

MINUTES
 VONORE MUNICIPAL/REGIONAL PLANNING COMMISSION
 Tuesday, April 4, 2023

Members Present	Members Absent	Others Present
John Hammontree, Mayor	Greg Fowler	Greg Altum, Press
Harold Davis, Secretary		Laura Smith, Planner
Bob Keenan		Mark Owens
Tim Swafford, Vice Chair		Terri Moore
Allen Cansler, Chair		Chris Brown
Thomas Flynn		

CALL TO ORDER AND APPROVAL OF MINUTES

Chairman, Allen Cansler called the meeting to order at 6:25 p.m. and the February 7, 2023, meeting minutes were unanimously approved on a motion by Tim Swafford seconded by Harold Davis.

REQUEST TO AMEND ZONING ORDINANCE, SECTION 11-405, R-2 HIGH DENSITY RESIDENTIAL DISTRICT, 3. AREA REGULATIONS, E. MINIMUM LOT WIDTH AT BUILDING SETBACK LINE, APPLICANT, MARK OWENS, CROSS CREEK INVESTMENTS, LLC, HWY. 411 AND OAK HILL LANE, TAX MAP 37, PARCEL 76.0, APPROX. 27.2 ACRES

Mr. Owens proposes a subdivision off Oak Hill Lane. The minimum lot size requirements in the Subdivision Regulations for lots with public water and connection to public sewer, the lot shall be 75' wide at the building setback line. However, the lot size in the R-2 District in the Zoning Ordinance requires lots with public water and sewer shall be 100' wide at the building setback line. Mr. Owens could develop approximately 79 lots with a 75' width and approximately 56 lots at the 100' width. The prospective home builder uses a building model of 41' x 65' homes. Amending Section 11-405 in the Zoning Ordinance would make the lot width requirement consistent with the Subdivision Regulations for lots with public water and sewer connections.

ACTION

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

REZONING REQUEST FROM M-1, LIGHT INDUSTRIAL DISTRICT TO C-3, HIGHWAY COMMERCIAL DISTRICT FOR PROPOSED SELF-STORAGE FACILITY (MINI-WAREHOUSES), APPLICANT AND PROPERTY OWNER, JOE EVERETT, 1704 HWY. 411, TAX MAP 37, PARCEL 73.0, APPROX. 3.0 ACRES

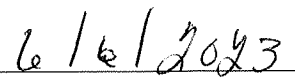
Item withdrawn by applicant.

ADJOURNMENT

With no other business, the meeting was adjourned at 6:45 p.m.



 Secretary, Vonore Regional Planning Commission



 Date