

MINUTES
VONORE MUNICIPAL/REGIONAL PLANNING COMMISSION
October 3, 2017

Members Present

Allen Cansler, Chair
Bob Lovingood, Mayor
Harold Davis
Tom Sundstrom
Jennifer Wiggins

Members Absent

Mike Garren, Sec.

Others Present

Ruth Viergutz Hawk, Planner
Greg Altum
Greg Kuth
Paul Williams
Sherry Bishop
Heather Moser

CALL TO ORDER AND APPROVAL OF MINUTES

Chairman Cansler called the meeting to order at 5:57 p.m. Mayor Lovingood moved to approve the minutes of August 1, 2017. Commissioner Davis seconded the motion and the motion passed unanimously.

REQUEST TO REZONE MONROE COUNTY TAX MAP 0280, GROUP E, PARCELS 013.03, 015.00, 017.00, 018.00, 019.00, AND 020.00, LOCATED AT 112, 113, 116, 117, 121 AND 127 LACKEY LANE, APPROXIMATELY 5 ACRES, AND MONROE COUNTY TAX MAP 0280, GROUP E, PARCELS 012.00 AND 013.00, LOCATED AT 210 AND 211 COLLEGE STREET, APPROXIMATELY 2 ACRES, TO BE REZONED FROM C-3 HIGHWAY BUSINESS DISTRICT TO R-1 LOW DENSITY RESIDENTIAL DISTRICT (Chris & Amy Robbins, Donald & Leann Underwood, Heather Hatfield, David and Cheryl Greenacre, and the Town of Vonore, Applicants)

Staff presented Ordinance 17-08. Staff reported that letters had been sent to all the property owners that had not signed a rezoning application. The purpose of this rezoning is to rezone existing residential properties from commercial to residential.

Commissioner Davis moved to recommend to the Board approval of Ordinance 17-08. Commission Sundstrom seconded the motion and the motion passed unanimously.

SITE PLAN FOR TASS DISTRIBUTION CENTER, LOCATED ON A PORTION OF PARCEL 040.00, MONROE COUNTY TAX MAP 028, LOCATED ON THE SOUTH SIDE OF AVECOR DRIVE AT INDUSTRIAL DRIVE, 5.96 ACRES, ZONED M-2 (Tellico Area Service Systems)

Staff presented the site plan. A general discussion followed. Staff recommended approval of the site plan subject to addressing the following items:

1. TDEC confirmed that there is a 30' aquatic buffer (area to remain undisturbed) from the stream and from the delineated wetlands. The limits of clearing around the wetlands should be pulled back so as to maintain the 30' undisturbed area;

2. The pipe leading from the basin and the rip rap must be pulled out of the aquatic buffer. This is necessary for compliance with TDEC’s aquatic buffer requirements and also for the Town’s Floodplain regulations. I would recommend daylighting the pipe farther from the stream and taking the rip rap to the edge of the aquatic buffer; and
3. At the driveway into the site, make sure the parking lot maintains the 5’ setback from the front property line.

Commissioner Davis moved to approve the site plan subject to staff’s recommendation. Mayor Lovingood seconded the motion and the motion passed unanimously.

DISCUSSION OF THE VONORE LAND USE AND TRANSPORTATION POLICY PLAN 2008-2018

Staff distributed copies of the *Vonore Land Use and Transportation Policy Plan 2008-2018*. A general discussion followed.

OTHER BUSINESS

Chairman Cansler reported that Frank Thurston, a surveyor, had contacted him about mediating with the planning commission on behalf of the Magnolia House. No action was taken.

Mr. Greg Kuth submitted to staff a 5/17/2000 copy of *The Advocate*, which included an article about the Vonore Planning Commission denying a subdivision plat on Gunridge Road. Staff will make copies of the article and distribute them at the next planning commission meeting.

ADJOURNMENT

Commissioner Davis moved to adjourn. Mayor Lovingood seconded the motion and the motion passed unanimously and the meeting adjourned at 6:46 p.m.

Secretary

Date