

City of Friendsville Planning Commission

Special Called Meeting

Minutes

Thursday July 22, 2025

6:00 PM

Attendance.

Steven Cardwell - Absent

Jonathan Newberry

Jason Martin - Chairman

Dale Wilkins - Secretary

Daniel Cline – Vice Chairman

Jordan Rockwell - Planner

Kim Rogers – City Manager

Barry Ottinger – Building Official

Roy Patel

Shelley Rios

Sergio Rios

Terri Hamil

Meeting was called to order by Acting Chairman Jason Martin at 6:00pm, at the Friendsville City Hall.

Approval of Minutes

Jonathan Newberry made the motion to approve the minutes from May 15, 2025 with no additions or corrections as written, 2nd by Dale Wilkins, motion passed by unanimous consent.

Election of Board Officers

Motion was made by Jonathan Newberry to elect Dale Wilkins Secretary of the Planning Commission, 2nd by Jason Martin, motion passed by unanimous consent.

Motion was made by Dale Wilkins to elect Daniel Cline as Vice Chairman of the Planning Commission, 2nd by Jason Martin, motion passed by unanimous consent.

Motion was made by Jonathan Newberry to elect Jason Martin as Chairman of the Planning Commission, 2nd by Dale Wilkins, motion passed by unanimous consent.

Citizen Comments on agenda items

None

Business items:

Ordinance No. 2025-3, Article X Board of Zoning Appeals Section 1001

Motion was made by Jonathan Newberry to recommend to the City Council the ordinance as outlined by the state, 2nd by Dale Wilkins, motion passed by unanimous consent.

Ordinance No. 2025-4, Amendment to the Zoning Ordinance, Article IX Administration and Enforcement, Appeals Section Expiration/Extension of Building Permit Approvals Number 1.

Motion was made by Dale Wilkins to recommend to the City Council the ordinance as outlined by the state, 2nd by Jonathan Newberry, motion passed by unanimous consent.

Ordinance No. 2025-5, Zoning Section 310, number 9. Expiration of Approved Site Plans

Motion was made by Jonathan Newberry to recommend to the City Council the ordinance as outlined by the state, 2nd by Dale Wilkins, motion passed by unanimous consent.

Site Plan review for Friendsville Laundry, Patel Property.

After discussion along with questions answered by Roy Patel, the Motion was made by Jonathan Newberry to allow the building of a Laundry on Mr. Patel's property on Ensley Rd. Prior to the issuance of a building permit, Mr Patel must provide to the city a landscaping plan, elevations along with materials to ensure compliance with the Zoning ordinances, 2nd by Dale Wilkins, motion passed by unanimous consent.

Other Business

Terri Hamil spoke about the damage to the town's road made by the Event Center located in Blount Co at the end of her road. She spoke about the excess traffic, large trucks, and equipment. I was mentioned that plans were in place to subdivide the property which would increase traffic and congestion on the road. Kim Rogers, City Manager gave a brief history of the situation along with what was promised and never delivered by the offending business. Discussion was around the utility and if the utility provided by the city could be used as leverage to require event center to create a new road or substantially upgrade the existing road. Kim Rogers was going to reach out to the county for assistance on the situation.

Discussion was made about the rules of order meetings would be governed by especially the gathering and engagement of community members just prior to and during the meetings. The new format that was followed during this meeting would be in place for future use.

Jordan Rockwell, planner said with his help the city needs to draft changes to it's subdivision regulations along with zoning map to ensure positive growth.

Adjournment

Jonathon Newberry made the motion to adjourn the meeting, 2nd by Dale Wilkins, motion carried by unanimous consent.



Planning Commission Chairman



Planning Commission Secretary