

MINUTES
VONORE MUNICIPAL/REGIONAL PLANNING COMMISSION
VONORE COMMUNITY CENTER
Tuesday, April 5, 2022

Members Present	Members Absent	Others Present
John Hammontree, Mayor	Allen Cansler, Chair	Greg Altum, Press
Harold Davis, Secretary	Greg Fowler	Laura Smith, Planner
Bob Keenan		Ron Whitaker
Tim Swafford		Susan Saunders
Thomas Flynn		Shawn McDaniel
		Billy Trammell
		Chuck Whited
		Mark Owens
		Danny Amschler

CALL TO ORDER AND APPROVAL OF MINUTES

Vice Chairman, Tim Swafford called the meeting to order at 6:10 p.m. The minutes of the April 5, 2022, meeting were approved on a motion by Mayor, John Hammontree and seconded by Thomas Flynn.

SUBDIVISION PLAT, ADANDON INTERIOR LOT LINES, APPLICANT SUSAN SAUNDERS, PROPERTY OWNER, THE OVERHILL ELEVEN, HWY. 411, TAX MAP 037, PARCEL 046.00, C-3, HIGHWAY BUSINESS DISTRICT, APPROXIMATELY 8.9 ACRES
ADJOURNED

Ms. Saunders was present with Ron Whitaker, C2RL Engineer, to abandon the interior lot lines on Parcel 46.0 Map 37, for proposed self-storage facility.

ACTION

Harold Davis moved to approve which was seconded by Mr. Flynn and approved unanimously.

REZONING REQUEST, APPLICANT, MARK OWENS, PROPERTY OWNER, CROSS CREEK INVESTMENTS LLC, REZONE PART OF PARCEL 076.00, TAX MAP 037, HWY. 411 AND OAK HILL LANE, FROM R-1 LOW DENSITY RESIDENTIAL TO R-2 HIGH DENSITY RESIDENTIAL DISTRICT, AND PART OF PARCEL 76.0 FROM C-3 HIGHWAY BUSINESS DISTRICT TO R-2 HIGH DENSITY RESIDENTIAL DISTRICT, APPROXIMATELY 27.2 ACRES

Mr. Owens requests rezoning part of Parcel 76.0 from R-1, Low Density Residential to R-2, High Density Residential and part of Parcel 76.0 from C-3, Highway Business District to R-2, leaving a portion of the parcel that is at the corner and fronts on Hwy. 411 and Oak Hill Lane as existing C-3. The proposal is for a subdivision with approximately 80 lots, each with a minimum lot size of 7,500 square feet. The Commission discussed traffic impacts, and the possibility that Oak Hill Lane may need improvements done by the developer for the subdivision.

ACTION

Mayor Hammontree moved to approve the rezoning with the understanding that traffic impacts will need to be considered and the possibility that the developer would have to improve Oak Hill Lane. The motion was seconded by Mr. Davis and approved unanimously.

SITE PLAN FOR NILES FERRY LOGISTICS TRUCKING FACILITY, APPLICANT, BILLY TRAMMELL, PROJECT MANAGER, SONS CONSTRUCTION, PROPERTY OWNER, NILES FERRY LOGISTICS, 407 DEER TRACE DR., TAX MAP 028, PARCEL 040.26, M-2, HEAVY INDUSTRIAL DRISTRIC, APPROXIMATELY 9.54 ACRES

Mr. Trammell was present for site plan approval for the new Niles Ferry Logistics Trucking Facility. The facility proposed is for the trucks to pick up loads and drop them off. There would be some truck maintenance and repair on site for Niles Ferry Logistics trucks only. There was a discussion regarding traffic impacts on Deer Trace Dr. When trucks enter the Niles Ferry Industrial Park on Industrial Dr., they would need to turn onto Deer Trace Dr. to get to the facility. If they continue on Deer Trace Dr., they would end up in Vonore's downtown area passing the Vonore Middle School. Deer Trace is a narrow road with curves and to ensure that drivers leaving the facility get back out onto Industrial Dr. instead of going by the school, Mr. Trammel said that they would put up signs that trucks could only make a right hand turn out of the facility, and the site plan was recommended for approval.

ACTION

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


DISCUSSION AND REVIEW, SECTION 11-604. SIGNS AND OTHER ADDVERTISING STRUCTURES FOR WAYFARING SIGNS;

Ms. Smith discussed the grant received by the County for wayfinding signs for cultural, historic, and tourism significance. To allow these signs within the city limits, the Zoning Ordinance may need to be amended and commissioners were open to amending it in the future.

ADJOURNMENT

The meeting adjourned at 6:40 p.m.


Secretary, Vonore Regional Planning Commission


Date