



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

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

Municipal Planning Commission Agenda

Monday, September 15, 2025

5:00 p.m.

Call Meeting to Order

Roll Call

Minutes:

- July 21, 2025
Roll Call

Chairman Opening Comments

Board Member Comments

Old Business:

- Neighborhood Traffic Calming Plan

New Business:

- Zoning Changes: Add R-2 "Uses Permitted" to C-2 Zoning
Roll Call

Public Comments

Adjournment

Roll Call

Mayor
Greg Barker

Vice Mayor
Jake Reuse

Aldermen
Donna Martin
Tamberlyn Tanner
Jeff Thomas



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Municipal Planning Commission Minutes

Monday, July 21, 2025

5:00 p.m.

Called Meeting to Order

Roll Call: All present (Chairman Jeff Thomas, Greg Barker, Bill Dalton, Donna Martin, and Jake Reuse)

Minutes: June 16, 2025

- Motion to accept made by Jake Reuse, 2nd Greg Barker
- Roll Call: All voted to accept

Chairman Opening Comments:

- Jeff Thomas opened the meeting by reminding everyone the planning commission is an advisory board for the board of Mayor and Alderman
- Asked everyone to please stay on topic

Old Business:

- None

New Business:

Ordinance Amendment Request: Temporary RV at 165 Barkers Circle

- Chris and Collene Wester spoke about purchasing the property and after doing a title search they were under the impression they could live in their RV until the home is finished. He is asking for a variance to use the RV until the home is finished in 6 months to 1 year.
- Jeff Thomas stated he is against this variance, explaining that if we allow them to do this we will be setting a precedent to allow it for everyone.
- In discussion, Greg Barker, Jake Reuse, Bill Dalton, and Donna Martin agreed that the variance should not be allowed.

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- Motion to advise denial of variance to the Mayor and Board of Alderman was made by Jeff Thomas seconded by Greg Barker
Roll Call: All voted to deny making a recommendation of the variance to the Board of Mayor and Alderman.

Neighborhood Traffic Calming Plan- Discussion

- Greg Barker spoke on Tennessee Avenue and the need for a committee to study the need for speed tables, the cost and the liabilities of placing speed tables.
- Jake Reuse asked if we could implement this into the Ocoee street paving in 2026, we need more discussion on the topic.
- Bill Dalton asked about the noise from the speed humps and the need to discuss with McCaysville Ga before we do anything under the intergovernmental agreement and the need for one side of the street parking.
- Jeff Thomas believes we need more discussion about the topic.
- It was determined that more research needed to be done. Greg Barker asked if anyone was willing to take the lead on researching the implementation of a plan and no one had an interest.

Public Comments:

- Tamberlyn Tanner of Tennessee Avenue asked for speed tables to be considered , and invited everyone to come sit on her porch to observe the need for something to be done about speeding on Tennessee Avenue.
- Michelle Pruitt of Tennessee Avenue said she was passed on Tennessee Avenue by a speeder, while walking her dog was almost hit by a speeding truck.

Adjournment

- Motion to adjourn was made by Jake Reuse, 2nd by Bill Dalton

Roll Call:

- All Voted to adjourn
- 5:31 pm



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City of Copperhill

Municipal Planning Commission

Zoning Clarification and Proposed Update Regarding Residential Uses in C-2

Purpose:

The purpose is to address existing residential properties located within the C-2 (General Commercial District) that are currently in violation of the City's municipal code, and to clarify permitted uses in this district. This item is presented for discussion and recommendation to the Board of Mayor and Aldermen.

Background:

The City's zoning ordinance currently designates the C-2 District for general commercial purposes and does not allow residential uses. However, several residences already exist within the C-2 District. These properties are presently non-conforming and create challenges for enforcement, property transactions, and future planning.

Proposed Action:

It is proposed that the zoning ordinance be amended to:

1. Allow all R-2 uses as permitted uses in the C-2 District.
2. Recognize existing residential dwellings within the C-2 District as conforming uses.
3. Clarify that individuals choosing to reside in the C-2 District do so with the understanding that this area is primarily commercial in nature and that commercial activities are permitted and prioritized.

Zoning Restrictions:

The amendment will not affect residential districts. Zoning regulations will remain unchanged for R-1, R-2, & R-3 districts. These districts will continue to be governed by their current permitted uses and restrictions.

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 will be drafted and presented for public hearing and final adoption.

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City of Copperhill

PROPOSED Ordinance #10-20-25-00

AN ORDINANCE OF THE CITY OF COPPERHILL, TENNESSEE, TO AMEND THE ZONING ORDINANCE TO CLARIFY AND UPDATE PERMITTED USES IN THE C-2 (GENERAL COMMERCIAL DISTRICT) REGARDING RESIDENTIAL USES

WHEREAS, pursuant to Tennessee Code Annotated § 13-7-201 et seq., municipalities are authorized to enact zoning regulations in order to promote the health, safety, morals, convenience, order, prosperity, and general welfare of the community; and

WHEREAS, the City of Copperhill has adopted zoning regulations in accordance with this authority to guide the development of land within the City; and

WHEREAS, the C-2 (General Commercial District) is currently designated for commercial purposes and does not provide for residential uses as permitted uses; and

WHEREAS, several existing residential dwellings are located within the C-2 District, creating non-conforming uses that pose challenges for enforcement, property transactions, and future planning; and

WHEREAS, it is the intent of the City to clarify the permitted uses within the C-2 District, recognize existing residential uses as conforming, and allow flexibility for future residential use without compromising the primary commercial purpose of the district;

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF COPPERHILL, TENNESSEE AS FOLLOWS:

SECTION 1. Amendment to C-2 District Uses.

The permitted uses in the C-2 (General Commercial District) shall be amended to include all permitted uses of the R-2.

Mayor
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Vice Mayor
Jake Reuse

Aldermen
Donna Martin
Tamberlyn Tanner
Jeff Thomas

SECTION 2. Recognition of Existing Residential Uses.

All existing residential dwellings located within the C-2 District as of the effective date of this ordinance shall be considered conforming uses and shall not be treated as non-conforming.

SECTION 3. Commercial Priority Acknowledgment.

Any residential use located within the C-2 District shall be established with the understanding that the district is primarily commercial in nature. Commercial uses are permitted and prioritized, and residents shall not be entitled to relief or protection from impacts normally associated with lawful commercial activities.

SECTION 4. Effect on Other Districts.

This ordinance shall not alter or affect the permitted uses or restrictions within the R-1, R-2, or R-3 districts. These districts shall continue to be governed by their existing regulations.

This ordinance is adopted pursuant to the authority granted under Tennessee Code Annotated § 13-7-201 et seq. and shall take effect upon final passage and adoption, the public welfare requiring it.

This ordinance shall become effective on the ____ day of _____, 2025 upon final passage, the public welfare requiring it.

FIRST READING: ____ day of _____, 2025

SECOND READING: ____ day of _____, 2025

ADOPTED AND APPROVED by the Board of Mayor and Aldermen of the City of Copperhill, Tennessee, this ____ day of _____, 2025.

Notice of the proposed zoning change has been duly posted and published in the *Polk County News*, in compliance with Tennessee Code Annotated § 13-7-203.

Mayor Greg Barker

Recorder Shannon E. Arthur, CMFO