

MINUTES
VONORE MUNICIPAL/REGIONAL PLANNING COMMISSION
February 4, 2025

Members Present	Members Absent	Others Present
Danny Amschler	Thomas Flynn	Greg Altum, The Buzz
Harold Davis, Secretary		Laura Smith, Planner
Tim Swafford, Vice Chair		Jim Sullivan
Bob Keenan		Peter Forest
John Hammontree, Mayor		Stanley Taylor
Allen Cansler		Brucei & Dave Seal
		Edward J. Mayhew, Jr.
		Joe Guadagno
		James Nygard
		Ralph Baker

CALL TO ORDER AND APPROVAL OF THE MINUTES

Chairman, Allen Cansler called the meeting to order at 6:00 p.m. and the December 3, 2024, meeting minutes were unanimously approved on a motion by Harold Davis seconded by Danny Amschler.

SUBDIVISION PLAT, 3-LOTS, FOR THE KAREN AND RALPH BAKER PROPERTY, 114 & 128 LAKEWAY LANE, PARCELS 79.0 AND 63.02 ON TAX MAP 38

Currently, there is a 1-one story residence, with a garage and carport on Parcel **63.02**, and a mobile home (mistakenly labeled as a driveway on the plat) and shed on **Parcel 79.0**. The Baker's request reconfiguring the lot lines, so that the two lots become three, with Parcel 63.02 adding .38 acres to it, and Parcel 79.0 becoming two lots. The one with the mobile home would become .65 acres and the new vacant lot would be 1.0 acre in size. Staff recommended approval with the correction that the structure labeled as a "driveway" be changed to "mobile home" and all the required certificate signatures obtained. All have been obtained except for E911 for addressing.

ACTION

Motion by Harold Davis seconded by Danny Amschler to approve the plat subject to E911 certificate signature, and approved unanimously.

SITE PLAN, OVERHILL GARDENS, APPLICANT, EILEEN ASKEY, 1230 HWY. 411, TAX MAP 038B, GROUP A, PARCEL 015.00, C-3 HIGHWAY BUSINESS DISTRICT, APPROXIMATELY .95 ACRES

In January 2023 Mr. Askey presented to the Planning Commission his plans to expand his business to the location at 1230 Hwy. 411. His current request is to construct an accessory structure for employees to stay out of rain and sun, check out tools, and display items. The goal is to renovate the existing building and use it, but it will have to wait. They plan to be open 2-3

days per week from March through October. The current driveway would be used and open to a 6-lot gravel parking area. They propose landscaping the front of the existing house which will remain locked with no admittance until it can be renovated, at which time it would be used as office and library. Staff recommended contacting TDOT for any driveway permitted requirements.

ACTION

Mr. Davis moved to approve the site plan for outdoor sales only with any TDOT permits, if required. The motion was seconded by Mayor Hammontree and approved unanimously.

SUBDIVISION PLAT, 3-LOTS, PROPERTY OWNER, JOSE JESUS HERRERA, 235 GUN RIDGE RD., TAX MAP 037, PARCEL 023.00, VONORE PLANNING REGION, APPROXIMATELY 4.3 ACRES.

Property owner proposes subdividing property into three lots. Surveyor verifying deed for Parcel 23.08 which has just been described as an easement, adding distance from centerline of road, including property owner's phone number, removing note regarding zoning, adding flood note, and all required certificates. With items listed, staff recommended approval.

ACTION

Tim Swafford moved to approve subject to items listed. The motion was seconded by Danny Amschler and approved unanimously.

CONCEPT PLAN FOR PROPOSED SUBDIVISION, APPLICANT, SKYROOT DEVELOPMENTS LLC, PROPERTY OWNERS, GREG & ANTONINA LUTSENKO, MOUNTAIN VIEW DR., TAX MAP 038, PARCEL 028.00, R-1, LOW DENSITY RESIDENTIAL DISTRICT, APPROXIMATELY 6.75 ACRES

The owner was present to discuss a new concept for property on Mountain View Dr. A rezoning request for R-2 High Density Residential District was not approved by the city council last year. No subdivision plat had yet been submitted. Several residents in the audience voiced their concerns regarding traffic and flatbed trucks that use Country Way as a shortcut. There is speeding and people do not pay attention to speed limits according to residents. Staff mentioned traffic impact studies and/or traffic impact analysis for safety concerns. Typically, the TIA is at the developer's expense. Residents also had concerns about lack of streetlights and the impacts of development on Mountain View Dr. to Country Way. No action taken as it was for discussion only.

UPDATES TO COMMISSION

There was a discussion topic T.C.A. 13-3-402. Regional planning commission, which states that the number of lots on a subdivision that planner can approve without planning commission approval had increased a few years ago. Currently, staff review 1-2 lot plats in house, and if they meet requirements, then the secretary can sign the plat without it going to commission. There was a discussion about amending the subdivision regulations to allow staff to review five lots in-house. Staff stated that if there are any improvements such as extending water or sewer lines, or

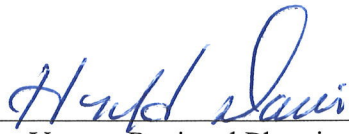
building a road, the plat would go to Planning Commission even if 5 lots. There was a consensus to amend this and staff to add to next agenda and prepare resolution for amendment.

OTHER BUSINESS

There was a discussion regarding electric vehicles and whether amendments to the zoning would be needed. Staff will check to see what area communities are doing regarding EV's and forward contact information.

ADJOURNMENT

The meeting adjourned at 7:00 p.m.



Secretary, Vonore Regional Planning Commission



Date