

**MINUTES**  
**VONORE MUNICIPAL/REGIONAL PLANNING COMMISSION**  
**August 6, 2019**

**Members Present**

Harold Davis, Secretary  
Bob Lovingood, Mayor  
Michael Moore  
Thomas Flynn  
Tim Swafford

**Members Absent**

Allen Cansler, Chair  
Greg Fowler

**Others Present**

Ruth Viergutz Hawk, Planner  
Greg Altum, Press

**Citizens Present:** Ben Mullins, Chris Stephenson, David Bell, Scott Davis

**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 May 7, 2019. Commissioner Swafford seconded the motion and the motion passed unanimously.

**REQUEST TO REZONE PARCEL 058.04, MONROE COUNTY TAX MAP 038, LOCATED ON THE WEST SIDE OF NILES FERRY ROAD, 550 FEET SOUTH OF HIGHWAY 411, BEHIND DERBY DOWNS SHOPPING CENTER, 7.06 ACRES, FROM R-2 HIGH DENSITY RESIDENTIAL DISTRICT TO C-3 HIGHWAY BUSINESS DISTRICT (Scott Davis, Applicant)**

Hawk presented the rezoning request and Ordinance 19-10. Hawk reported that there is limited sight distance on Niles Ferry Road at this site which is of concern, but there are two existing access easements through Derby Downs Shopping Center in favor of this property. The first access easement crosses through the shopping center to Highway 411. The second access easement is at Smokin' Bonz and would access Niles Ferry Road on the existing driveway. A general discussion followed. Mayor Lovingood reported that the residents of Kahite have requested a left turn lane on Niles Ferry Road at Highway 411. The applicant, Scott Davis, intends to construct a boat and RV storage facility. He stated he was willing to look at other options if the access created a problem because of the slower moving vehicles and would be willing to add a caution light on Niles Ferry Road at the time of development. Mr. Davis stated his intent is to use the existing access easements and to not add a new driveway to the site.

Commissioner Moore moved to recommend approval of Ordinance 19-10 to the Board of Mayor and Aldermen. Commissioner Davis seconded the motion and the motion passed unanimously.

**SITE PLAN FOR THE MAGNOLIA HOUSE, PARCEL 030.19, MONROE COUNTY TAX MAP 028, 350 DAWSON STREET, LOCATED ON THE SOUTH SIDE OF DAWSON STREET APPROXIMATELY 930 FEET EAST OF HIGHWAY 350, 2.31 ACRES, ZONED R-2 (MSHN Enterprises, Applicant)**

**Vonore Municipal Regional Planning Commission – Minutes**  
**8/6/2019**  
**Page 2**

Hawk presented the site plan. She stated she felt that the existing landscaping was acceptable and no further landscaping should be required. The commission agreed.

Hawk recommend approval of the site plan subject to:

1. Submitting the details of the Fire Apparatus Access Gate for the second entrance (eastern entrance) on Dawson Street and the gate being approved by the Building Official; and
2. If necessary due to the improvements to Dawson Street, move the existing privacy fence located on the west side of the west entrance farther back from the front property line so as to not impede sight distance when exiting the premises.

Chris Stephenson, representative for the applicant, stated that Aaron Hanley, Vonore Fire Chief, had changed his mind and now did not want the Fire Apparatus Access Gate and wanted the driveway to be wider than shown so as to accommodate two fire trucks side by side. A general discussion followed.

Commissioner Swafford moved to approve the site plan subject to the Fire Chief finalizing the second entrance design and moving the existing privacy fence located on the west side of the west entrance farther back from the front property line. Commissioner Moore seconded the motion and the motion passed unanimously.

**PRELIMINARY PLAT OF THE WIDENING OF DAWSON STREET FROM HIGHWAY 360 TO THE MAGNOLIA HOUSE AT 350 DAWSON STREET, APPROXIMATELY 960 FEET IN LENGTH (MSHN Enterprises, Applicant)**

Hawk presented the preliminary plat. The plans are for the improvement of Dawson Street from Highway 360 to the western driveway of the Magnolia House. The submitted plans also show the moving of two power poles and the TDS underground lines in front of Parcel 030.00, Tax Map 028, which were not a part of the Memorandum of Understanding. The section in front of Parcel 030.00 is the only section of Dawson Street where there is adequate right-of-way to make the full improvement and that improvement is only possible if the power poles and the TDS lines are moved. Hawk recommended that a compromise to consider that would maximize improvement to Dawson Street for the money spent by the applicant, would not increase the amount spent by the applicant, and would not cost the town any money, would be to only improve the portion of Dawson Street in front of Parcel 030.00 which is approximately 440 feet in length. In this compromise scenario, the applicant would not improve Dawson Street between Highway 360 and the western property line of Parcel 030.00 and those funds would instead be used to move the two power poles and the TDS lines. A lengthy discussion followed.

It was agreed the applicant would improve Dawson Street from Highway 360 to the western driveway of the Magnolia House as shown on the preliminary plat with the condition that the Town would equally split the cost of moving the two power poles and the TDS lines at a cost not

**Vonore Municipal Regional Planning Commission – Minutes**  
**8/6/2019**  
**Page 3**

to exceed \$5,500 and that the applicant would not be required to remove the gravel parking lot. Mayor Lovingood noted that if the site was modified and parking needs increased, the parking lot would need to be paved at that time. The Board of Mayor and Aldermen will take action on the Town paying 50% of the cost to move the utilities with a maximum of \$5,500 at their Tuesday, August 13, 2019, meeting. Chris Stephenson, on behalf of MSHN Enterprises, agreed to this arrangement. Ben Mullins, Attorney for MSHN Enterprises, stated that a new Memorandum of Understanding was not necessary since his client is agreeing to this modification from the original Memorandum of Understanding.

Commissioner Moore moved to approve the preliminary plat subject to:

1. The Town of Vonore contributing up to \$5,500 for the cost of moving the two power poles and the TDS underground lines in front of Parcel 030.00, Tax Map 028;
2. The Magnolia House not being required to remove the gravel parking lot;
3. Striping the centerline of Dawson Street where there is adequate width;
4. Striping the white lines at the edge of the travel lanes;
5. Including detail of proposed striping;
6. Changing the proposed street cross section to show the 6” compacted aggregate base to be 3’ in width vs. 2’ in width;
7. Submitting a Letter of Credit to ensure road improvement completion; and
8. Submitting the name, contact information, and credentials of the third-party independent inspector that is to inspect Dawson Street during the construction process. Such inspector shall submit inspection tickets to Vonore Town Hall.

Commissioner Flynn seconded the motion and the motion passed unanimously.

**OTHER BUSINESS**

None

**ADJOURNMENT**

Commissioner Flynn moved to adjourn. Commissioner Swafford seconded the motion and the motion passed 4-0 with Commissioner Moore having left. The meeting adjourned at 6:51 p.m.

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Secretary

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Date