

MINUTES
VONORE MUNICIPAL/REGIONAL PLANNING COMMISSION
VONORE COMMUNITY CENTER
January 11, 2022

| Members Present | Members Absent | Others Present |
|---------------------------------------|----------------|----------------------|
| Allen Cansler, Chair | | Greg Altum, Press |
| Harold Davis, Secretary | | Laura Smith, Planner |
| John Hammontree, Mayor | | Robert Heimann |
| Tim Swafford | | Danny Amschler |
| Thomas Flynn | | Misty Pina |
| Greg Fowler | | Carolyn Heimann |
| Bob Keenan (<i>appt. Jan. 2022</i>) | | |
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CALL TO ORDER AND APPROVAL OF MINUTES

Chairman, Allen Cansler called the meeting to order at 4:30 p.m. and the minutes of the December 7, 2021, meeting were unanimously approved on a motion by Harold Davis and seconded by Greg Fowler. Newly appointed commissioner, Bob Keenan, was welcomed.

DISCUSSION, PUD CONCEPT PLAN FOR 24 DUPLEXES, APPLICANT, ROBERT HEIMANN, PROPERTY OWNER, GREGORY MARTIN, HWY. 360 AND DAWSON ST., TAX MAP 028, PARCELS 030.00, 030.03, AND 030.05, R-2, HIGH DENSITY RESIDENTIAL DISTRICT, APPROXIMATELY 12.4 ACRES

Ms. Smith summarized that Mr. Heimann was present for discussion of proposed duplexes. Mr. Heimann talked about some of the challenges in his proposal such as irregularly shaped property and two easements, TVA and sewage. He stated the terrain is hilly and drops 15'. The units would have staggered rooflines. Eighty percent of the units could be lower-level walkouts and possibly two stories, possibly with stone facade. The deed will have restrictions. Curbs, common lawn care, trash pickup, and landscaping will be provided. Units will have as much privacy as possible. The development will have a recreation easement, and there is a TVA access to lake, however, it is not known at this time if TVA would allow docks. Mr. Heimann stated he had done similar developments where he previously, in Ohio, and he would like to start as soon as possible. The property is under contract and they are working with CBBC. There will be built streets connected to the city street system. The size of the water lines was discussed and the goal is to rent the units out and maintain ownership. Further discussion included the subdivision entry, topography, steepness of the land, an island in the cul-de-sac and stormwater. No official action was taken, however, the consensus of the commissioners was positive to the development.

SUBDIVISION PLAT, 3-LOTS, PROPERTY OWNER, EDNA FRANKLIN, MOUNTAIN VIEW DR., TAX MAP 038, PARCEL 043.00, R-1, LOW DENSITY RESIDENTIAL DISTRICT, APPROXIMATELY 1.96 ACRE

Applicant requested item be postponed due to illness.

ACTION

This item tabled until next meeting.

SITE PLAN, M SALON, PROPERTY OWNER, MISTY PINA, HWY. 411 AT OAK HILL LN.,
TAX MAP 037E, GROUP A, PARCEL 019.02, C-3, HIGHWAY BUSINESS DISTRICT,
APPROXIMATELY 1.36 ACRES

Misty Pina, M Salon owner, appeared before commission. Staff noted that the site plan lacked some items, and it was undetermined if there would be an entrance access from Highway 411. The builder is with Construction General Contractors and he asked about obtaining a permit in phases and was directed to check with the building inspector. Staff will forward a list of lacked items to Ms. Pina to complete the site plan.

ACTION

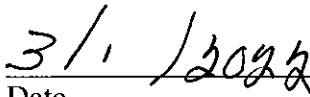
No action was taken.

ADJOURNED

Meeting adjourned at 5:30 p.m.



Secretary, Vonore Regional Planning Commission



Date