

MINUTES
TELLICO PLAINS REGIONAL PLANNING COMMISSION
August 12, 2024

<i>Members Present</i>	<i>Members Absent</i>	<i>Others Present</i>
Mike Atkins, Chairman		Laura Smith, Planner
Marilyn Parker, Mayor		Greg Altum, The Buzz
Joyce McDaniel		Chris Oelgoetz
Chad Johnson		Brandon West
Cynthia McDaniel		Tim Maxwell
		Kim Maxwell
		Mandy Winings
		Jack Odell
		Others

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, meeting were tabled until the next meeting on a motion by Mayor, Marilyn Parker, seconded by Cynthia McDaniel.

TIM MAXWELL, REVIEW SUBDIVISION PLAT, CHEROHALA SKYWAY, TAX MAP 146L, GROUP A, PARCEL 17.31, R-1, LOW DENSITY RESIDENTIAL DISTRICT AND FLOOD PLAIN DISTRICT

Mr. Maxwell proposed purchasing Parcel 17.31 on Tax Map 146L, Group A, approximately .20 acres and had found that the original plat recorded in Aug. 2005, had the parcel as two lots, each of approximately 4,450 square feet in area. Then, in 2007, the property owner combined the parcels to create one lot of approximately 8,923 square feet to build a dwelling, and Mr. Maxwell wants to be able to subdivide the lots back to how they were in 2005. Planner, Laura Smith reviewed the previous plats and in a 6/28/24 email, she communicated to Mr. Maxwell that neither lot would meet either minimum lot size requirements, setbacks, or lot width in the Tellico Plains Zoning Ordinance and Tellico Plains Subdivision Regulations. Mr. Maxwell purchased the property on July 9, 2024, according to the TN Property Viewer. There was a discussion of the original plans of Mr. Cormier who initially subdivided the property.

ACTION

Mayor Parker moved to approve the plat subject to certificate signatures which was seconded by Ms. McDaniel and approved unanimously.

SARAH ANDERSON, ETDD, HISTORIC PRESERVATION PLANNER, DISCUSSION OF HISTORIC PRESERVATION AND HISTORIC DISTRICTS

Ms. Anderson presented information on historic preservation and historic districts. Also discussed were grants and a downtowns plan. She stated that there were options for adoption of historic districts.

CHRIS OELGOETZ, ETDD CONTRACTOR, PROJECT MANAGER/PLANNER, DISCUSSION MONROE COUNTY TRANSPORTATION PLAN, GRANTS

Mr. Oelgoetz was present to give a status update of the Transportation Plan and discuss grant opportunities. There will be a Metroquest survey available soon and that link will be emailed to commissioners to participate. Copies of the Transportation Needs Questionnaire were distributed to the commission and audience too.

OTHER

Brandon ^{Best} ~~Best~~ was present and read a letter from his father who is a resident of Monroe County who opposes the proposed RV Park annexation. He had information that the TDEC had issued the property owner's a Notice of Violation for disturbing land in the flood hazard area without a permit. Mr. Best had information on the Monroe County Flood Insurance Program and stated that he has been working with Stacy Chambers in the County Development Office. Mayor Parker stated that the investors for the RV park will be meeting with members of city council in Sept. Chairman Atkins suggested that Mr. Best also contact TVA.

ADJOURNMENT

The meeting was adjourned at 8:05 p.m.



Secretary, Tellico Plains Planning Commission

9/9/2024

Date