

MINUTES
 VONORE MUNICIPAL/REGIONAL PLANNING COMMISSION
 Tuesday, January 3, 2023

Members Present	Members Absent	Others Present
John Hammontree	Allen Cansler, Chair	Greg Altum, Press
Harold Davis, Secretary		Laura Smith, Planner
Greg Fowler		Tom Harmon
Tim Swafford		Deb Harmon
Bob Keenan		Laura Ewert
Thomas Flynn		Brett Ewert
		Philip Askey
		Avi Askey
		Danny Amschler

CALL TO ORDER AND APPROVAL OF MINUTES

Vice Chairman, Tim Swafford called the meeting to order at 6:12 p.m. and the November 1, 2022 meeting minutes were unanimously approved on a motion by Greg Fowler seconded by Thomas Flynn.

SITE PLAN, OVERHILL GARDENS, AVI ASKEY, 1230 HWY. 411, TAX MAP 038B, GRP. A PARCEL 015.00, C-3, HIGHWAY BUSINESS DISTRICT, APPROX. 1 ACRE

Mr. Askey presented his concept plan for new additional location of landscaping business. He is not requesting site plan approval at this time. He stated that his current business, Overhill Gardens, is located on Citico Rd. and that they get about 300 cars per month. They operate a family-7099owned business with about 8-10 employees. He wants to expand the business of selling native plants. He has not gotten a survey done yet and proposes expanding as they go. His goal for the year is to open from 10 a.m.-5:00 p.m. a few days per week and see how that goes first. He proposes 10 parking spaces and business would be outside only. The existing building on the property was a dwelling and he said it needs complete renovation. The approximate .5 acre of land would be used for gravel parking and selling plants that they grow themselves, and they do not sell annuals. He will want to sell mulch in the future, but not this year. The existing building will eventually be used for an office, but it is currently closed off. Mr. Askey only wants to use gravel for the parking at this time and would like to open in April. He said that Tree Day is coming up and he would like to be open for that too. Ms. Smith stated that the concept plan lacked items for the site plan including; property owner name and address, Map and Parcel ID, zoning and setbacks, layout and dimensions of the parking lot, ingress and egress, location map, acreage, rights-of-way, boundary survey showing distances and dimensions, and locations of utilities. A driveway permit may also be required from the TDOT. Since Mr. Askey was not going to do any renovations on the existing structure and did not plan to use it, Fire Chief, Amschler asked if he was going to keep it locked and Mr. Askey said that it would be. Mr. Askey stated that he will probably want to put up “now hiring” signs too. No action taken.

OTHER BUSINESS

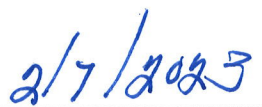
Residents, Debra and Tom Harmon were present to discuss subdividing a lot off their property for their daughter and son-in-law to build a house. The property on Tax Map 21, Parcel 2.00 with approximately 37 acres is accessed from Clark Ln. a TVA private easement, which the Harmon's have use of. There was a discussion of the 50' road frontage requirement and the 3 acre minimum lot size in the A-1 zoning district, and how they could achieve this. The Harmon's are continuing to try and work with TVA.

ADJOURNMENT

The meeting adjourned at 7:00 p.m.



Secretary, Vonore Regional Planning Commission



Date