

MINUTES
VONORE BOARD OF ZONING APPEALS
March 3, 2020

Members Present

Harold Davis, Secretary
Bob Lovingood, Mayor
Thomas Flynn
Tim Swafford

Members Absent

Allen Cansler, Chair
Greg Fowler
Michael Moore

Others Present

Ruth Viergutz Hawk, Planner
Greg Altum, Press
Ken Notturmo, Sequoyah
Properties

CALL TO ORDER

Mayor Lovingood called the meeting to order at 6:24 p.m. immediately following the planning commission meeting.

APPROVAL OF MINUTES

Commissioner Davis moved to approve the minutes of October 1, 2019. Commissioner Swafford seconded the motion and the motion passed unanimously.

REQUEST FOR SPECIAL EXCEPTION FOR AN RV PARK TO BE LOCATED ON A PORTION OF PARCEL 019.02, MONROE COUNTY TAX MAP 028, LOCATED AT THE SEQUOYAH MARINA ON THE SOUTH SIDE OF HIGHWAY 411 ACROSS FROM THE NILES FERRY INDUSTRIAL PARK AT INDUSTRIAL DRIVE, ZONED C-3 HIGHWAY BUSINESS DISTRICT (Sequoyah Properties, LLC, Applicant)

Hawk and Ken Notturmo presented the request. Mr. Notturmo explained that the land is owned by TVA and the Cherokee Indian Tribe has a lease from TVA. The tribe in turn would lease the land to Sequoyah Properties. At this time Sequoyah Properties is proposing 195 RV sites and 17 glamping sites. Each RV site would be served by water and sewer and would be 35' x 70'. The applicant is planning for a traffic signal to be installed at the intersection with Industrial Drive, but they are seeking others to pay for this traffic signal.

Hawk explained that the purpose of this request is for the Board of Zoning Appeals to determine if this site is suitable for an RV Park and if desired, to place conditions on the approval. Hawk stated that such conditions could include the planting of shade trees, larger RV sites, on site recreation amenities, walking paths, more direct access points to the lake, interspersed overflow parking areas for guest parking, a traffic impact study, street lights, and ensuring that the Town is not expected to pay for the traffic signal. A general discussion followed.

Commissioner Davis moved to approve this site for an RV Park. Commissioner Flynn seconded the motion and the motion passed unanimously.

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Commissioner Davis moved to require a Traffic Impact Study at time of site plan and that the applicant must develop a funding mechanism for the installation of the traffic signal if it is warranted. Commissioner Flynn seconded the motion and the motion passed unanimously.

ADJOURNMENT

Commissioner Davis moved to adjourn. Commissioner Flynn seconded the motion and the meeting adjourned at 7:20 p.m.

Secretary

Date