

**MINUTES**  
**VONORE BOARD OF ZONING APPEALS**  
**June 4, 2019**

**Members Present**

Allen Cansler, Chair  
Harold Davis, Secretary  
Bob Lovingood, Mayor  
Greg Fowler  
Tim Swafford

**Members Absent**

Michael Moore

**Others Present**

Ruth Viergutz Hawk, Planner  
Greg Altum, Press

**Citizens Present:** Ben Mullins, Stephany Atkins, Caleb Terrett, Robby Lovingood, Emma Land, Austin Fowler

**CALL TO ORDER**

Chairman Cansler called the meeting to order at 6:02 p.m.

**APPROVAL OF MINUTES**

Commissioner Swafford moved to approve the minutes of May 7, 2019. Commissioner Davis seconded the motion and the motion passed unanimously.

**PUBLIC HEARING ON REQUEST FOR SPECIAL EXCEPTION FOR A GROUP CARE FACILITY, KNOWN AS THE MAGNOLIA HOUSE AND LOCATED AT 350 DAWSON STREET, MONROE COUNTY TAX MAP 028, PARCEL 030.19, ZONED R-2 (MSHN, LLC c/o Brittany Chandler, Applicant)**

Hawk reviewed the discussion at last month's Board meeting. Hawk reported that she had met with Bob Colvin, engineer for the Dawson Street water line project, and with David Bell, engineer for the Dawson Street design project. Per Mr. Colvin, the 2" water line located on the south side of the road has been abandoned. Per Mr. Bell, Dawson Street can be widened as follows:

1. Starting at Highway 360, Dawson Street can be widened to the twenty (20) foot minimum width with two-foot shoulders the full length of Parcel 008.00, Tax Map 028O, Group F;
2. The existing 15" culvert located at the east end of Parcel 008.00 will need to be replaced or extended to accommodate the widening;
3. It is not expected that much, if any, widening can occur in front of Parcels 030.06 and 030.07, Tax Map 028. Mr. Bell is hoping that a shoulder may be added to the north side of Dawson Street in that area, but additional field work will be needed to verify;
4. There is adequate right-of-way in front of Parcel 030.00, Tax Map 28, to widen Dawson Street, however, the limiting factor is the location of two power poles which are located near the edge of existing edge of pavement. David Wiggins had previously checked with

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Loudon Utilities Board and the existing gas line can be located under the street pavement;  
and

5. The widening in front of Parcel 030.00 will be irregular and will primarily provide areas where cars can meet without having to pull off of the paved street.

A general discussion followed.

Mayor Lovingood moved to approve the special exception request for a Group Care Facility at 350 Dawson Street with the following conditions:

1. Fencing: The existing privacy fencing located along Dawson Street meets the spirit and intent of the Special Exception “fencing” requirement provided the fencing is supplemented with the additional security measures of four (4) motion sensor cameras with battery back-ups being located so as to cover the east, west, and north sides of the building where entrances/exits are located; the windows being tied to the fire alarm system so that when opened the alarm would sound; and all exit doors being tied to the fire alarm system so that when opened the alarm would sound.
2. Setbacks: The Administration Building’s 3.0’ front yard setback violation and 2.8’ side yard setback violation are acceptable provided no residents are ever housed in that building; that the portable shed be moved to comply with the thirty (30) foot Special Exception minimum building setback requirement; and that the dumpster pad location of 14.5 feet and 13.3 feet from the west property line rather than the minimum required twenty (20) feet is acceptable so as to better accommodate garbage truck access to the site.
3. Dawson Street Improvements: Dawson Street shall be improved to the first and western most entrance into the Magnolia House. Due to limited right-of-way widths and utility locations, the improvements to Dawson Street will be as follows:
  - a) Starting at Highway 360, Dawson Street is to be widened to the twenty (20) foot minimum width with two-foot shoulders the full length of Parcel 008.00, Tax Map 028O, Group F;
  - b) The existing 15” culvert located at the east end of Parcel 008.00 is to be replaced or extended to accommodate the street widening;
  - c) It is not expected that much, if any, widening can occur in front of Parcels 030.06 and 030.07, Tax Map 028, due to lack of right-of-way and the water line location. If it is found that adequate space is available, a shoulder should be added to the north side of Dawson Street in that area;
  - d) There is adequate right-of-way in front of Parcel 030.00, Tax Map 28, to widen Dawson Street, however, the limiting factor is the location of two power poles which

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- are located near the edge of existing edge of pavement. Hawk is to check with Loudon Utilities Board (LUB) about relocating the two power poles; and
- e) If LUB is not willing to move the two power poles, the widening in front of Parcel 030.00 will be irregular and will primarily provide areas where cars can meet without having to pull off of the paved street. If LUB is willing to move the two power poles, Dawson Street in front of Parcel 030.00 is to be improved to a width of twenty (20) feet with two (2) foot wide gravel or paved shoulders on each side.

Commissioner Davis seconded the motion and the motion passed unanimously.

**ADJOURNMENT**

Mayor Lovingood moved to adjourn. Commissioner Davis seconded the motion and the meeting adjourned at 6:20 p.m.

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Secretary

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Date