

MINUTES
TELLICO PLAINS REGIONAL PLANNING COMMISSION
May 12, 2025

<i>Members Present</i>	<i>Members Absent</i>	<i>Others Present</i>
Mike Atkins, Chair		Laura Smith, Planner
Cynthia McDaniel		Greg Altum, The Buzz
Chad Johnson		
Marilyn Parker, Mayor		
Rusty Poole (appt. May 2025)		

CALL TO ORDER AND APPROVAL OF MINUTES

Chair, Mike Atkins called the meeting to order at 6:00 p.m. Chad Johnson noted that under “action“ on the February 10, 2025 minutes, Marilyn Parker was incorrectly listed as Marilyn Atkins. With the correction noted, the minutes were unanimously approved on a motion by Mr. Johnson seconded by Cynthia McDaniel.

Mayor Parker discussed potentially annexing a portion of Hwy. 68 and five adjacent parcels. When leaving Tellico Plains towards Madisonville, there is a section of Hwy. 68 weaves in and out of County before passing through the city limits of Tellico Plans. The city and county boundaries are not clearly defined, which may cause confusion with emergency services. There was a discussion of the process for annexation and that the property owners would have to request to be annexed. Staff will look into obtaining more information from TDOT. Scott St. was also discussed as the city limits extend only to the centerline of the road adjacent to Parcels 28.01 and 28.02 on Tax Map 146J Group A, before the entire right-of-way is in the County.

DISCUSSION OF ANNUAL WORK PROGRAM

Staff discussed the annual work program which included the basic services from ETDD such as reviewing plats and site plans, preparing agendas, making recommendations, maintaining, and updating the zoning map, zoning ordinance and amendments to the subdivision regulations. Additional services may include items including land use plans, recreation plans, special studies etc. The commission discussed potentially requesting a land use plan or comprehensive plan in the future.

CONTINUING EDUCATION AND TRAINING, SUBDIVISION REGULATIONS AND ZONING

Staff presented a review of subd. regulations and zoning for one hour of continuing education.

OTHER

Mayor Parker updated the commission on the zoning ordinance amendment to allow mobile homes in the R-1 Low Density Residential District that went through the 1st reading at council but was tabled at the 2nd reading. She also reported that Angelina has been working with businesses in town and found that 75% of them do not have a business license. Angelina is working with them to ensure they are in compliance. Mayor Parker also reported on a Depot St. property owner who may be living in a camper. She also reported that there is development of a microbrewery.

ADJOURNMENT

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

 Secretary, Tellico Plains Planning Commission

 Date

6/9/25