MINUTES
VONORE MUNICIPAL/REGIONAL PLANNING COMMISSION
September 1, 2026

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

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 August 4, 2026, meeting were unanimously approved on a motion by Thomas Flynn seconded by Harold Davis.

FINAL PLAT, OAK HILL SUBDIVISION PHASE 2, LOTS 20-28, WHITE OAK LANE, 33-41, AND 62-68, CHESTNUT OAK LANE AND RED OAK LANE, TAX MAP 037, PARCEL 076.00, APPLICANT, TODD ROBBINS, PROPERTY OWNER, FOOTHILLS EXCAVATING LLC, R-2, HIGH DENSITY RESIDENTIAL DISTRICT, APPROX. 16.04 TOTAL ACRES

Applicant, Todd Robbins requests final plat approval for Phase 2 Lots 20-28, 33-41, and 62-68 with roads, Chestnut Oak Lane, and Red Oak Lane. Ms. Smith recommended that the front setbacks on narrow road frontage and cul-de-sac lots be shown at the 75' width line and that Red Oak Lane, where future development is proposed, to include a Y, T, or cul-de-sac turnaround instead of dead end.

ACTION

Tim Swafford moved to approve the final plat subject to verification of the items noted above and with all required certificate signatures obtained. The motion was seconded by Mr. Flynn and approved unanimously.

SITE PLAN, BAYWOOD HOMES SHOWROOM, PROPERTY OWNER, GARRETT DEVRIES, 853 HWY. 411, TAX MAP 028, PARCEL 018.00, C-3, HIGHWAY BUSINESS DISTRICT, APPROXIMATELY .5 ACRES

Garrett DeVries was present for site plan approval to build a customer showroom for viewing and selecting windows to purchase. There will not be storage of windows for pickup onsite. Ms. Smith noted that she and Mr. DeVries had discussed items to add to the site plan which included: parking spaces at 9' x 18', the use of the new building, a loading and unloading space, trash dumpsters and the location of the fire hydrant, adding the zoning which is C-3 Highway Business District with setbacks of 30' front, and 10' side (1-story), landscaping area for the parking and landscaping of at least 10% of the front yard identifying the trees and shrubs to be planted, showing the utilities, water and sewer (if available) and location of the septic system if not, and verification of a permit from TDOT for the driveway.

ACTION
Mr. Flynn moved to approve the site plan subject to verification that the items listed above had been included on the site plan. The motion was seconded by Harold Davis and approved unanimously.

UPDATES TO COMMISSION
none

OTHER BUSINESS
none

ADJOURNMENT
The meeting adjourned at 6:10 p.m.

Harold Davis
Secretary, Vonore Regional Planning Commission

9-6-2026
Date