

**MINUTES**  
**VONORE MUNICIPAL/REGIONAL PLANNING COMMISSION**  
**May 5, 2020**

**Members Present**

Allen Cansler, Chair  
Harold Davis, Secretary  
Bob Lovingood, Mayor  
Thomas Flynn  
Greg Fowler  
Michael Moore  
Tim Swafford

**Members Absent**

**Others Present**

Ruth Viergutz Hawk, Planner  
Greg Altum, Press  
Melissa Peagler, LKM Prop.

**CALL TO ORDER AND APPROVAL OF MINUTES**

Chairman Cansler called the meeting to order at 6:02 p.m. immediately following the Board of Zoning Appeals meeting. Commissioner Davis moved to approve the minutes of March 3, 2020. Commissioner Swafford seconded the motion and the motion passed 6-0, Commissioner Moore having not yet arrived.

**REQUEST TO REZONE PARCEL 050.00, MONROE COUNTY TAX MAP 037, LOCATED ON THE SOUTHWEST CORNER OF HIGHWAY 411 AND HIGHWAY 72/WOODHAVEN DRIVE ACROSS FROM THE FOOD CITY, 5.49 ACRES, FROM R-1 LOW DENSITY RESIDENTIAL DISTRICT TO C-3 HIGHWAY BUSINESS DISTRICT (LKM Properties, Applicant)**

Hawk presented Ordinance No. 20-03, which recommends approval of the rezoning request to the Board of Mayor and Aldermen. Hawk explained that upon development, access would be to Woodhaven Drive rather than Highway 411. A general discussion followed. Melissa Peagler represented the applicant and answered questions.

Mayor Lovingood moved to recommend approval of Ordinance No. 20-03 to the Board of Mayor and Aldermen. Commissioner Davis seconded the motion and the motion passed 6-0, Commissioner Moore having not yet arrived.

**SITE PLAN FOR SECOND PHASE OF EXPANSION OF THE EXISTING INDUSTRIAL FACILITY LOCATED AT 200 INDUSTRIAL DRIVE, PARCEL 040.14, MONROE COUNTY TAX MAP 028, LOCATED IN THE NILES FERRY INDUSTRIAL PARK BETWEEN THE TWO RAILROAD LINES, 17.7 ACRES, ZONED M-2 (Vonore Fiber Products, LLC, Applicant)**

Hawk presented the site plan and explained that since the first phase of the development was approved, the owners have moved the internal property line as intended, so all building setbacks are met. Hawk stated the site plan met all requirements. A general discussion followed.

Mayor Lovingood moved to approve the site plan. Commissioner Davis seconded the motion and the motion passed 6-0, Commissioner Moore having not yet arrived.

**VARIANCE REQUEST FROM THE VONORE SUBDIVISION REGULATIONS, ARTICLE III., SECTION C., LOTS 1. ARRANGEMENTS, TO CREATE 3 LOTS OUT OF 2 EXISTING LOTS ON AN UNIMPROVED EASEMENT, TAX MAP 048, PARCEL 042.08 AND 052.09, 4 ACRES, OFF OF WHITE LANE, LOCATED IN THE PLANNING REGION (Hubert Larson White, Applicant)**

Hawk presented the request explaining that Mr. White wished to subdivide the existing two lakefront parcels into three parcels so that he could give each of his children a lakefront lot. The lots currently front on an unimproved access easement that is approximately twenty-five (25) feet in width. With the exception of utilities to an existing house, no other utilities have been extended in the easement to serve the remaining lots. A general discussion followed.

Hawk stated that if they were in support of the variance, that at a minimum the following conditions be met:

1. Parcel 052.03 grant additional width to the access easement that serves Parcels 052.13, 052.09, the new lot, 052.08, 052.05, 052.12, 052.02, and 052.11. The total width of the access easement (southwest and northwest sides of Parcel 052.03) shall be a minimum of fifty (50) feet;
2. That at a minimum, Parcels 052.09, the new lot, and Parcel 052.08 shall participate in a road maintenance agreement. Preferably all the property owners that ultimately will use this easement for access would enter into such roadway maintenance agreement; and
3. That the applicant hire a surveyor to prepare a plat that includes Parcel 052.09, 052.08, 052.03, and the access easement, and to submit the plat to the planning commission for approval. This plat will create the third lake front lot, dedicate the additional easement width off two sides of Parcel 052.03, and include the required dedication of additional right-of-way along White Lane (25' to centerline).

Commissioner Moore moved to approve the variance request to create a third parcel fronting on Tellico Lake from Parcels 052.09 and 052.08, provided the above three conditions are met. Commissioner Flynn seconded the motion and the motion passed unanimously.

**AMENDMENT TO THE TEXT OF THE VONORE ZONING ORDINANCE, CHAPTER 2, SECTION 11-204. DEFINITIONS, AND CHAPTER 6, SECTION 11-604. SIGNS, BILLBOARDS, AND OTHER ADVERTISING STRUCTURES, TO AMEND THE SIGN REGULATIONS**

Hawk presented Ordinance No. 20-04, which is a new sign ordinance and associated definitions. Hawk reviewed the existing and proposed sign ordinances. A general discussion followed.

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Commissioner Fowler moved to recommend approval of Ordinance No. 20-04 to the Board of Mayor and Aldermen. Mayor Lovingood seconded the motion and the motion passed unanimously.

**UPDATE ON SMALL CELL 5G APPLICATION**

Hawk reported that Tilson had submitted a revised location for the DT Vonore CRAN 004 site located on Dawson Street at Highway 411 and Peachtree Street in late March. The revised location for the small cell tower met the minimum clear zone requirements as approved by the planning commission and because the commission did not meet in April, Hawk approved the revised location. The commission concurred.

**OTHER BUSINESS**

Hawk reported that she had incorporated all the amendments to the *Vonore Subdivision Regulations*. This latest edition of the regulations can be found on the <http://monroeplanning.com> website.

Hawk reported that she had also incorporated all the amendments to the *Vonore Zoning Ordinance*. She will wait until the sign regulations have been finalized before putting this latest edition of the zoning ordinance on the website.

**ADJOURNMENT**

Mayor Lovingood moved to adjourn. Commissioner Flynn seconded the motion and the motion passed unanimously. The meeting adjourned at 7:08 p.m.

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Secretary

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Date