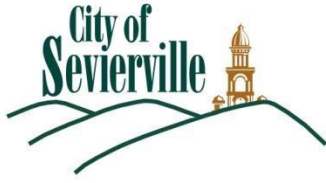


SEVIERVILLE PLANNING COMMISSION

11/7/2024

5:00 P.M. – Civic Center

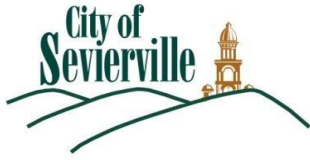


Planning Commission

AGENDA

11/7/2024

- A. Call to Order
- B. Approval of Minutes – 10/3/2024
- C. Public Forum
- D. Old Business
- E. New Business
 - 1. Subdivision Plat – MBI Companies requests plat approval for Sevier County Electric System, Phase 1A – 217 East Main Street (City).
 - 2. Site Plan – MBI Companies requests site plan approval for Sevier County Electric System, Phase 1A – 217 East Main Street (City).
 - 3. Site Plan – Weigel's requests site plan approval – 1914 Veterans Boulevard (City).
 - 4. Site Plan – Benchmark Design, PLC requests site plan approval for Varsity Square Warehouse – 1210 Graduate Drive (City).
 - 5. Public Art – Half Moon Outfitters request public art approval – 740 Winfield Dunn Parkway (City).
- F. Staff Report
- G. Adjournment



Planning Commission AGENDA NOTES

11/7/2024

A. Call to Order

B. Approval of Minutes – 10/3/2024

C. Public Forum

D. Old Business

E. New Business

1. Subdivision Plat – MBI Companies requests plat approval for Sevier County Electric System, Phase 1A – 217 East Main Street (City).

This is a proposed plat combining seven existing lots into three lots at the Sevier County Electric System site located at the corners of E Main St, Creek Ave, and Bruce St. Of the existing lots, one is City owned and discussion is still ongoing regarding this issue. Staff recommends approval subject to resolution of staff comments.

2. Site Plan – MBI Companies requests site plan approval for Sevier County Electric System, Phase 1A – 217 East Main Street (City).

This is a proposed building for the Sevier County Electric System located at the corner of E Main Street and Creek Avenue. Additionally, a plat is proposed in the previous meeting item. Plan is currently out for review, however only minor comments were to be corrected. Staff currently recommends approval subject to comment correction and platting.

3. Site Plan – Weigel's requests site plan approval – 1914 Veterans Boulevard (City).

This is a proposed Weigel's gas station located off Veterans Boulevard near Collier Drive. There are currently minor staff comments. Staff recommends approval subject to comment correction.

4. Site Plan – Benchmark Design, PLC requests site plan approval for Varsity Square Warehouse – 1210 Graduate Drive (City).

This is a proposed warehouse located at the corner of Graduate Drive and Industrial Park Road. There are currently minor staff comments. Staff recommends approval subject to comment correction.

5. Public Art – Half Moon Outfitters request public art approval – 740 Winfield Dunn Parkway (City).

Half Moon Outfitters is requesting mural approval through the public art process.

F. Staff Report

G. Adjournment



**PLANNING COMMISSION
MINUTES
OCTOBER 3, 2024**

The regularly scheduled meeting of the Sevierville Regional Planning Commission was held at the Civic Center, 130 Gary Wade Boulevard, Sevierville, Tennessee on Thursday, October 3, 2024 at 5:00 PM.

There were present and participating:

MEMBERS PRESENT

Vincent Snider, Chairman
Butch Stott, Vice Chairman
Douglas Messer, Secretary
Robbie Fox
Wayne Helton
Shane Patterson
Daryl Roberts

STAFF PRESENT

Dustin Smith, Deputy City Administrator
Kristina Rodreick, Senior Planner
Charles Valentine, Building Official
JC Green, Fire Marshal
Jim Ellison, City Surveyor

MEMBERS ABSENT

None

Chairman Snider declared a quorum present and announced the meeting would proceed.

APPROVAL OF MINUTES

Mr. Messer made a motion to approve the minutes from the September 5, 2024 meeting, which received a second from Mr. Helton. The motion passed with a unanimous vote.

