

MINUTES  
 VONORE MUNICIPAL/REGIONAL PLANNING COMMISSION  
 November 5, 2024

Members Present	Members Absent	Others Present
Danny Amschler		Greg Altum, The Buzz
Harold Davis, Secretary		Laura Smith, Planner
Tim Swafford, Vice Chair		Abbie Baker
Thomas Flynn		Tim Dunaway
John Hammontree, Mayor		Karen & Ralph Baker
Bob Keenan		David Wiggins
Allen Cansler		

CALL TO ORDER AND APPROVAL OF THE MINUTES

Chairman, Allen Cansler called the meeting to order at 6:05 p.m. and the Oct. 1, 2024, meeting minutes were unanimously approved on a motion by Tim Swafford seconded by Thomas Flynn.

ANNUAL MEETING-ELECTION OF OFFICERS

CONCEPT SITE PLAN, TIM DUNAWAY, SR. PROJECT MANAGER FOR JMB INVESTMENT, COMPANY, LLC, PROPOSED DOLLAR GENERAL, KEEBLE RD., C-3 HIGHWAY BUSINESS DISTRICT, MONROE COUNTY TAX MAP 019, PARCEL 062.01, APPROXIMATELY 1.84 ACRES

Tim Dunaway was present to discuss a proposed new store, stormwater, and access to sewer. He will come back with the full site plan when it is ready, and they expect it to open by April 2025. No action taken.

DISCUSSION WITH LYNN WETHERALL, SPAY AND NEUTER CLINICS AND ADOPTION CENTERS AND PROPOSED ORDINANCE AMENDMENT TO C-3 HIGHWAY BUSINESS DISTRICT, TO ALLOW AS PERMITTED USE

Ms. Wetherall was present to discuss the non-profit her client runs. They take in stray cats, have them vet checked, spayed or neutered, then try to adopt them out. Half of the building they operate would be for adoption of cats. They would not be open to the public but would participate in adoption events.

ACTION

Mr. Swafford moved to approve the zoning ordinance amendment to add non-profit, domestic pet adoption facilities in the C-3, Highway Business District as allowed use. The motion was seconded by Mr. Flynn and approved unanimously.

DISCUSSION REGARDING ADJACENT DEVELOPMENT, KAREN AND RALPH BAKER,  
LAKEVIEW LANE

Mr. and Mrs. Baker were present and stated that the development of the Citico subdivision, Blue Sky Mining, above the three lots they own on Lakeview Dr., is causing erosion and drainage issues for them. They had complained to the developer previously, and some work had been done, but the drainageway is clogged, and according to the Baker's there is water runoff onto their property. Mr. Baker discussed installing a larger pipe which he believed would be a simple solution to fix the situation. It was suggested that the Baker's contact the developer, Peter Medlyn and/or TDEC with their complaint so that a resolution could be worked out. No action taken.

ADJOURNMENT

The meeting adjourned at 6:50 p.m.

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Secretary, Vonore Regional Planning Commission

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Date