

**AGENDA**  
**VONORE MUNICIPAL/REGIONAL PLANNING COMMISSION**  
**VONORE COMMUNITY CENTER**  
**Tuesday, December 7, 2021**

Members Present	Members Absent	Others Present
Allen Cansler, Chair	Thomas Flynn	Greg Altum, Press
Harold Davis, Secretary	Greg Fowler	Laura Smith, Planner
John Hammontree, Mayor		Paul Willson
Tim Swafford		Donna Davis
		Michael Millsaps
		Teresa Millsaps
		Jarrold Brackett
		Ken Notturmo

CALL TO ORDER AND APPROVAL OF MINUTES

Chairman, Allen Cansler called the meeting to order at 6:25 p.m. and the minutes of the October 5, 2021 meeting were unanimously approved on a motion by Tim Swafford seconded by Mayor, John Hammontree. *(November meeting cancelled).*

ANNUAL MEETING, ELECTION OF OFFICERS

Moved to end of meeting.

REZONING REQUEST FROM C-3, HIGHWAY BUSINESS DISTRICT TO R-1, LOW DENSITY RESIDENTIAL DISTRICT, APPLICANTS AND PROPERTY OWNERS, MICHAEL AND PENNY COOK, HWY. 411, TAX MAP 037E, GROUP A, PARCEL 23.0, APPROXIMATELY 1.25 ACRES

Staff stated that the property had been subdivided in 2005 as two commercial lots. The Cook's property is vacant and has just 30' of road frontage, and is adjacent to C-3, Highway Business District to the north, west, and south sides of the property with R-1, Low Density Residential District to the east. The property adjacent to the Cook's on the south side is residential use. Mr. Cook proposes building a home on the lot.

ACTION

Harold Davis moved to recommend the rezoning of the property from C-3 to R-1 which was seconded by Mayor Hammontree and unanimously approved.

SITE PLAN, EXPANSION OF MCDONALD'S BUILDING AND ADDITIONAL DRIVE THROUGH LANE, HWY. 411, TAX MAP 037, PARCEL 65.04, C-3, HIGHWAY BUSINESS DISTRICT, APPROXIMATELY 1.98 ACRES, KRISTIN LANG, BRITT, PETERS AND ASSOCIATES

Ms. Lang was present and stated that they propose an additional drive through lane, moving parking that was in the back to the side and an additional dumpster in the area of the car-wash. They would like to start soon and estimate that it would be the 2<sup>nd</sup> quarter of 2022 before they can begin. Staff stated that the site plan met the requirements and recommended approval.

ACTION

Mayor Hammontree moved to approve the site plan which was seconded by Mr. Swafford and approved unanimously.

ZONING ORDINANCE AMENDMENT, CHAPTER 6, SECTION 11-604, SIGNS AND BILLBOARDS, WALL SIGNS

Staff summarized that the sign regulations do not take into account window signs in the commercial district that front on Hwy. 411. The proposed amendment is to include wall signs in total permitted square footage calculations.

ACTION

Mr. Davis moved to recommend the amendment which was seconded by Mr. Swafford and approved unanimously.


ANNUAL MEETING, ELECTION OF OFFICERS

Mr. Swafford moved to keep the same officers for another year. The motion was seconded by Mayor Hammontree and approved unanimously.

ADJOURNMENT

Meeting adjourned at 6:35 p.m.

  
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Secretary, Vonore Regional Planning Commission

  
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Date