OLD BUSINESS

PLANNED UNIT DEVELOPMENT – WELROC ENTERPRISES, LLC REQUESTS APPROVAL FOR HARDIN PUD – TAX MAP 061.00, PARCEL 012.00, 013.00, 014.00, 014.01, AND 015.00, TEMPLE LANE (CITY).

Staff Recommendation

Mr. Smith reminded the commission that the Board of Zoning Appeals denied a variance request for this location at their September meeting. The applicant has since redesigned the site, conforming to City standards. There are several staff comments which remain outstanding. Staff recommended approval subject to the resolution of these comments and the recording of the associated plat.

Action Taken

Mr. Roberts made a motion to approve the PUD, subject to resolution of staff comments and recording of the subdivision plat. which received a second from Mr. Patterson. The motion passed unanimously.

NEW BUSINESS

PLAN OF SERVICES – AUSTIN CONNER REQUESTS ADOPTION OF PLAN OF SERVICES – TAX MAP 062, PARCEL 025.02, SAINT IVES DRIVE.

ANNEXATION – AUSTIN CONNER REQUESTS ANNEXATION – TAX MAP 062, PARCEL 025.02, SAINT IVES DRIVE.

ZONING – AUSTIN CONNER REQUESTS MEDIUM DENSITY RESIDENTIAL (MDR) ZONING – TAX MAP 062, PARCEL 025.02, SAINT IVES DRIVE.

Staff Recommendation

Mr. Smith explained that these items were previously annexed in 2021. The annexation had not been reflected on City maps, and the agenda items have been withdrawn.

PLANNED UNIT DEVELOPMENT – COMPASS VENTURES REQUESTS PUD APPROVAL FOR SAINT IVES TOWNHOMES – TAX MAP 062, PARCELS 024.00 & 025.02, SAINT IVES DRIVE (CITY).

Staff Recommendation

Mr. Smith stated that this 77-unit townhome development is located in the Saint Ives subdivision and is associated with the annexation request. While most staff comments related to the annexation, several other minor comments remain outstanding. Staff recommended approval subject to the resolution of these comments and the recording of the associated subdivision plat.

Action Taken

Mr. Roberts made a motion to approve the PUD, subject to the resolution of staff comments and the recording of the subdivision plat. The motion received a second from Mr. Patterson and passed unanimously.

SITE PLAN – WILDERNESS RESORT AND WATER PARKS REQUESTS SITE PLAN APPROVAL FOR ATTRACTION ADDITION – TAX MAP 37, PARCEL 057.05, GIST CREEK ROAD (CITY).

Staff Recommendation

Mr. Smith explained that Soaky Mountain Waterpark is requesting to add a new slide to the existing development. The plan has minor outstanding staff comments, and approval was recommended subject to the resolution of these.

Action Taken

Mr. Helton made a motion to approve the site plan, subject to the resolution of staff comments. The motion received a second from Mr. Fox and passed unanimously.

STAFF REPORTS

Mr. Smith notified the commission that staff plans to hold a workshop to discuss various topics – including tattooing, residential care – as requested by the commissioners at their September meeting. Staff hopes to get this scheduled prior to the regularly scheduled November meeting.

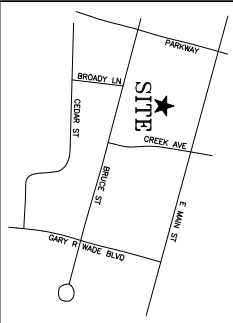
ADJOURNMENT

There being no further business, the meeting adjourned at 5:08 PM.

