

**MINUTES
VONORE BOARD OF ZONING APPEALS
Tuesday, December 7, 2021**

Members Present	Members Absent	Others Present
Allen Cansler, Chair	Thomas Flynn	Greg Altum, Press
Harold Davis, Secretary	Greg Fowler	Laura Smith, Planner
John Hammontree, Mayor		Paul Willson
Tim Swafford		Donna Davis
		Michael Millsaps
		Teresa Millsaps
		Jarrold Brackett
		Ken Notturmo

CALL TO ORDER AND APPROVAL OF MINUTES

Chairman, Allen Cansler called the meeting to order at 6:10 p.m. The minutes of the September 7, 2021 meeting were unanimously approved on a motion by Harold Davis, seconded by Tim Swafford.

ANNUAL MEETING, ELECTION OF OFFICERS

This item was deferred.

REQUEST FOR AMENDMENT TO SPECIAL EXCEPTION APPROVED MARCH 3, 2020 TO INCLUDE ADDITIONAL 13.3 ACRES FOR AN RV PARK TO BE LOCATED ON 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 (KENNETH NOTTURNO, SEQUOYAH PROPERTIES, LLC, APPLICANT)

Ken Notturmo was present to request that the special exception approved for the RV Park be expanded for an additional 13.3 acres to the 25 acres. He stated it would be the entire site up to the marina, but not including the marina. He also stated that market conditions would determine whether they develop cabins or RV spaces. They may do more cabins or models, or even cabins that include spaces for RV's. They request up to 250 spaces and a water park is possible, however, there are problems with that because if they open it to the public, they would have to provide parking. Mr. Notturmo stated that since October, the Army Corps. Of Engineers permit has been delayed due to a court case that should be lifted soon. The driveway permit from TDOT is pending and that they are working with FLEC regarding the proposed driveway directly across the highway from FLEC. He stated again that TDOT is not requiring a light at the entrance, and they are promoting just one entrance to the facility. He discussed potential gate options.

ACTION

Mr. Davis moved to approve the additional 13.3 acres to the special exception for the RV Park. The motion was seconded by Mr. Swafford and approved unanimously.

ADJOURNMENT

The meeting adjourned at 6:25 p.m.

Arif Daw
Secretary, Vonore Regional Planning Commission

3/1/2022
Date