MEMORANDUM

To: Vonore Municipal/Regional Planning Commission

From: Laura Smith, Planner

Date: May 2, 2024

Subject: May 7, 2024 Vonore Planning Commission Agenda

AGENDA Vonore Municipal/Regional PLANNING COMMISSION Vonore Community Center May 7, 2024 6:00 p.m.

- I. Call to Order and Approval of the minutes of the April 2, 2024, meeting.
- II. Planned Agenda Items
 - A. Subdivision plat, Virginia Thomas property and Allen Lail property, 141 and 145 Fowler St., Tax Map 028O, Group A, Parcels 002.01 and 003.01, R-1, Low Density Residential District, approximately .92 acres;
 - B. Skyroot Development, proposed 10-lots, Property owners, Greg and Antonina Lutsenko, Mountain View Dr., Tax Map 038, Parcel 028.03, R-1, Low Density Residential District, approximately 6.75 acres;
 - C. Updates to commission
- III. Other Business
- IV. Adjournment

Monroe County - Parcel: 0280 A 002.01

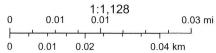


Date: May 2, 2024

County: Monroe

Owner: THOMAS VIRGINIA G Address: FOWLER ST 141 Parcel Number: 0280 A 002.01

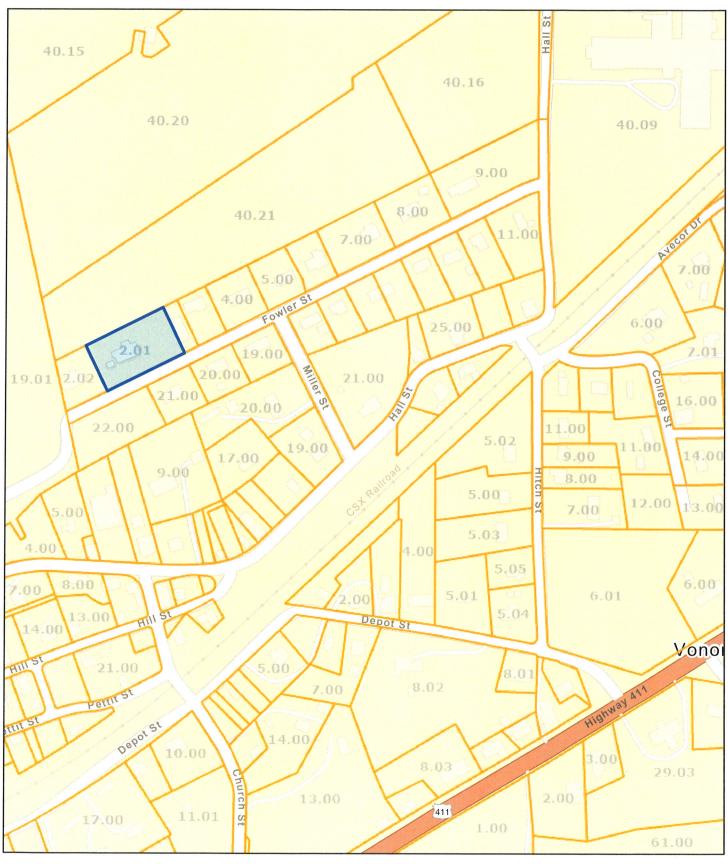
Deeded Acreage: 1 Calculated Acreage: 0 Date of TDOT Imagery: 2019 Date of Vexcel Imagery: 2023



State of Tennessee, Comptroller of the Treasury, TDOT Aerial Surveys, Esri Community Maps Contributors, State of North Carolina DOT, Tennessee STS GIS, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

The property lines are compiled from information maintained by your local county Assessor's office but are not conclusive evidence of property ownership in any court of law.

Monroe County - Parcel: 0280 A 002.01 ITEM A



Date: May 2, 2024

County: Monroe

Owner: THOMAS VIRGINIA G Address: FOWLER ST 141 Parcel Number: 0280 A 002.01

Deeded Acreage: 1 Calculated Acreage: 0

State of Tennessee, Comptroller of the Treasury, Esri Community Maps Contributors, State of North Carolina DOT, Tennessee STS GIS, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

