

MINUTES
VONORE MUNICIPAL/REGIONAL PLANNING COMMISSION
July 6, 2021

Members Present

Allen Cansler, Chair
Harold Davis, Secretary
John Hammontree, Mayor
Thomas Flynn
Tim Swafford

Members Absent

Greg Fowler
Michael Moore

Others Present

Tom Cofer and John Cofer
Greg Altum, Press
Danny Amschler
Frank Vultaggio
Wendy Perestam
Laura Smith, Planner

CALL TO ORDER AND APPROVAL OF MINUTES

Chairman Cansler called the meeting to order at 6:00 p.m. The minutes of the June 1, 2021 meeting were unanimously approved on a motion by Thomas Flynn seconded by Harold Davis.

CONSIDERATION OF SITE PLAN, BOOTLEGGERS ROADSIDE ICE CREAM, LLC, 1830 HIGHWAY 411, CORNER OF BARNES LANE, TAX MAP 037, PARCEL 071.00, APPLICANT, JAMES HAIR, SURVEYOR FOR PROPERTY OWNER, FRANK VULTAGGIO, C-3, HIGHWAY BUSINESS DISTRICT, APPROXIMATELY .89 ACRES

Mr. Vultaggio and Ms. Perestam were present to request site plan approval for proposed ice cream shop which would be walk up, with no indoor seating. There was a discussion regarding the narrowness of Barnes Lane and a proposed entrance to employee parking, that they would prefer to leave as gravel. Ms. Smith stated that the plan met the site plan requirements and that paved parking was a requirement.

ACTION

Mr. Davis moved to approve the site plan which was seconded by Chairman Cansler and approved unanimously.

SITE PLAN, O'REILLY AUTO PARTS, HIGHWAY 411 (ADJACENT TO FOOD CITY), TAX MAP 037, PARCEL 47.01, APPLICANT AND PROPERTY OWNER (TOM COFER), ALL POINTS DEVELOPMENT, LLC, C-3, HIGHWAY BUSINESS DISTRICT, APPROXIMATELY 1.75 ACRES

Tom Cofer was present to request site plan approval for new store. He stated they were currently in the process of obtaining a LOMR-F from FEMA to allow them to use fill on the site as it is partially in the flood hazard area and that all comments sent by Ms. Smith would be addressed on the site plan. He noted that the drainage would be directed to the existing retention pond and the parking shown is at 9' wide instead of 10' as required in the Zoning Ordinance. Mr. Cofer stated that the new store will look like the one in Athens. Ms. Smith stated that included on the list of lacked items sent to Mr. Cofer was a landscaping plan and a fire hydrant within 500' of the new building, which Mr. Amschler said he would check on.

ACTION

Mr. Davis moved to approve the site plan with 9' wide parking spaces, subject to the LOMR-F and with verification that the lacked items would be obtained. Chairman Cansler seconded the motion and it was approved unanimously.

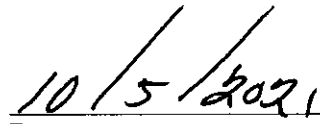
OTHER BUSINESS

Ms. Smith will work on an amendment to the Zoning Ordinance and bring a template for the Planning Commission to review.

ADJOURNMENT

The meeting adjourned at 6:20 p.m.


Secretary


Date