



Friendsville Planning Commission
Special Called Meeting
January 28, 2025
Friendsville City Hall
Agenda

Attendance.

Steven Cardwell - Mayor
Jonathan Newberry, Commission
Jason Martin – acting Chairman

Jordan Rockwell - Planner
Kim Rogers – City Manager
Barry Ottinger – Building Official

The meeting was called to order by Acting Chairman Jason Martin at 6:00 pm, at the Friendsville Community Center, due to ongoing construction at the City Hall.

Approval of Minutes

Jonathan Newberry made the motion to approve the minutes from September 24, 2024, with no additions or corrections as written, 2nd by Steven Cardwell, motion passed by unanimous consent.

Jonathan Newberry made the motion to approve the minutes from October 22, 2024, with no additions or corrections as written, 2nd by Steven Cardwell, motion passed by unanimous consent.

Business items:

Discussion on rescinding Ordinance 1023-06 Reduction of Lot sizes to a minimum of 20,000 sqft.

After much discussion, Jonathan Newberry made the motion for the board to recommend to the City Council that Ordinance 2023-06 should be modified to allow lots in R1 and R2 to have a minimum lot size of 20,000 square feet if city sewer is available. Furthermore, if sewer is not available, the lot size must be restricted to 30,000 square feet. The motion also included combining zoning districts R1 and R2 into one residential zone. 2nd by Steven Cardwell, motion passed unanimous consent.

After further discussion it was decided that the Planning Commission along with the City Council should have a workshop to address the current Zoning and update as needed.

Discussion on update to the current Zoning Ordinance, approved in 2017, to reflect needed changes.

Steven Cardwell made a motion to hold a workshop on revisions to the 2017 Zoning Ordinance, 2nd by Jonathon Newberry, motion passed by unanimous consent.

Update on addition at 102-108 Endsley Quarry Ln, Friendsville Market.

Building Official reported that property owner has stepped back from the addition of the residential apartment due to cost and restrictions. He is however moving forward with the buildout for the Liquor and wine store.

Update on possible annexation request for 3246 W. Lamar Alexander Pkwy, DR Horton Homes.

Town Planner Jordan Rockwell updated to the board that meetings had been held but no formal request had been submitted. The property owner has no legal grounds to force the annexation. It should be noted that the current board members are opposed to the annexation.

Continuing education

Jordan Rockwell, Town Planner, recommended to the board members a Planning Commissioner Training program offered by ETDD on March 20 and March 31, 2025. Also, TNAPA.ORG provides training at the City's expense for the year. Mayor Cardwell asked the City Manager, Kim Rogers, to assist any member who wanted to attend.

Other actions that may properly come before the commission.

Mayor Steven Cardwell introduced Dale Elkins as the newest member of the Planning Commission. Mr. Elkins, who was in attendance, accepted enthusiastically.

Adjournment

Steven Cardwell made the motion to adjourn the meeting, 2nd by Jonathan Newberry, motion carried by unanimous consent.