The property lines are compiled from information maintained by your local

ITEM A

20. L 240736 (11, 180.746* 20	LECENO LECENO LECENO IR(O) = IRON ROD CLD (FOUNC) IR(O) = IRON ROD NEW (SET) O.T.P. DOEN ROD NEW	Signature (Crility Provider) Date No. 453241.40 E.2490774.11 E.2490774.11 E.2490774.11 E.2490774.11 E.2490774.11 E.2490774.11 E.2490774.11 ACCESSORY BLDG - 6 FROM ALL LOT LINES ACCESSORY BLDG - 6 FROM ALL LOT LINES	LITY SERVICE CERTIFICATION this subdivision plut is within the notification of the subdivision plut is within the confol apply. The served by existing powerlines, are will be served by new powerline water of subdivision property and or the served by more property and or the individual lot owner, in according this utility company.	Signatura (LMBr) Provider) Date Signatura (LMBr) Provider) Date Date	EXSTING WATER CERTIFICATION The property answer on the subdevision plant is within the service area of many from at the schore on the auditediant plant favor discrete than country water fine located within the catalog or complete-cate). Signature (Utility Provider) Signature (Utility Provider)	I OMIN CERTAIN VISIBLE UTILITIES MERE LOCATED AS PART OF THIS SURVEY. OTHER UTILITIES MAY ENST ON THE PARCEL. THE SURVEYOR IS NOT UNEX VERETAIN VISIBLE UTILITIES MERE LOCATED AS PART OF THIS SURVEY. OTHER UTILITIES MAY ENST ON THE PARCEL. THE SURVEYOR IS NOT UNEX SURVEY. WAS BASED UPON THE AMALY SUS OF THE DEEDS OF RECORD WITH THE SURVEYOR SURVEYOR AND LOCATED REPORTED. THIS SURVEY WAS BASED UPON THE AMALY SUS OF THE LOCATION OF THE BOUNDARES AND LOCATED REPORTED. THE SURVEYOR WAS AND THE PROVIDED AND THE SURVEYOR AS SURVEYOR SURVEYOR OF THE THE SURVEYOR OF THE SURVEYOR BASED UPON CURRENT AND TAYN OF RECORD RECORD AS SURVEY WAS SULCAFTED WAS BASED UPON CURRENT AND TAYN OF RECORD RECORD AS SURVEY WAS SULCAFTED AND LOCATE CONTROLLEDAD UNDUSTAIN AS INTEREPRETED BY SURVEYOR FOR DEEDS OF RECORD. SOUND SURVEY WAS SURVEY WAS SULCAFTE CONSISTAND LINES ON BOUNDARY AS INTEREPRETED BY SURVEYOR FROM DEEDS OF RECORD. I SURVEY RECORDS SURVEY WAS SULCAFTED CONTROLLEDAD UNDUSTAIN AS INTEREPRETED BY SURVEYOR FOR THE AMALY SULVEYOR
	GENTIFICAE OF ACCURACY Throspot carry prairie plans accuracy accur	A SECOND STREET	The second secon	ALLEN L LAL and with VIRISINA G LAL VIRISINA G LAL VIRISINA G LAL RESSED AREA = 0.8 0.4 0.2 1 (Rico) RESSED AREA = 0.8 0.4 0.2 1 (Rico) AUGUSTA C LOT 12 TOWN OF YONORE 0.8 338 Pg 5 0.8 338 Pg 5 AMSCHER 0.8 315. Pg 315		R IS CERTIFICATION OF DOWNERSHIP AND DEDICATION I (wot) hearby certify that I are two are; the councils of the papersy shown and discrebed heroen and final I (wot) hearby certify that I are two are; the councils of the papersy shown and discrebed heroen and final I (wot) hearby certified by the first discrebidan with my, lead from constant, catabletin in no minimum business particular inters, and conditions all stimests, alleys, walks, pasks, and other open spaces to public or primitions, as review. Date Owner Date Owner
LOTS 13, 14, 15, & 16 (part), JOHN F. HALL S. FINAL PLAT BEING SURVEY OF THE PROPERTY DESCRIBED IN D.B. 190, Pg. 427. D.B. 235, Pg. 173; D.B. 290, Pg. 272 R.O.M.C.) SECOND DIVIL DISTRICT, MONROE COUNTY, TENNESSEE PREPARED BY: CATASKA LND SURVEYING, LLC DATE OF RELD SURVEY: LAR. 16, 202 CATASKA LND SURVEYING, LLC DATE OF SURVEY PLAT: MAR. 25, 202 CATASKA LND SURVEYING, LLC DATE OF SURVEY PLAT: MAR. 25, 202 CATASKA LND SURVEYING, LLC DATE OF SURVEY PLAT: MAR. 25, 202 CATASKA LND SURVEYING, LLC DATE OF SURVEY PLAT: MAR. 25, 202 CATASKA LND SURVEYING, LLC DATE OF SURVEY PLAT: MAR. 25, 202 CATASKA LND SURVEYING, LLC DATE OF SURVEY PLAT: MAR. 25, 202 CATASKA LND SURVEYING, LLC DATE OF SURVEYING PROPERTY PLAT: MAR. 25, 202 CATASKA LND SURVEYING, LLC DATE OF SURVEYING PROPERTY PLAT: MAR. 25, 202 CATASKA LND SURVEYING, LLC DATE OF SURVEYING PROPERTY PLAT: MAR. 25, 202 CATASKA LND SURVEYING, LLC DATE OF SURVEYING PROPERTY PLAT: MAR. 25, 202 CATASKA LND SURVEYING, LLC DATE OF SURVEYING PROPERTY PLAT: MAR. 25, 202 CATASKA LND SURVEYING, LLC DATE OF SURVEYING PROPERTY PLAT: MAR. 25, 202 CATASKA LND SURVEYING, LLC DATE OF SURVEYING PROPERTY PLAT: MAR. 25, 202 CATASKA LND SURVEYING, LLC DATE OF SURVEYING PROPERTY PLAT: MAR. 25, 202 CATASKA LND SURVEYING, LLC DATE OF SURVEYING PROPERTY PLAT: MAR. 25, 202 CATASKA LND SURVEYING PROPERTY PLAT: MAR. 25, 202 CA	Theve	THIS IS REMOTE SENSING SURVEY (CATEGORY V) I CERTIFY I'AHT THE CORRETA YOU TOWN, LEROUR COES	ROO) - AMED - TO MILE SERVER.	316	CERTIFICATE OF APPROVAL FOR RECORDING I brothly vortify just that been bond to comply with the subdividating/uniform for the Venore Municipalification all Partiests of Commission with the outspident of warry voluntaries. If any as any redied in the malause of the planning commission med that it has been approved for recording in the Office of the Marines County Register of Deces. Socretory, Planning Commission.	SIR NOTTO SCALE

