARD ST., TAX MAP 146G, GROUP B, PARCEL 010.00, C-1, CENTRAL BUSINESS DISTRICT

No one was present for proposed request. There was a discussion of potential noise concerns for expansion of a rooftop deck, and existing parking.

ACTION

Ms. Joyce McDaniel moved to table until a site plan had been submitted and business owners/developers were present. The motion was seconded by Mayor Parker and approved unanimously.

REZONING REQUEST FROM C-1, CENTRAL BUSINESS DISTRICT TO C-2, GENERAL BUSINESS DISTRICT FOR PROPOSED SELF-STORAGE FACILITY, APPLICANT T&L PROPERTIES, TONY MARTIN, PROPERTY OWNER, LUTHER MILES, 803 VETERANS MEMORIAL DR., TAX MAP 146B, GROUP B, PARCEL 019.00

Mr. Martin was present and stated he was under contract to purchase the property and requests rezoning it for a proposed storage facility. Commissioners discussed the limited number of properties in the C-1 Central Business District, the tourism impact to the downtown, and that rezoning could be viewed as “spot” zoning. The location of the parcel not being adjacent to any other parcels that are in the C-2 District was also discussed. Ms. Cynthia McDaniel also noted that she had heard from neighbors who were opposed to the rezoning.

ACTION

Joyce McDaniel moved to deny the rezoning for reasons listed above. The motion was seconded by Cynthia McDaniel and approved unanimously.

FYKE FISHER, DISCUSSION OF PROPOSED BEER GARDEN, AIR B&B, 110 MAIN ST., TAX MAP 146B, GROUP B, PARCEL 014.07, C-1, CENTRAL BUSINESS DISTRICT, APPROXIMATELY .32 ACRES

Fyke Fisher was present and discussed his proposal stating that he had decided it would be a restaurant. He stated he had bought the property 3 years ago prior to the city adopting zoning. He stated that he had gone to the City Council and learned it would take \$45,000 to extend sewer to his property. He said he had talked with the city last year regarding water. He is about ready to pour concrete for his project and wants to be “grandfathered” in so that he does not have to follow site plan requirements.

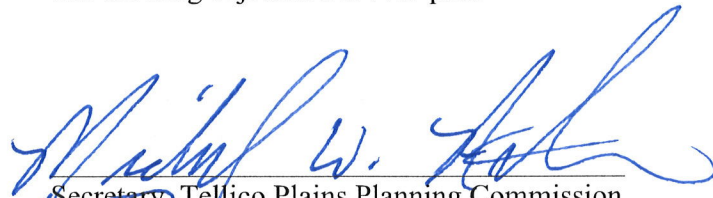
Mayor Parker noted that Mr. Fisher had gone to the City Council with his proposal. Joyce McDaniel stated that he had never presented a site plan to the council though, but that he was going to do that. Mr. Fisher said he had gone to the council in Feb. 2023 with drawings of Quonset huts. Mr. Fisher presented pictures of a shipping container that he had turned into an Air B&B. Mayor Parker stated that everyone wanted Mr. Fisher to succeed, but that a site plan had to be submitted. Mr. Fisher stated that he would get what he needed to submit and was directed to the section in the Zoning Ordinance with page number of the site plan requirements that he may be helpful to him.

OTHER

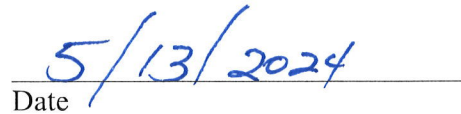
The commission briefly discussed design review committees and non-conforming uses status in the Zoning Ordinance.

ADJOURNMENT

The meeting adjourned at 7:45 p.m.



Secretary, Tellico Plains Planning Commission
Chairman



Date