



160 Main Street
P.O. Box 640
Copperhill, TN 37317
Phone: (423) 496-5141
www.copperhill.gov

Municipal Planning Commission Agenda

Monday, June 16, 2025

5:00 p.m.

Call Meeting to Order

Roll Call

Minutes:

- August 19, 2024
Roll Call

Chairman Opening Comments

Old Business:

New Business:

- Defined Zones for Beer Sales
Roll Call
- Zoning Designation: "Ballpark"
Roll Call

Public Comments

Adjournment

Roll Call

Mayor
Greg Barker

Vice Mayor
Jake Reuse

Aldermen
Donna Martin
Tamberlyn Tanner
Jeff Thomas

City of Copperhill

P.O. Box 640 160 Main Street

Copperhill, Tennessee 37317

Phone: (423) 496-5141

*Kathy Stewart
Jake Reuse
Elizabeth Grimes*

*Jeff Thomas
Bill Dalton*

City Planning Commission Minutes Monday August 19, 2024 5:00 PM

*Meeting Called to Order: 5:00pm
Bill Dalton, Elizabeth Grimes not present*

*Minutes July 15th, 2024 Approval
1st motion Jake Reuse
2nd motion Jeff Thomas*

Sissons Homes has started work clearing land on Colonial Avenue

*Frank Shinpaugh presented plans for tiny home on Colonial Avenue approximately 400 square feet
Vote to approve
Kathy Stewart- yes
Jeff Thomas-yes
Jake Reuse – yes*

Bill Dalton Terms Expires September 2024 He Has Spoken to Kathy Stewart and agreed to serve another term

*Appointment of Chairman
Jeff Thomas nominated by Jake Reuse
2nd by Kathy Stewart
Jeff Thomas agreed to be the Chairman*

Adjourn

5:16pm



160 Main Street
P.O. Box 640
Copperhill, TN 37317

Phone: (423) 496-5141
www.copperhill.gov

City of Copperhill

Municipal Planning Commission

Zoning Clarification and Proposed Update Regarding Alcohol Sales

Purpose:

The purpose is to address ongoing discrepancies between existing alcohol sales and the City's current zoning designations and permitted use regulations as outlined in the municipal code. This item is presented for discussion and recommendation to the Board of Mayor and Aldermen.

Background:

The City's municipal code currently defines Class 1, Class 2, and Class 3 Alcohol Permit holders, as well as Special Occasion Permits. However, inconsistencies have been identified between these classifications and where alcohol is actually being sold within the City. These inconsistencies have created confusion for both businesses and enforcement efforts.

Proposed Action:

It is proposed that the zoning map and municipal code be amended to clearly authorize the sale of alcoholic beverages in the following zoning districts:

- C-1 (Central Business District)
- C-2 (General Commercial District)
- I-1 (Industrial District)

There will be **no restriction** on the type of alcohol permits that may be issued within these zones. This includes Class 1, Class 2, and Class 3 Permits as defined in the City code. Additionally, **Special Occasion Permits** and **Special Events** that include the sale or distribution of alcoholic beverages will be **permitted within these same zones**, subject to standard permitting procedures and regulations.

Mayor
Greg Barker

Vice Mayor
Jake Reuse

Aldermen
Donna Martin
Tamberlyn Tanner
Jeff Thomas

Zoning Restrictions:

The sale of alcoholic beverages shall remain strictly prohibited in all residentially zoned areas, specifically:

- R-1 (Low-Density Residential)
- R-2 (High-Density Residential)
- R-3 (High-Density Residential)

This prohibition includes permanent businesses, mobile vendors, and special events. No exceptions shall be made for these residential areas.

Next Steps:

The Planning Commission is asked to review this proposed zoning clarification and provide a recommendation to the Board of Mayor and Aldermen. If approved, the necessary code amendments and zoning map updates will be drafted and presented for public hearing and final approval.



160 Main Street
P.O. Box 640
Copperhill, TN 37317

Phone: (423) 496-5141
www.copperhill.gov

City of Copperhill

Municipal Planning Commission

Proposed Rezoning of "Ballpark" Property on W. Tennessee Avenue

Purpose:

The Municipal Planning Commission should consider a change in the zoning designation of the City-owned property commonly known as the "Ballpark" located on W. Tennessee Avenue.

Background:

For generations, the City of Copperhill has used the "Ballpark" as a site for a variety of public events, including festivals, ballgames, concerts, holiday gatherings, and community celebrations. These events have become part of the City's cultural fabric and play an important role in our civic life.

However, it has come to the City's attention that the "Ballpark" property is currently zoned R-2 (High-Density Residential). Under the current municipal zoning code, this classification does not permit the types of special events and public assemblies traditionally held at this location.

Proposal:

To ensure continued lawful use of this community asset and bring the zoning into alignment with its historic and intended use, it is proposed that the "Ballpark" property on W. Tennessee Avenue be **rezoned from R-2 to C-2 (General Commercial District)**. This zoning designation will allow for:

- Public events and special gatherings
- Temporary vendor operations during festivals
- Permitted alcohol sales through Special Occasion Permits, if applicable
- General flexibility for future use consistent with community and commercial purposes

Action Requested:

The Municipal Planning Commission is respectfully asked to review and consider recommending to the Board of Mayor and Aldermen that the "Ballpark" property be rezoned as **C-2** to ensure compliance with City zoning regulations and to preserve its long-standing use for community events.

Mayor
Greg Barker

Vice Mayor
Jake Reuse

Aldermen
Donna Martin
Tamberlyn Tanner
Jeff Thomas