

MINUTES
 VONORE MUNICIPAL/REGIONAL PLANNING COMMISSION
 SEPTEMBER 5, 2023

| Members Present | Members Absent | Others Present |
|--------------------------|----------------|----------------------------------|
| John Hammontree, Mayor | | Greg Altum, The Buzz |
| Harold Davis, Secretary | | Laura Smith, Planner |
| Tim Swafford, Vice Chair | | Adam Moore |
| Thomas Flynn | | Terri Moore |
| Bob Keenan | | Chris Brown, Harold Brown Design |
| Allen Cansler, Chair | | |
| Danny Amschler | | |

CALL TO ORDER AND APPROVAL OF MINUTES

Chairman, Allen Cansler called the meeting to order at 6:00 p.m. and the minutes of the August 1, 2023, meeting were unanimously approved on a motion by Thomas Flynn seconded by Harold Davis.

SITE PLAN, HWY. 411 RV PARK & CAMPGROUND, PROPERTY OWNERS, ADAM & TERRI MOORE, HWY. 411, TAX MAP 028, PARCELS 16.01 AND 16.02, C-3 HIGHWAY BUSINESS DISTRICT, APPROX. 8.76 ACRES

Adam and Terri Moore were present with Engineer, Chris Brown. Ms. Smith noted comments emailed to Mr. Brown. Mr. Brown verified that each space is 20' x 50' as shown on the site plan. There was a discussion about fire hydrants and placement which will be at the entrance of the RV Park and another 500' away. The front setback line is shown at 10' instead of 30' as it is adjacent to another parcel that fronts on Hwy. 411. There will be a 2" water line with the line that runs through the middle of the RV Park changed to a 6" line. The TDOT has approved a driveway permit and TASS has approved for water and sewer. Electricity will be provided by the Loudon Utilities Board. The distance between the proposed RV's and adjacent properties were discussed when neighboring property owners expressed concern for proximity to activity noise and lights from the development. Ms. Moore stated that she would consider installing additional buffering and will look into it. It was noted that the permit from TDEC would need to be obtained before the building permit is approved.

ACTION

Mr. Davis moved to approve the site plan subject to the installation of the fire hydrants, buffering along rear property line, and noting front setback of 30'. The motion was seconded by Mr. Flynn and approved unanimously.

DISCUSSION OF PROPOSED WAREHOUSES, DON GREENE, INDUSTRIAL DR., TAX MAP 028, PARCEL 40.24, M-2, HEAVY INDUSTRIAL DISTRICT, APPROX. 62.55 ACRES

No one present.

OTHER

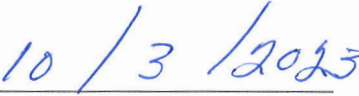
Mayor Hammontree announced that Danny Amschler had been appointed to the vacancy on the Planning Commission.

ADJOURNMENT

The meeting adjourned at 6:35 p.m.



Secretary, Vonore Regional Planning Commission



Date