

MINUTES
 VONORE MUNICIPAL/REGIONAL PLANNING COMMISSION
 DECEMBER 5, 2023

Members Present	Members Absent	Others Present
Danny Amschler	Allen Cansler	Greg Altum, The Buzz
Harold Davis, Secretary	Bob Keenan	Laura Smith, Planner
Tim Swafford, Vice Chair	John Hammontree	Ken Notturmo, Sequoyah Properties, LLC
Thomas Flynn		Billy Kimpton, Sequoyah Properties
		Heather Carlisle, Tilson for US Cellular
		David Wiggins

CALL TO ORDER AND APPROVAL OF THE MINUTES OF NOVEMBER 7, 2023, MEETING

Vice Chairman, Tim Swafford called the meeting to order at 6:00 p.m. Danny Amschler moved to approve the minutes of the November 7, 2023, meeting which was seconded by Thomas Flynn and approved unanimously.

ANNUAL MEETING (NOVEMBER) ELECTION OF OFFICERS

Mr. Flynn moved to keep officers the same for another term which was seconded by Mr. Amschler and approved unanimously.

SITE PLAN, CHEROKEE OUTDOOR RESORT AND MARINA, RV PARK INCLUDING CABINS AND GLAMPING, APPLICANT, KEN NOTTURNO, PROPERTY OWNER, SEQUOYAH PROPERTIES, HWY. 411, TAX MAP 028, PARCEL 019.03, C-3, HIGHWAY BUSINESS DISTRICT, APPROXIMATELY 46 ACRES

Ken Notturmo, with Sequoyah Properties, LLC, updated the commission on the progress of the RV park. The proposed entrance had been planned to be across from the Industrial Park, however, they propose changing it because it would require moving AT&T fiber and other infrastructure for an estimated cost of \$550,000, and because of steepness of the property which is 300' change in elevation. Mr. Notturmo stated that TDOT had approved the proposed entrance with guardrails installed. Mr. Notturmo stated they will re-grade the proposed entrance way and their financing has been held up due to changes. He stated that they will be increasing the number of docks as well and requests conditional approval for breaking ground for RV site down to where pool area is located. Mr. Notturmo stated that TDOT prefers that a traffic light is installed and requests a traffic study done. He stated that there would be a highway crossover and turn lanes installed on Hwy. 411 and the entrance would be used for both areas of the RV park. Mr. Notturmo discussed the lack of space for boaters to pull up and they will work with the owners of the boat ramp. He stated that they thought it belonged to the city but will be confirming with TVA. The height and number of retaining walls will be reduced too, and there are 304 proposed sites. They will have boat docks for people renting cabins and Billy Kimpton was introduced as the manager who will be on site of the RV park. Mr. Notturmo stated that the contracted engineers recommend against a shoreline due to drainage issues.

ACTION

Harold Davis moved to approve breaking ground subject to approvals from TDOT, TDEC, Traffic Impact Study, and TVA. The motion was seconded by Mr. Amschler and approved unanimously.

REVIEW SMALL CELL TELECOMMUNICATION CABINET AND ANTENNAE PLACEMENT WITHIN THE TDOT RIGHT-OF-WAY WITHIN THE VONORE CITY LIMITS (US CELLULAR, APPLICANT)

Heather Carlisle with Tilson for US Cellular was present for new small^{cell} at 1003 Hwy. 411. Ms. Carlisle stated that the edge of pavement changed to within 16'-18' which meets recommendations and a TDOT permit has been obtained.

ACTION

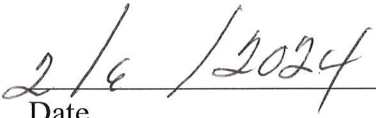
Mr. Davis moved to approve which was seconded by Mr. Flynn and approved unanimously.

ADJOURNMENT

The meeting adjourned at 6:20 p.m.



Secretary, Vonore Regional Planning Commission



Date