

MINUTES
VONORE MUNICIPAL/REGIONAL PLANNING COMMISSION
June 7, 2016

Members Present

Mike Garren, Sec.
Bob Lovingood, Mayor
Harold Davis
Tom Sundstrom
Jennifer Wiggins

Members Absent

Allen Cansler, Chair
April Sloan

Others Present

Ruth Viergutz Hawk, Planner
Greg Altum, The Buzz
Jeff Patterson
Jeff Stratton

CALL TO ORDER

Mayor Lovingood called the meeting to order at 6:02 p.m.

APPROVAL OF MINUTES

Commissioner Davis moved to approve the minutes of April 5, 2016. Commissioner Sundstrom seconded the motion and the motion passed 4-0, Commissioner Garren having not yet arrived.

REQUEST TO REZONE TAX ID 0280 E 005.01, LOCATED ON THE NORTH SIDE OF DEPOT STREET APPROXIMATELY 135 FEET WEST OF HITCH STREET, APPROXIMATELY 1 ACRE, TO BE REZONED FROM A-1 AGRICULTURE DISTRICT TO R-2 HIGH DENSITY RESIDENTIAL DISTRICT (Dean and Cynthia Norton, Applicants)

Staff presented the rezoning request. Upon rezoning, the applicants are planning to subdivide the property into two lots. The minimum lot size within the A-1 district is 3 acres. The land located on the south side of Depot Street is zoned R-2. A general discussion followed.

Commissioner Davis moved to recommend approval of the rezoning to the Board of Mayor and Aldermen. Commissioner Garren seconded the motion and the motion passed 5-0.

PUBLIC HEARING ON AN AMENDMENT TO THE VONORE SUBDIVISION REGULATIONS, ARTICLES I., II., AND III., TO CLARIFY JURISDICTIONAL AREA, MINIMUM PLAT REQUIREMENTS, FINAL PLAT CERTIFICATIONS, AND ROAD FRONTAGE REQUIREMENTS

Staff reviewed the proposed amendments to the regulations enumerated in Resolution PC 2016-001. In summary the changes are:

- Adding the planning region area to the planning commission's area of jurisdiction;
- Adding the provision that allows the planning commission secretary to sign off on 2-lot subdivision plats;
- Requiring that a stormwater plan be included as part of a preliminary plat submittal;
- Updating the expiration criteria for preliminary plat approvals per T.C.A. 13-3-413;

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- Updating the number and types of copies required to be submitted for a final plat;
- Adding additional information requirements on final plats;
- Adding existing water, sewer, street, and electricity certifications, private easement certification, and existing septic system and reserve area certifications; and
- Requiring lots to have fifty (50) feet of road frontage and that the road right-of-way be fifty (50) feet in width.

Commissioner Davis moved to approve Resolution PC 2016-001. Mayor Lovingood seconded the motion and the motion passed 5-0.

DISCUSSION OF THE RESIDENTIAL ZONING DISTRICTS MINIMUM BUILDING SETBACK REQUIREMENTS

Staff distributed a summary sheet of the A-1, R-1, and R-2 minimum building setback requirements. Chairman Cansler had previously expressed concerns to staff that the R-1 and the R-2 districts have the same side yard setbacks. The commission asked staff to review other communities' zoning ordinances to generally determine how the yard setbacks vary from lower density residential to higher density residential. Staff will report back at the next meeting.

OTHER BUSINESS

The next regular planning commission meeting is scheduled for July 5, which likely would make it difficult to get a quorum. By consensus the commission agreed that if a July meeting is necessary, they would meet at 6:00 p.m. prior to the Board meeting on July 12.

ADJOURNMENT

Commissioner Davis moved to adjourn. Mayor Lovingood seconded the motion and the motion passed unanimously and the meeting adjourned at 6:38 p.m.

Secretary

Date