MINUTES
VONORE MUNICIPAL/REGIONAL PLANNING COMMISSION
August 4, 2026

Members Present	Members Absent	Others Present
Tim Swafford, Vice Chair	Bob Keenan	Laura Smith, ETDD
John Hammontree, Mayor	Thomas Flynn	Ashley Russell
Allen Cansler, Chair		Greg Altum, The Buzz
Harold Davis		David Wiggins
Danny Amschler		Chase Boruff
		Robert Heimann
		Paulette Summey
		Audience Members

CALL TO ORDER AND APPROVAL OF THE MINUTES

Chairman, Allen Cansler called the meeting to order at 6:00 p.m. The minutes of the July 7, 2026, meeting were unanimously approved on a motion by Harold Davis seconded by Danny Amschler.

REQUEST TO ABANDON PORTION OF RIGHT-OF-WAY, MOUNTAIN VIEW DR., ADJACENT TO 108 MOUNTAIN VIEW DR., PARCEL 057.00, TAX MAP 038, JAMES AND TINA DAVIS PROPERTY, AND PARCEL 057.10, TAX MAP 038, DAVID GARLAND PROPERTY, APPROXIMATELY 0.177 ACRES TO BE ABANDONED AND DEEDED TO ADJACENT PROPERTY OWNERS

A portion of the Mountain View Dr. right-of-way goes through the front yards of Parcels 057.00 and 057.10 on Tax Map 037. The properties owners request that the City deed back to them an approximate 35' wide portion shown on the survey by Surveyor, Michael L. Ogle, dated 4/1/2026, as 0.177 acres (7692 square feet) as being portion to be abandoned which would not affect the City's 50' right-of-way.

ACTION

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

REZONING REQUEST FROM R-1 LOW DENSITY RESIDENTIAL TO R-2, HIGH DENSITY RESIDENTIAL, PROPOSED **LAKEVIEW MEADOWS,** 35 LOT SUBDIVISION, PROPERTY OWNER, VONORE FARMS, C/O ROBERT BURKE, APPLICANT, CHASE BORUFF, LAKEVIEW MEADOWS LLC, 3219 NILES FERRY RD., TAX MAP 038, PARCEL 058.00, APPROXIMATELY 13.0 ACRES

Shown as Item B on the agenda.

Mr. Boruff was present to request rezoning for the proposed development. He had discussed a concept plan at the May 2026 Planning Commission meeting. He was working with the adjacent Lakeview Farm Owners Association for accessing the proposed subdivision where the clubhouse is located. Mr. Boruff proposes improvements which the residents of Lakeview Farm would still be able to utilize. The minimum lot size requirements in the R-1 Low Density Residential District are 15,000 square feet and 100' wide at the building setback line which the proposed 35-lots subdivision would not meet, so he requests rezoning to R-2. There was a discussion of existing

and growing traffic concerns on Niles Ferry Road, and many audience members spoke. Commissioners discussed the zoning of adjacent lands which are R-1 to the east, south and west of the property and C-3, Highway Business District to the north. Capacity to extend water and sewer and current developments in the city adding more than 185 single family dwelling dwellings in the R-2 District was also discussed.

ACTION
Mr. Amschler recommended denial of the request seconded by Mr. Davis and approved unanimously.

PRELIMINARY PLAT, **LAKE FOREST** SUBDIVISION FOR 48 LOTS, 24 DUPLEXES, PROPERTY OWNER, ROBERT HEIMANN, TAX MAP 028, PARCELS 030.00, 030.03, AND 030.05, R-2, HIGH DENSITY RESIDENTIAL DISTRICT, APPROXIMATELY 12.4 ACRES
At the Vonore Planning Commission meeting in January 2022, property owner, Robert Heimann discussed his PUD concept plan for 24 duplexes. During the Sept. 2022 meeting, a preliminary plat was approved for the 48-lot PUD. The plat approval has expired as there have been no improvements made for the development and Mr. Heimann requests starting again with preliminary plat approval. He stated that after receiving plat approval in 2022 he got busy as a builder in another subdivision, and he is no longer doing that so wants to focus on the proposed Lake Forest subdivision. Mr. Heimann assured members that he was ready to start on the project soon.

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

DISCUSSION OF ZONING ORDINANCE AMENDMENT FOR STANDARDS OF DATA PROCESSING CENTERS AND BATTERY ENERGY STORAGE SYSTEMS
Commissioners discussed a proposed ordinance amendment at which many members of the audience spoke out about impacts on the environment, and utility consumption and costs. Because there is a lot of information coming out about the pros and cons regarding data centers it was agreed that a workshop would be held prior to recommending an amendment.

ADJOURNMENT
The meeting adjourned at 7:15 p.m.

Harold Davis
Secretary, Vonore Regional Planning Commission

9-1-2026
Date