

**MINUTES**  
**VONORE MUNICIPAL/REGIONAL PLANNING COMMISSION**  
**August 7, 2018**

**Members Present**

Bob Lovingood, Mayor  
Harold Davis  
Greg Fowler  
Michael Moore  
Tim Swafford

**Members Absent**

Allen Cansler, Chair  
Tom Sundstrom, Sec.

**Others Present**

Ruth Viergutz Hawk, Planner  
Greg Altum, The Buzz  
Bear Stephenson  
Jarod Clark

**CALL TO ORDER AND APPROVAL OF MINUTES**

Mayor Lovingood called the meeting to order at 6:00 p.m. Commissioner Davis moved to approve the minutes of June 5, 2018. Commissioner Swafford seconded the motion and the motion passed 5-0.

**REQUEST TO REZONE PARCEL 057.00, MONROE COUNTY TAX MAP 038, LOCATED ON THE SOUTHWEST CORNER OF HIGHWAY 411 AND MOUNTAIN VIEW DRIVE, APPROXIMATELY 3.7 ACRES, FROM R-1 LOW DENSITY RESIDENTIAL DISTRICT TO C-3 HIGHWAY BUSINESS DISTRICT (Bear Stephenson, Applicant)**

Staff presented the rezoning request, Ordinance 18-02. This rezoning was recommended for denial by the planning commission on May 1, 2018. The Board referred it back to the planning commission because it was thought new information regarding the adjacent property owner purchasing a portion of the land had come to light. Jarod Clark, neighbor, stated he was not purchasing any portion of the land being considered for rezoning.

A general discussion followed. Staff recapped the following points that were discussed at the May 1 planning commission meeting:

1. There is poor sight distance off of Mountain View Drive onto Hwy 411;
2. The land does not lay well for commercial development. The rear of the property is approximately 40 feet above Hwy 411;
3. There has to be a zoning line somewhere. Stating that the land across Mountain View Road and across Hwy 411 is already zoned commercial is not really that relevant. What the land immediately adjacent to this land is zoned is much more important;
4. Surrounding an existing residence with commercial zoning is not a good practice. No one would want it done to their home; and
5. There is an abundance of vacant land in Vonore that is already zoned commercial. It is not a good practice to over zone for commercial.

Commissioner Fowler moved to recommend denial of Ordinance 18-02 to the Board of Mayor and Aldermen. Commissioner Swafford seconded the motion and the motion passed 5-0.

**DISCUSSION OF AMENDMENT TO THE VONORE ZONING ORDINANCE, SECTION 11-603. CUSTOMARY HOME OCCUPATIONS**

Staff presented the existing home occupation regulations. A general discussion followed. Staff also presented an amendment option which updates the regulations based on performance requirements. Staff was asked to proceed with developing an ordinance to amend the home occupation regulations.

**OTHER BUSINESS**

Staff reported that a 350' tall telecommunications tower was going to be constructed at 235 Gun Ridge Road, which is located behind the Total Source Packaging site on Highway 72. The commissioners were not aware of any impacts this site would have on any historic properties. This site is located within the Vonore Planning Region.

Staff reported that TDOT has included construction money in their budget for the next three fiscal years for the Highway 322/Sweetwater-Vonore Road project from Sheppard Road to Highway 72. As part of this project, Highway 322/Sweetwater-Vonore Road will be realigned to enter Highway 72 at the traffic signal at Sea Ray Circle. This entire phase is located within the Vonore Planning Region. Right-of-way acquisition funding has also been put in that budget for the section of Highway 322/Sweetwater-Vonore Road from Sheppard Road to Sweetwater-Vonore Road.

Protech, 120 Tellico Port Road, is getting ready for a Certificate of Occupancy and nearing completion of the site. Staff reported that they modified the location of the handicapped parking space and would not be asphaltting the loading area because of anticipated expansions to the building. Staff had discussed these changes with Chairman Cansler prior to approving the changes to the site plan. By consensus, the commission concurred with the changes.

**ADJOURNMENT**

Commissioner Davis moved to adjourn. Mayor Lovingood seconded the motion and the meeting adjourned at 6:45 p.m.

---

Secretary

---

Date