

## City of Friendsville Planning Commission

Special Called Meeting

Minutes

Thursday, May 15, 2025

6:00 PM

### Attendance.

Steven Cardwell - Absent  
Jonathan Newberry  
Jason Martin – acting Chairman  
Dale Wilkins  
Daniel Cline - Absent

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

The meeting was called to order by Acting Chairman Jason Martin at 6:00 p.m. at Friendsville City Hall.

### Approval of Minutes

Jonathan Newberry made the motion to approve the minutes from February 25, 2025, with no additions or corrections as written. 2nd by Dale Wilkins. Motion passed by unanimous consent.

Jonathan Newberry made a motion to table the election of officers until more board members are present—2nd by Dale Wilkins, motion passed by unanimous consent.

### Business items:

#### Approval of Final Plat for The Rogers Property, S. Farnum St

Jonathan Newberry made the motion to accept the final plat for the Rogers property on S. Farnum St., pending the location of Utilities by Chris, City of Friendsville Utility Department. Seconded by Dale Wilkins. Motion passed by unanimous consent.

#### Board recommendation of Zoning Ordinance changes forwarded to the City Council.

Jonathan Newberry made the motion to recommend the following changes to the Friendsville Zoning Ordinance:

Adding definitions for cryptocurrency mining operations, drug/alcohol treatment facilities, group homes, homeless shelters, and mixed-use developments. Restricting light and heavy utility uses to the M1 zone. Restricting hospitals, group homes, residential drug/alcohol treatment facilities, homeless shelters, and adult-oriented businesses to the M1 zone. Adopting regulations for cryptocurrency mining operations regarding site requirements, sound level, and surety for cleanup.

2<sup>nd</sup> by Dale Wilkins, motion passed by unanimous consent.

Jonathan Newberry made the motion to recommend the following changes to the Friendsville Zoning Ordinance: Section 310, any building within the city of Friendsville's administrative district must be

maintained, even if the business is no longer active service or use. The exterior façade must be maintained with fresh paint, signage, and repairs to all parts of the building, including doors and windows. The building must have an "in use" appearance. Yards, parking lots, and fences will be maintained, mowed, and policed for trash and debris. No abandoned vehicles or equipment will be allowed to be stored on the property. The penalty for failure to maintain the property will be one hundred and fifty dollars (\$150) per day upon receipt of notification, compounded daily. If the city must step in and provide maintenance for the property, those charges will be assessed to the property, and a lien will be placed on the property if prompt payment is not made. Ongoing continued abandonment of the property and failure to maintain the property for one year will result in the city condemning the property and proceeding through the courts to sell the property at public auction.

2<sup>nd</sup> by Dale Wilkins, motion carried by unanimous consent.

#### Adjournment

Jonathon Newberry made the motion to adjourn the meeting, 2<sup>nd</sup> by Dale Wilkins. Motion carried by unanimous consent.

  
Chairman

  
Secretary