

**MINUTES**  
**TELLICO PLAINS REGIONAL PLANNING COMMISSION**  
**June 24, 2024**

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

CALL TO ORDER AND APPROVAL OF MINUTES

Cynthia McDaniel called the meeting to order at 6:09 p.m. and it was <sup>Roger</sup> noted that the minutes showed ~~Roger~~ Thompson as being present and it should have been ~~Steve~~ Thompson. <sup>Steve</sup> With the correction noted, the minutes of the May 13, 2024, meeting were unanimously approved on motion by Mayor, Marilyn Parker seconded by Joyce McDaniel.

SITE PLAN, PROPOSED RESTAURANT, AIR B&B, AND GOLF SIMULATOR, FYKE FISHER, 110 MAIN ST., TAX MAP 146B, GROUP B, PARCEL 014.07, C-1, CENTRAL BUSINESS DISTRICT, APPROXIMATELY .32 ACRES

Applicant requests being placed on July 2024 agenda as site plan not ready for submission.

DISCUSSION, TIM MAXWELL, SUBDIVISION OF PROPERTY

Tim Maxwell proposes purchasing Parcel 17.31 on Monroe County Tax Map 146L, Group A. The property is a combination of two lots that had been combined by plat in 2007. Mr. Maxwell proposes purchasing the parcel and wants to put the former lot line back in to have two lots of approximately 4,400 square feet each which would not meet the minimum subdivision regulations standards or the minimum lot sizes in the Zoning Ordinance. Ms. Smith is to review information provided by Mr. Maxwell and email him and the planning commissioners with any additional information found.

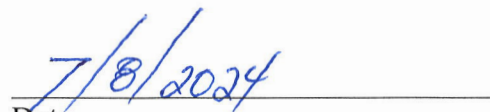
OTHER

There was a discussion of buffer requirements in the Zoning Ordinance and parking requirements in the C-1 district and consensus to further review the ordinance for possible amendments.

ADJOURNMENT

The meeting adjourned at 7:45 p.m.

  
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 Secretary, Tellico Plains Planning Commission  
~~President~~ / chairman,

  
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 Date