

MINUTES
TELLICO PLAINS REGIONAL PLANNING COMMISSION
August 10, 2026

<i>Members Present</i>	<i>Members Absent</i>	<i>Others Present</i>
Chad Johnson	Mike Atkins, Chair	Laura Smith, Planner
Rusty Poole		Greg Altum, The Buzz
Cynthia McDaniel		David Fankhauser
Marily Parker, Mayor		Richard Gehring
		Eugene Katyshev

CALL TO ORDER AND APPROVAL OF MINUTES

Chad Johnson called the meeting to order at 6:00 p.m. and the minutes of the June 8, 2026, meeting were unanimously approved on a motion by Rusty Poole seconded by Cynthia McDaniel.

DAVE FANKHAUSER, DISCUSSION OF PROPOSED DEVELOPMENT, CHEROHALA SKYWAY, TAX MAP 146, PARCEL 064.01, R-1, LOW DENSITY RESIDENTIAL DISTRICT AND FLOODPLAIN DISTRICT, APPROXIMATELY 3.77 ACRES

Mr. Fankhauser stated that the property owner had purchased the property many years ago and the potential developer, Mr. Gehring has experience in development. Mr. Gehring stated that the owners who live in Kingston want to have a development with approximately 16 lots to build residences with additional accessory dwelling unit space or sites for RVs. A road would be built parallel to Cherohala Skyway with a 20' right-of-way. The property appears to be entirely in the flood hazard area too. Each lot would be 62.5' wide and less than 6,875 square feet. The minimum is the Zoning Ordinance is 7,500 square feet. There is proposed river access with decks. There was a discussion of flood ordinance requirements, and the lots not meeting the minimum lot size requirements for the district. No action taken, for discussion only.

EUGENE KATYSHEV, PROPOSED DEVELOPMENT, VETERANS MEMORIAL DR., TAX MAP 146B GROUP A, PARCEL 003.03, C-1, CENTRAL BUSINESS DISTRICT, APPROXIMATELY 1.5 ACRES

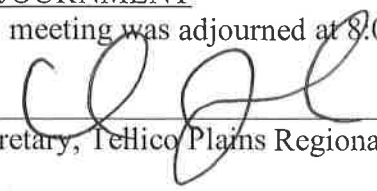
Mr. Katyshev discussed potentially adding 200 square foot short term rental cabins on the property. He also discussed turning the existing barn which he currently lives in into a bed and breakfast. He stated that the barn is approximately 70 years old. He is still deciding what he wants to do on the property. No action taken, for discussion only.

REVIEW ZONING ORDINANCE AMENDMENTS, ARTICLE 2. 2.010. DEFINITIONS, AND ARTICLE 5, ZONING DISTRICTS, SECTION 5.070, C-1, CENTRAL BUSINESS DISTRICT

The commission discussed short-term rentals and allowing them in the C-1 Central Business District. Ms. Smith will bring examples for amending the Zoning Ordinance to the next meeting.

ADJOURNMENT

The meeting was adjourned at 8:00 p.m.


Secretary, Tellico Plains Regional Planning Commission

9.14.26
Date