Vincent Snider, Chairman

Douglas Messer, Secretary

Brooke Fradd, Recording Secretary



VICINITY MAP



OWNER
SEVER COUNTY ELECTRIC SYSTEM
SEVERVILLE, TN 37862
(603) 486-2500

TITLE LIST

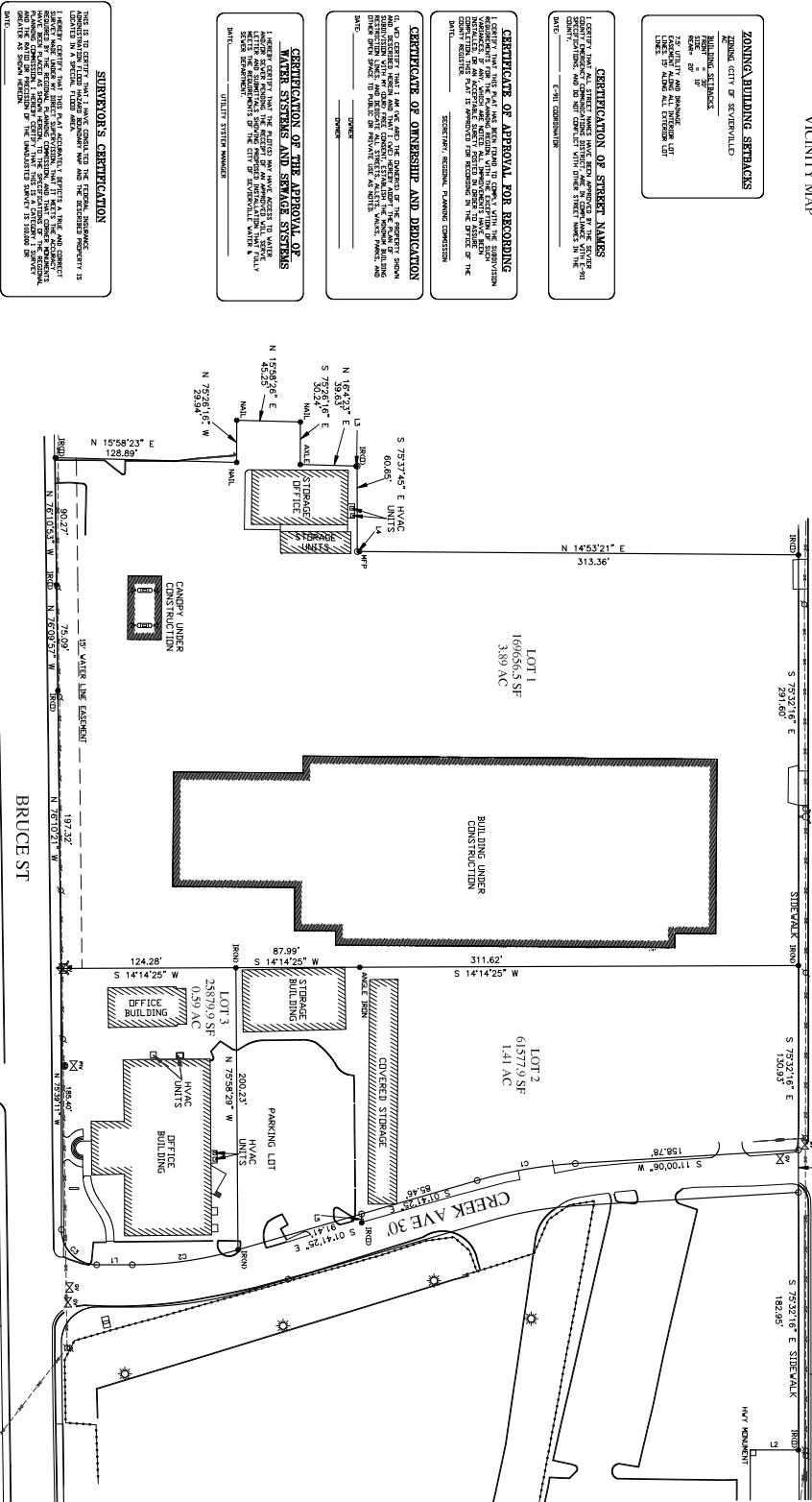
1. GENERAL	FIELD BOOK 385 PAGE 574
2. GENERAL	FIELD BOOK 385 PAGE 577
3. GENERAL	FIELD BOOK 385 PAGE 578
4. GENERAL	FIELD BOOK 385 PAGE 579
5. GENERAL	FIELD BOOK 385 PAGE 580
6. GENERAL	FIELD BOOK 385 PAGE 581
7. GENERAL	FIELD BOOK 385 PAGE 582
8. GENERAL	FIELD BOOK 385 PAGE 583
9. GENERAL	FIELD BOOK 385 PAGE 584
10. GENERAL	FIELD BOOK 385 PAGE 585
11. GENERAL	FIELD BOOK 385 PAGE 586
12. GENERAL	FIELD BOOK 385 PAGE 587
13. GENERAL	FIELD BOOK 385 PAGE 588
14. GENERAL	FIELD BOOK 385 PAGE 589