Monroe County - Parcel: 038 028.03 ITEM B

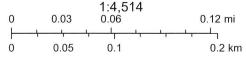


Date: May 2, 2024

County: Monroe

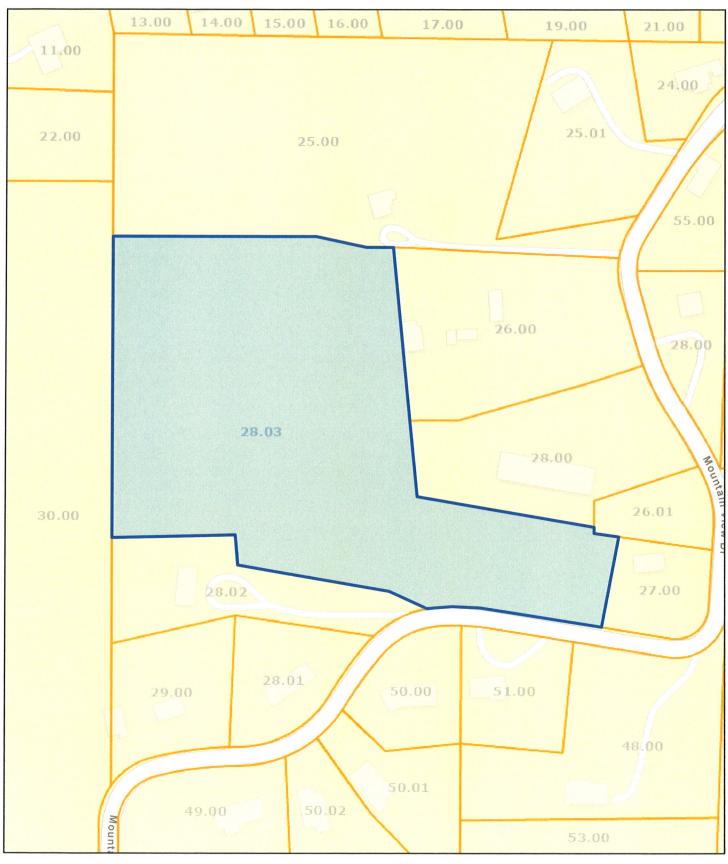
Owner: LUTSENKO GREG ETUX Address: MOUNTAIN VIEW DR Parcel Number: 038 028.03 Deeded Acreage: 6.75

Deeded Acreage: 6.75 Calculated Acreage: 0



State of Tennessee, Comptroller of the Treasury, TDOT Aerial Surveys, Esri Community Maps Contributors, State of North Carolina DOT, Tennessee STS GIS, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

The property lines are compiled from information maintained by your local



Date: May 2, 2024

County: Monroe

Owner: LUTSENKO GREG ETUX Address: MOUNTAIN VIEW DR Parcel Number: 038 028.03

Deeded Acreage: 6.75 Calculated Acreage: 0

1:2,257 0.03 0 0.01 0.06 mi 0 0.03 0.05 0.1 km

State of Tennessee, Comptroller of the Treasury, Esri Community Maps Contributors, State of North Carolina DOT, Tennessee STS GIS, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, Geo-Technologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

The property lines are compiled from information maintained by your local

