

MINUTES
VONORE MUNICIPAL/REGIONAL PLANNING COMMISSION
July 7, 2026

Members Present	Members Absent	Others Present
Tim Swafford, Vice Chair	Danny Amschler	Laura Smith, ETDD
John Hammontree, Mayor	Allen Cansler, Chair.	Ashley Russell
Bob Keenan	Thomas Flynn	Greg Altum, The Buzz
Harold Davis		Chase R. Boruff
		Kevin Beavers
		David Wiggins
		Amber Bright
		Mary Cesaretti
		Others

CALL TO ORDER AND APPROVAL OF THE MINUTES

Vice Chairman, Tim Swafford called the meeting to order at 6:05 p.m. The minutes of the June 2, 2026, meeting were unanimously approved on a motion by Harold Davis seconded by Bob Keenan.

SITE PLAN, SELF STORAGE FACILITY, APPLICANT AND PROPERTY OWNER, KEVIN BEAVERS, 1028, HWY 411, MONROE COUNTY TAX MAP 0280, GROUP E, PARCEL 006.02, C-3, HIGHWAY COMMERCIAL DISTRICT, APPROXIMATELY 1.38 ACRES

Mr. Beavers proposes four (4) buildings for self-storage. He stated that Building A would have movable walls so spaces would be adjustable sizes. There were items that needed to be added for the site plan to be complete. Mr. Beavers stated that he wanted to request a variance for rear setbacks and he gave contact information for Evolution Drafting LLC so staff could email them so the site plan could be completed.

ACTION

Mr. Keenan moved to table the item for completed site plan. The motion was seconded by Mr. Davis and approved unanimously.

CONSIDERATION OF ZONING ORDINANCE AMENDMENT FOR STANDARDS OF DATA PROCESSING CENTERS AND BATTERY ENERGY STORAGE SYSTEMS

A draft ordinance was discussed for standards of data processing centers and battery energy storage systems. There were comments from the public and Mr. Keenan stated that the use of water may have significant impacts on the system and residents and suggested that a workshop would be beneficial before action on an amendment.

ACTION

Mr. Davis moved to table action until after a workshop could be held. The motion was seconded by Mr. Keenan and approved unanimously.

OTHER BUSINESS

Although not on the agenda, Mr. Chase Boruff was present to discuss the preliminary plan for Lakeview Meadows. The proposed subdivision is for thirty-five (35) single-family homes of approximately 2,200 square that would be priced in the \$500,000 range. The property, in the R-1, Low Density Residential District has a minimum lot size of 15,000 square feet (the Subdivision Regulations show 7,500 square feet) and most of the lots are shown at less than 10,000 square feet. He stated that to make the subdivision financially feasible, they would need to have thirty-five (35) lots, and he would be asking for variances for lot sizes. The possibility of rezoning the property or amending the Zoning Ordinance was also discussed. Staff to review the plat and email comments to Mr. Boruff.

ADJOURNMENT

The meeting adjourned at 7:10 p.m.

Secretary, Vonore Regional Planning Commission

Date