FIELD NOTE
THIS PROPERTY IS PART OF THE SEVERVILLE WATER SYSTEM PROJECT. THE FIELD BOOKS ARE KEPT IN THE SEVERVILLE WATER SYSTEM OFFICE. THE FIELD BOOKS ARE KEPT IN THE SEVERVILLE WATER SYSTEM OFFICE.

DATE	TIME	BY	DESCRIPTION
10/21/23	10:00	JL	FIELD SURVEY
10/22/23	10:00	JL	FIELD SURVEY
10/23/23	10:00	JL	FIELD SURVEY
10/24/23	10:00	JL	FIELD SURVEY
10/25/23	10:00	JL	FIELD SURVEY
10/26/23	10:00	JL	FIELD SURVEY
10/27/23	10:00	JL	FIELD SURVEY
10/28/23	10:00	JL	FIELD SURVEY
10/29/23	10:00	JL	FIELD SURVEY
10/30/23	10:00	JL	FIELD SURVEY
10/31/23	10:00	JL	FIELD SURVEY

DATE	TIME	BY	DESCRIPTION
10/21/23	10:00	JL	FIELD SURVEY
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10/28/23	10:00	JL	FIELD SURVEY
10/29/23	10:00	JL	FIELD SURVEY
10/30/23	10:00	JL	FIELD SURVEY
10/31/23	10:00	JL	FIELD SURVEY

- LEGEND**
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ZONING BUILDING SETBACKS
ZONING CITY OF SEVERVILLE
BUILDING SETBACKS
FRONT 15'
SIDE 5'
REAR 5'
7.5' UTILITY AND MAINTENANCE
ELECTRICAL AND ALL UTILITIES SET
BACKS

CERTIFICATION OF STREET NAMES
I CERTIFY THAT ALL STREET NAMES HAVE BEEN APPROVED BY THE SEVERVILLE BOARD OF STREET NAMES AND DO NOT CONFLICT WITH OTHER STREET NAMES IN THE CITY.
DATE: _____
CITY COMMISSIONER

CERTIFICATE OF APPROVAL FOR RECORDING
I CERTIFY THAT THE INFORMATION CONTAINED IN THIS INSTRUMENT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I HAVE READ THIS INSTRUMENT AND AM AWARE OF ITS CONTENTS AND EFFECTS. I AGREE TO RECORD THIS INSTRUMENT IN THE PUBLIC RECORDS OF SEVERVILLE, TENNESSEE.
DATE: _____
RECORDING OFFICER

CERTIFICATE OF OWNERSHIP AND DEDICATION
I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE LAND SHOWN HEREON IS MY OWN AND THAT I HAVE FULL POWER AND AUTHORITY TO MAKE THIS CERTIFICATE OF OWNERSHIP AND DEDICATION. I AGREE TO RECORD THIS INSTRUMENT IN THE PUBLIC RECORDS OF SEVERVILLE, TENNESSEE.
DATE: _____
OWNER

CERTIFICATION OF THE APPROVAL OF WATER SYSTEMS AND SEWAGE SYSTEMS
I HEREBY CERTIFY AND AGREE TO THE INSTALLATION AND MAINTENANCE OF WATER SYSTEMS AND SEWAGE SYSTEMS AS SHOWN ON THESE PLANS AND TO THE COST THEREOF. I AGREE TO RECORD THIS INSTRUMENT IN THE PUBLIC RECORDS OF SEVERVILLE, TENNESSEE.
DATE: _____
UTILITY SYSTEM MANAGER

