

MINUTES
VONORE MUNICIPAL/REGIONAL PLANNING COMMISSION
November 5, 2019

Members Present

Allen Cansler, Chair
Bob Lovingood, Mayor
Thomas Flynn
Tim Swafford

Members Absent

Harold Davis, Secretary
Greg Fowler
Michael Moore

Others Present

Ruth Viergutz Hawk, Planner
Greg Altum, Press
Scott Davis
Shelby Davis
Sam Moser
Bruce Christopher

CALL TO ORDER AND APPROVAL OF MINUTES

Chairman Cansler called the meeting to order at 6:00 p.m. Commissioner Swafford moved to approve the minutes of October 1, 2019. Commissioner Flynn seconded the motion and the motion passed unanimously.

SUBDIVISION PLAT OF PARCEL 047.00, MONROE COUNTY TAX MAP 027, LOCATED ON THE SOUTHWEST CORNER OF LAKESIDE AND SUMMIT ROADS, 1.8 ACRES, TO CREATE 3 PARCELS, LOCATED IN THE PLANNING REGION (Joy Hawkins, Applicant)

Hawk presented the plat and stated that it met all the minimum requirements of the Subdivision Regulations and no variances were being requested. Hawk recommended approval of the plat subject to obtaining the appropriate signatures.

Commissioner Flynn moved to approve the plat subject to obtaining the appropriate signatures. Mayor Lovingood seconded the motion and the motion passed unanimously.

SITE PLAN FOR CHOTA COMMUNITY HEALTH SERVICES, PARCEL 012.00, GROUP A, MONROE COUNTY TAX MAP 038B, 1206 HIGHWAY 411, LOCATED ON THE NORTHWEST CORNER OF CHURCH STREET AND HIGHWAY 411, ZONED C-3, .99 ACRES (Laura Harris/Chota Community Health Services, Applicant)

Hawk presented the site plan. A general discussion followed. Sam Moser represented the applicant and answered the commissioners' questions. Hawk recommended approval of the site plan subject to adding the 10' side yard building setback line on Sheets CP.1 and CP.3.

Commissioner Flynn moved to approve the site plan subject to adding the minimum side yard building setback line. Mayor Lovingood seconded the motion and the motion passed unanimously.

AMENDMENT TO THE TEXT OF THE VONORE ZONING ORDINANCE, CHAPTER 6, SECTION 11-610. PERFORMANCE STANDARDS FOR SELF SERVICE STORAGE FACILITIES, TO AMEND DRIVEWAY PAVEMENT REQUIREMENTS AND MAXIMUM UNIT SIZE (Scott Davis, Applicant)

Hawk presented the applicant's request, the existing ordinance, and the proposed changes to the ordinance. A general discussion followed. No action was taken. Hawk is to prepare an ordinance and bring it back to the planning commission next month.

OTHER BUSINESS

SUBDIVISION PLAT OF PARCELS 063.01 AND 062.01, MONROE COUNTY TAX MAP 058, LOCATED ON THE WEST SIDE OF RASAR ROAD AND NORTH OF HOPEWELL SPRINGS ROAD, 23.76 ACRES, TO CREATE A .58 ACRE PARCEL FROM PARCEL 063.01 AND TO ADD THE REMAINING 6.23 ACRES TO PARCEL 062.01, LOCATED IN THE PLANNING REGION (Lon Stamey, Applicant)

Hawk stated that this is a plat that normally would only be reviewed by staff with the planning commission secretary signing the plat. Parcel 063.01, however, does not front directly on Rasar Road, but has a 275' long 20' wide access easement that runs across Parcel 063.00, Monroe County Tax Map 058. This is an existing condition and by adding the bulk of the land area of Parcel 063.01 to Parcel 062.01, which has road frontage on Hopewell Springs Road, it reduces the nonconformity of the parcel. A general discussion followed.

By consensus the commission agreed that this plat would be exempt and to approve the plat.

SEQUOYAH LANDING – RV RESORT (TLC Consulting, Inc./Kenneth Notturmo, Applicant)

Hawk presented a very preliminary concept plan for the Sequoyah Landing Marina area. The land is located on the south side of Highway 411 just west of the Tellico Lake bridge. Mr. Notturmo had dropped the concept plan off at Hawk's office and stated that it could be shown to the planning commission to give them an idea of the discussions that were taking place regarding the development of the property. A general discussion followed. No action was taken.

ELECTION OF OFFICERS – CHAIRMAN AND SECRETARY

Mayor Lovingood moved to keep the same slate of officers – Allen Cansler, Chairman, and Harold Davis, Secretary. Commissioner Swafford seconded the motion and the motion passed unanimously.

ADJOURNMENT

Commissioner Swafford moved to adjourn. Mayor Lovingood seconded the motion and the motion passed unanimously. The meeting adjourned at 6:56 p.m.

Secretary

Date