

MINUTES  
VONORE MUNICIPAL/REGIONAL PLANNING COMMISSION  
Oct. 5, 2021

Members Present

Allen Cansler, Chair  
Harold Davis, Secretary  
John Hammontree, Mayor  
Thomas Flynn  
Tim Swafford  
Greg Fowler

Members Absent

Others Present

Greg Altum, Press  
Laura Smith, Planner  
Ken Notturmo  
Jason Silverling  
Gene Branson  
Robert Campbell  
Billy Kimpton  
Charlie Swift  
Jack Odell

CALL TO ORDER AND APPROVAL OF MINUTES

Chairman, Allen Cansler called the meeting to order at 6:00 p.m. The minutes of the July 6, 2021, meeting were approved on a motion by Thomas Flynn seconded by Harold Davis.

SITE PLAN, CHEROKEE OUTDOOR RESORT AND MARINA, APPLICANT, KENNETH NOTTURNO, TLC CONSULTING, INC., FOR SEQUOYAH MARINA & RESORT LLC, HWY. 411, TAX MAP 028, AND PART OF PARCEL 019.02, C-3, HIGHWAY BUSINESS DISTRICT, APPROXIMATELY 28.5 ACRES.

Planner, Laura Smith summarized that she had reviewed the site plan and had forwarded comments to Mr. Notturmo and Mr. Silverling. Mr. Notturmo and Jason Silverling presented the concept plan, and discussed where the previously proposed entrance would have been on Hwy. 411. When the BZA approved the special exception in March 2020, the intention was to put RV's and the park in the southern portion of the property, and a water park and cabins in the remaining portion. As things have progressed, they will not be able to do the water park because they will lack room for parking, and they may not have cabins after all, and instead, they will have all RV's. With issues with cuts and fills on the property, sewer and water lines from the northern end of the property, they want to start moving dirt. There will be a proposed beach and water playground and they've obtained an ARAP and approval from TVA, with the Army Corps of Engineers in the process of signing the plans. Mr. Notturmo requests instead of site plan for the RV park, that they be able to phase the development with preliminary approval to do the site work and they will come back later to the BZA for special exception for the entire property. They will also come back with site plan for the RV park later, but request approval now to begin site work and infrastructure expansion. Mr. Notturmo stated that they had an option to acquire the marina, but they do not have it yet. He stated that they anticipate beginning development in 2022 and it would be at least 6-9 months before the RV sites would be ready. He stated that TVA only allows long term leases on the cabins, and their approval from TASS is expected within the next 2 weeks. Mr. Notturmo stated that they wanted to see what the market would support before they planned the RV sites, and "buddy" sites may be added for families. Cabins may be developed where the existing ones are now, but they may decide on cabins and RV sites, and they are looking at development for electric vehicles too.

Mr. Notturmo requests approval for the site work subject to TDEC, Army Corps, and TASS approval, and once TASS approved the plans, they can get TDEC's approval for water.

There was a discussion regarding TDEC's requirements regarding a bat habitat that may be in the cedar trees on the property, and they have to wait until after October 15<sup>th</sup> before any site work.

ACTION

Mr. Davis moved to approve the site improvement work subject to approvals of the agencies noted above. The motion was seconded by Mr. Flynn and approved unanimously.

ZONING ORDINANCE AMENDMENT, SECTION 11-309. OFF-STREET AUTOMOBILE STORAGE, 5.E. PARKING SPACES

Staff summarized that the commission had discussed amending the parking space requirements in the Zoning Ordinance from the minimum 10' x 19' to 9' x 19'.

ACTION

Mr. Flynn moved to approve the amendment which was seconded by Mr. Davis and approved unanimously.

REVIEW/DISCUSSION OF SECTION 11-604. SIGNS AND BILLBOARDS, WALL SIGNS IN THE COMMERCIAL DISTRICT

Staff summarized that the sign regulations for wall signs do not address signs affixed to windows in the commercial district and there was a discussion regarding amending the section so they were included.

ACTION

Mr. Flynn motioned to bring a draft amendment to the next meeting which was seconded by Mr. Davis and approved unanimously.

ADJOURNMENT

The meeting adjourned at 6:35 p.m.

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Secretary

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Date