SURVEYOR'S CERTIFICATION
THIS IS TO CERTIFY THAT I AM A LICENSED SURVEYOR IN THE STATE OF TENNESSEE. I HAVE PERSONALLY CONDUCTED THIS SURVEY AND I HAVE BEEN COMPENSATED THEREFOR. I HAVE REVIEWED THESE PLANS AND I AGREE TO RECORD THIS INSTRUMENT IN THE PUBLIC RECORDS OF SEVERVILLE, TENNESSEE. I AGREE TO RECORD THIS INSTRUMENT IN THE PUBLIC RECORDS OF SEVERVILLE, TENNESSEE.
DATE: _____
SURVEYOR

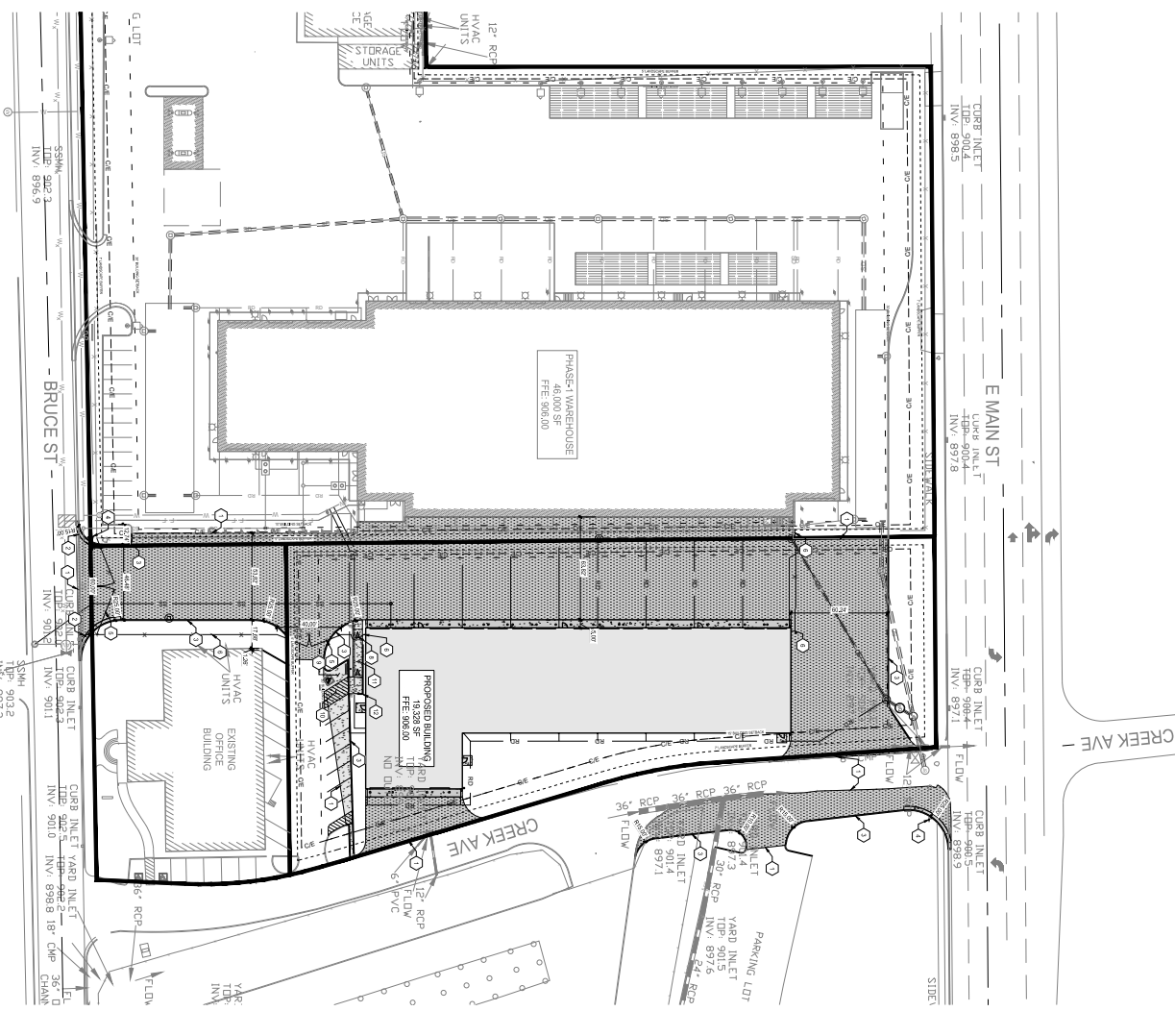


ENCLOSURE
W.C. McWHORTER INC.
SURVEYING
435 MAIN STREET, SUITE 4
SEVERVILLE, TENNESSEE 37864-6809
OFFICE (865) 452-1288

LOT 1, 2 & 3
SEVER COUNTY ELECTRIC SYSTEM PROPERTY
FOR SOURCE OF TITLE SEE LIST
FIFTH CIVIL DISTRICT
SEVER COUNTY, TENNESSEE
OCTOBER 26, 2024

BUILDING TYPE
EXISTING BUILDINGS SHOWN MAY BE REMOVED FOR FUTURE DEVELOPMENT.

UTILITY INFORMATION
SEVER COUNTY ELECTRIC SYSTEM, TENNESSEE POWER AND LIGHT COMPANY, AND OTHER UTILITIES ARE SHOWN ON THESE PLANS. THE SEVERVILLE WATER SYSTEM AND SEWER SYSTEMS ARE ALSO SHOWN ON THESE PLANS. THE SEVERVILLE WATER SYSTEM AND SEWER SYSTEMS ARE ALSO SHOWN ON THESE PLANS.



SITE LAYOUT PLAN
SCALE: 1" = 30'

1

SHEET NOTES

