

MINUTES
TELLICO PLAINS REGIONAL PLANNING COMMISSION
September 8, 2025

<i>Members Present</i>	<i>Members Absent</i>	<i>Others Present</i>
Mike Atkins, Chair	Cynthia McDaniel	Laura Smith, Planner
Marilyn Parker		Greg Altum, The Buzz
Rusty Poole		Tim Adams
Chad Johnson		Roger Martin
		Deborah Martin
		Sheila Martin
		Burt Lee
		Cali Graham
		Others

CALL TO ORDER AND APPROVAL OF MINUTES

Chair, Mike Atkins called the meeting to order at 6:05 p.m. The minutes of the June 9, 2025, meeting (*no meetings in July or Aug.*) were unanimously approved on motion by Chad Johnson seconded by Rusty Poole.

SUBDIVISION PLAT, SHORTCUT RD. AND SOUTHARD ST., PROPERTY OWNER, HOMER MARTIN, TAX MAP 146J GRP. A PARCEL 025.00, TELLICO PLAINS PLANNING REGION, APPROXIMATELY 5.0 ACRES

Mr. Martin requests subdividing 5.2 acres into two lots. Lot 1 with 3.2 acres and existing dwelling, carport, and two sheds and Lot 2 which is vacant. Ms. Smith stated that this item had been requested to be added to the agenda as typically two-lot subdivisions, without variances, are not required to have Planning Commission approval. The plat met all requirements and with all required certificate signatures, she recommended approval.

ACTION

Mr. Johnson moved to approve the plat subject to all signatures obtained prior to the secretary's. The motion was seconded by Mr. Poole and unanimously approved.

SUBDIVISION PLAT, HENRY MAYFIELD RD. (PRIVATE), PROPERTY OWNER, ROGER MARTIN, TAX MAP 135, PARCEL 022.00, TELLICO PLAINS PLANNING REGION

Property owned by Roger Martin is located on Henry Mayfield Rd., which is a private road, not a county road. Mr. Martin requests subdividing the approximate 1.75 acres into two lots. Proposed Lot 1 would be approximately .46 acres with an existing dwelling, and three sheds, and proposed Lot 2 with an existing dwelling, two barns and three sheds. The locations of the approximate location of the septic systems are not shown. A variance is requested to access the lots from Gamble Gap Road by a 25' wide easement across adjacent Herrera property.

ACTION

Mr. Johnson moved to approve the plat with the variance for using an easement subject to all required certificate signatures and copy of the property owner's maintenance agreement for the easement. The motion was seconded by Mr. Poole and approved unanimously.

TIM ADAMS, STORAGE BUILDINGS AND FENCE, HWY.68, TAX MAP 136, PARCEL 041.11 ,C-2, GENERAL BUSINESS DISTRICT, APPROXIMATELY 4.8 ACRES

Mr. Adams stated he proposed building storage building with twenty units with a fence and his house is currently used as his office. Mr. Adams wants to continue to live in the house for security purposes. He stated that he had to remove his fence and wanted to put it up again or use chain link around perimeter. After further discussion, Mr. Adams is to submit a site plan drawn by an engineer and will come back. At that time, he will also request a special exception from the BZA to be able to continue to live in the house on the property for security purposes. Mr. Adams stated he was going to wait on the fence until after site plan is completed.

DISCUSSION OF AMENDING ZONING ORDINANCE TO ADD ANOTHER RESIDENTIAL DISTRICT FOR SINGLE WIDE MOBILE HOMES

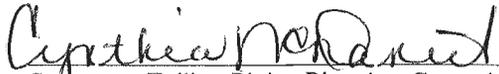
As in previous months, the commission continued their discussion of adding a zoning district for permitting single wide mobile homes only. A large aerial map of the downtown area was viewed and discussed. And the commission also discussed the authority of the Board of Zoning Appeals to grant special exceptions and variances and their definitions.

OTHER

Mayor Parker reported on the paving project in town.

ADJOURNMENT

The meeting was adjourned at 7:40 p.m.


Secretary, Tellico Plains Planning Commission

10-13-25
Date