

MINUTES
 VONORE MUNICIPAL/REGIONAL PLANNING COMMISSION
 February 3, 2026

Members Present	Members Absent	Others Present
Bob Keenan	Allen Cansler, Chair.	Greg Altum, The Buzz
Harold Davis, Secretary	Thomas Flynn	Laura Smith, Planner
Tim Swafford, Vice Chair		David Wiggins, Public Works
John Hammontree, Mayor		Greg Stamps
Danny Amschler		Don Greene
		Danielle & Christian Comas Sr.
		Frank Thurston
		Shirley & Ben Keil
		BJ & Kim Johnson

CALL TO ORDER AND APPROVAL OF THE MINUTES

Vice Chair, Tim Swafford called the meeting to order at 6:00 p.m. The minutes of the February 3, 2026, meeting were unanimously approved on a motion by Harold Davis seconded by Bob Keenan.

SUBDIVISION PLAT, 1-LOT, WITH EXISTING EASEMENT. APPLICANTS AND PROPERTY OWNERS, JAMES AND JOHNSON, HOLLOWAY RD., TAX MAP 037, PARCEL 018.03, APPROXIMATELY 9.2 ACRES, VONORE PLANNING REGION

Property owners, James and Kim Johnson were present to request subdividing 1 lot from their property to be accessed by an easement through their remaining lands. There is an existing Parcel 18.04 which also uses the easement through Johnson's property, so the new 1.0-acre lot would be the second lot on the easement. A maintenance agreement was discussed.

ACTION

Mr. Davis moved to approve the plat with access from the existing easement subject to recording maintenance agreement signed by all property owners. Danny Amschler seconded motion and it was approved unanimously.

SUBDIVISION PLAT, 3-LOTS, PROPERTY OWNERS, THOMAS AND BEVERLY SUE CURTIS, HWY 360, TAX MAP 039, PARCELS 009.00 AND 009.01, APPROXIMATELY 6.0 ACRES, VONORE PLANNING REGION

Property owners request subdividing property into 3 lots to include expansion of Parcel 9.01 so that it included the existing driveway. Staff stated that surveyor confirmed that Steele Rd. is a county road and will correct the plat to state that the road is a public road and obtain the County Road Superintendents signature, and all other required certifications signatures.

ACTION

Mr. Davis moved to approve the plat subject to items noted above which was seconded by Mr. Amschler and approved unanimously.

SITE PLAN FOR OFFICE, INDUSTRIAL PARK DR., APPLICANT, JAMES GREG STAMPS, AIA, PROPERTY OWNER, GTG INC., DONALD GREEN SR., TAX MAP 028 PARCEL 040.24, M-2, HEAVY INDUSTRIAL DISTRICT, APPROXIMATELY 62.55 ACRES

Mr. Green and his family were present with Architect, Greg Stamps for site plan of proposed office and rock yard, landscaping business. The proposed 1,500 square foot block building would be for security purposes as office and landscaping business developed. Mr. Green stated he has equipment on the site where they would distribute yard and landscaping materials including rock, sand, and gravel. Mr. Green stated that there is an existing fire hydrant. Staff stated that the site plan had been reviewed and she had spoken with Mr. Green who will include the location of the ingress and egress, the direction of traffic flow, location map, note that the development is for the landscaping, rock yard, connection to the existing road and remove the property line which had been abandoned in a previous plat according to Mr. Green.

ACTION

Mr. Amschler moved to approve subject to items above, seconded by Mr. Davis and approved unanimously.

SITE PLAN FOR 50' X 65' METAL BUILDING, OWNER, GENERA, 200 INDUSTRIAL DRIVE, TAX MAP 028, PARCEL 040.14, M-2, HEAVY INDUSTRIAL DISTRICT

No one present. Ms. Smith stated that she had spoken with Ms. Dishner who had been traveling and could not make it to the meeting. Smith summarized that the proposed building was to keep equipment under cover that is currently exposed to the elements. The illustration that was forwarded shows the open end of the building facing an existing internal driveway but does not show setbacks or the access to the building so it does not conflict with pedestrian pathways.

ACTION

Mr. Davis moved to approve subject to confirmation of above items, seconded by Mr. Keenan and approved unanimously.

OTHER

David Poe, engineer for Weigel's submitted site plan for 324 sq. ft. entrance addition and 520 sq. ft. to rear.

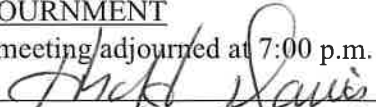
ACTION

Mr. Amschler moved to approve the site plan with verification of the zoning district and setbacks. The motion was seconded by Mr. Davis and approved unanimously.

Ms. Smith will be out of office on March 3, 2026, and can forward recommendations for any agenda items. Commissioners agreed to cancel the March meeting instead.

ADJOURNMENT

The meeting adjourned at 7:00 p.m.


Secretary, Vonore Regional Planning Commission

4-7-2025
Date

26