1. ALL DIMENSIONS UNLESS OTHERWISE NOTED.
2. ALL EXISTING UTILITIES ARE TO BE MAINTAINED.
3. ALL NEW UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC AND UPC.
4. ALL CONCRETE SHALL BE 3000 PSI STRENGTH.
5. ALL CONCRETE SHALL BE FINISHED WITH A BROOM.
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SHEET LEGEND

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AREAS & CALCULATIONS

DESCRIPTION	AREA (SQ FT)	PERCENTAGE	TOTAL DEVELOPMENT
PHASE 1 WAREHOUSE	906.00	30.20%	3000.00
EXISTING OFFICE BUILDING	901.00	30.03%	3000.00
PROPOSED BUILDING	966.00	32.20%	3000.00
PARKING LOT	100.00	3.33%	3000.00
YARD	117.00	3.90%	3000.00
STREETS	110.00	3.67%	3000.00
UTILITIES	100.00	3.33%	3000.00
TOTAL	3000.00	100.00%	3000.00

PERMITS & CALCULATIONS

PERMIT TYPE	AREA (SQ FT)	PERCENTAGE	TOTAL DEVELOPMENT
PHASE 1 WAREHOUSE	906.00	30.20%	3000.00
EXISTING OFFICE BUILDING	901.00	30.03%	3000.00
PROPOSED BUILDING	966.00	32.20%	3000.00
PARKING LOT	100.00	3.33%	3000.00
YARD	117.00	3.90%	3000.00
STREETS	110.00	3.67%	3000.00
UTILITIES	100.00	3.33%	3000.00
TOTAL	3000.00	100.00%	3000.00

GRAPHIC SCALE

1" = 30'

0' 10' 20' 30'

