

MINUTES
 VONORE MUNICIPAL/REGIONAL PLANNING COMMISSION
 NOVEMBER 7, 2023

Members Present	Members Absent	Others Present
John Hammontree, Mayor	Allen Cansler	Greg Altum, The Buzz
Harold Davis, Secretary		Laura Smith, Planner
Tim Swafford, Vice Chair		John Carson
Thomas Flynn		Tammy Carson
Danny Amschler		Peter Medlyn
Bob Keenan		David Wiggins

CALL TO ORDER AND APPROVAL OF THE MINUTES OF SEPTEMBER 5, 2023, MEETING.

Vice Chairman, Tim Swafford called the meeting to order at 6:00 p.m. and the minutes of the October 3, 2023, meeting were unanimously approved on a motion by Thomas Flynn seconded by Harold Davis.

REZONING REQUEST FROM C-3, HIGHWAY COMMERCIAL DISTRICT TO R-2, HIGH DENSITY RESIDENTIAL DISTRICT FOR PROPOSED SUBDIVISION, HWY. 360, PART OF PARCEL 021.00, TAX MAP 0280, GROUP F, APPLICANT, JOHN CARSON III, ESQ. FOR PROPERTY OWNER, BLUE SKY MINING, C/O PETER MEDLYN, APPROXIMATELY 1.25 ACRES

Attorney John Carson was present with Peter Medlyn, Blue Sky Mining to request rezoning of part of Parcel 21.0 from C-3, Highway Business District to R-2, High Density Residential District to be consistent with the remaining property's zoning, for proposed development.

ACTION

Mr. Davis moved to recommend the rezoning, which was seconded by Mayor, John Hammontree and approved unanimously.

PRELIMINARY PUD SUBDIVISION PLAT, CITICO, 156 LOTS WITH PRIVATE STREETS, APPLICANT, JOHN CARSON III, ESQ. FOR BLUE SKY MINING, C/O PETER MEDLYN, HWY. 360, TAX MAP 0280, GROUP F, PARCEL 021.00 (SEE A ABOVE), AND PARCELS 061.00 AND 061.01 ON TAX MAP 038, R-2, HIGH DENSITY RESIDENTIAL DISTRICT, APPROXIMATELY 44.0 ACRES

Mr. Carson summarized the proposed development of 156 lots with private interior roads. The proposed subdivision would probably be gated, with a homeowner's association for maintenance of the roads, amenities, clubhouse and all other common areas. Mr. Medlyn noted that the dwellings would have 3 bedrooms and 2 bathrooms and be priced at around \$400,000. The private roads will have 22' of pavement with 5' sidewalks on both sides of the roads. The estimated start date of the project is March 2024.

ACTION

Mr. Davis moved to approve the preliminary concept PUD which was seconded by Mayor Hammontree and approved unanimously.

VARIANCE REQUEST FROM SUBDIVISION REGULATIONS, PRIVATE STREETS AND RESERVE STRIPS, FROM REQUIREMENT TO IMPROVE SHARED ACCESS EASEMENT TO MINIMUM SUBDIVISION REGULATIONS CONSTRUCTION STANDARDS, JAMES SPINKS WITH VIRTUAL SOLUTIONS, PROPERTY OWNER, FOUNTAIN HILLS INVESTMENTS, 4231 SWEETWATER VONORE RD., TAX MAP 018, PARCEL 071.00, APPROXIMATELY 58.7 ACRES, VONORE PLANNING REGION;
No one present.

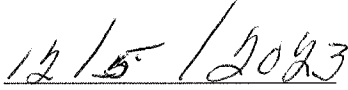
ACTION

Mr. Davis moved to table item which was seconded by Danny Amschler and approved unanimously.

ADJOURNMENT

The meeting adjourned at 6:30 p.m.


Secretary, Vonore Regional Planning Commission


Date