MBI

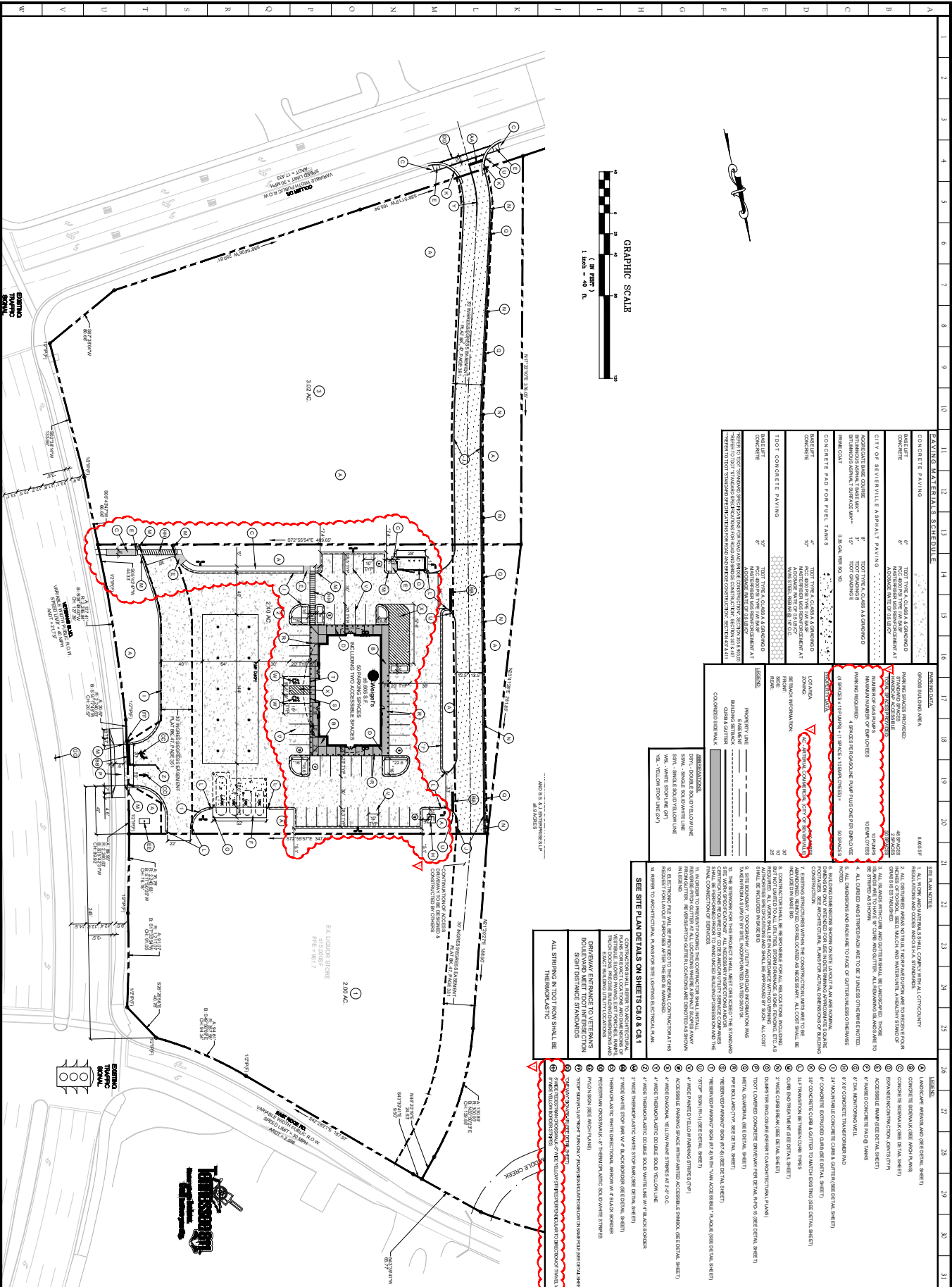
300 N. KENNEDY BLVD. SUITE 200
DALLAS, TX 75201
TEL: 214.424.4444
WWW.MBI.COM

**PHASE 1A EXPANSION
JOSEPH ERICSON
ELECTRICAL SYSTEM**

PROJECT NO. 24131365
SHEET NO. C300

NOT FOR CONSTRUCTION

811
Know what's below.
Call before you dig.
1-800-4-A-DAWG



PAVING MATERIALS SCHEDULE	
CONCRETE PAVING	10'
TOOT TYPE CEMENT ASPHALT CONCRETE	10'
TOOT TYPE A CEMENT ASPHALT CONCRETE	10'
TOOT TYPE B CEMENT ASPHALT CONCRETE	10'
TOOT TYPE C CEMENT ASPHALT CONCRETE	10'
TOOT TYPE D CEMENT ASPHALT CONCRETE	10'
TOOT TYPE E CEMENT ASPHALT CONCRETE	10'
TOOT TYPE F CEMENT ASPHALT CONCRETE	10'
TOOT TYPE G CEMENT ASPHALT CONCRETE	10'
TOOT TYPE H CEMENT ASPHALT CONCRETE	10'
TOOT TYPE I CEMENT ASPHALT CONCRETE	10'
TOOT TYPE J CEMENT ASPHALT CONCRETE	10'
TOOT TYPE K CEMENT ASPHALT CONCRETE	10'
TOOT TYPE L CEMENT ASPHALT CONCRETE	10'
TOOT TYPE M CEMENT ASPHALT CONCRETE	10'
TOOT TYPE N CEMENT ASPHALT CONCRETE	10'
TOOT TYPE O CEMENT ASPHALT CONCRETE	10'
TOOT TYPE P CEMENT ASPHALT CONCRETE	10'
TOOT TYPE Q CEMENT ASPHALT CONCRETE	10'
TOOT TYPE R CEMENT ASPHALT CONCRETE	10'
TOOT TYPE S CEMENT ASPHALT CONCRETE	10'
TOOT TYPE T CEMENT ASPHALT CONCRETE	10'
TOOT TYPE U CEMENT ASPHALT CONCRETE	10'
TOOT TYPE V CEMENT ASPHALT CONCRETE	10'
TOOT TYPE W CEMENT ASPHALT CONCRETE	10'

MATERIALS	
CONCRETE	6.855 SF
ASPHALT	14.565 SF
GRASS	14.565 SF
WOOD	14.565 SF
PAINT	14.565 SF
GLASS	14.565 SF
STEEL	14.565 SF
BRICK	14.565 SF
CEMENT	14.565 SF
SAND	14.565 SF
GRAVEL	14.565 SF
ROCK	14.565 SF
PIPE	14.565 SF
VALVE	14.565 SF
MANHOLE	14.565 SF
WALL	14.565 SF
DOOR	14.565 SF
WINDOW	14.565 SF
ROOFING	14.565 SF
INSULATION	14.565 SF
MECHANICAL	14.565 SF
ELECTRICAL	14.565 SF
PLUMBING	14.565 SF
PAVING	14.565 SF
LANDSCAPE	14.565 SF
OTHER	14.565 SF

NOTES:

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF SEVIerville SPECIFICATIONS FOR ROAD AND SIDEWALK CONSTRUCTION, SECTION 203.00 THROUGH 203.05.

2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF SEVIerville SPECIFICATIONS FOR CONSTRUCTION, SECTION 201.00 THROUGH 201.05.

3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF SEVIerville SPECIFICATIONS FOR UTILITIES, SECTION 202.00 THROUGH 202.05.

4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF SEVIerville SPECIFICATIONS FOR LANDSCAPE ARCHITECTURE, SECTION 204.00 THROUGH 204.05.

5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF SEVIerville SPECIFICATIONS FOR SIGNAGE, SECTION 205.00 THROUGH 205.05.

6. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF SEVIerville SPECIFICATIONS FOR STRUCTURES, SECTION 206.00 THROUGH 206.05.

7. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF SEVIerville SPECIFICATIONS FOR MATERIALS, SECTION 207.00 THROUGH 207.05.

8. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF SEVIerville SPECIFICATIONS FOR FINISHES, SECTION 208.00 THROUGH 208.05.

9. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF SEVIerville SPECIFICATIONS FOR SAFETY, SECTION 209.00 THROUGH 209.05.

10. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF SEVIerville SPECIFICATIONS FOR MAINTENANCE, SECTION 210.00 THROUGH 210.05.

SEE SITE PLAN DETAILS ON SHEETS C.A. 0.2, 0.3, 0.4, 0.5, 0.6, 0.7, 0.8, 0.9, 1.0, 1.1, 1.2, 1.3, 1.4, 1.5, 1.6, 1.7, 1.8, 1.9, 2.0, 2.1, 2.2, 2.3, 2.4, 2.5, 2.6, 2.7, 2.8, 2.9, 3.0, 3.1.

CONTRACTOR SHALL VERIFY TO THE CITY ENGINEER THAT THE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF SEVIerville SPECIFICATIONS FOR ROAD AND SIDEWALK CONSTRUCTION, SECTION 203.00 THROUGH 203.05.

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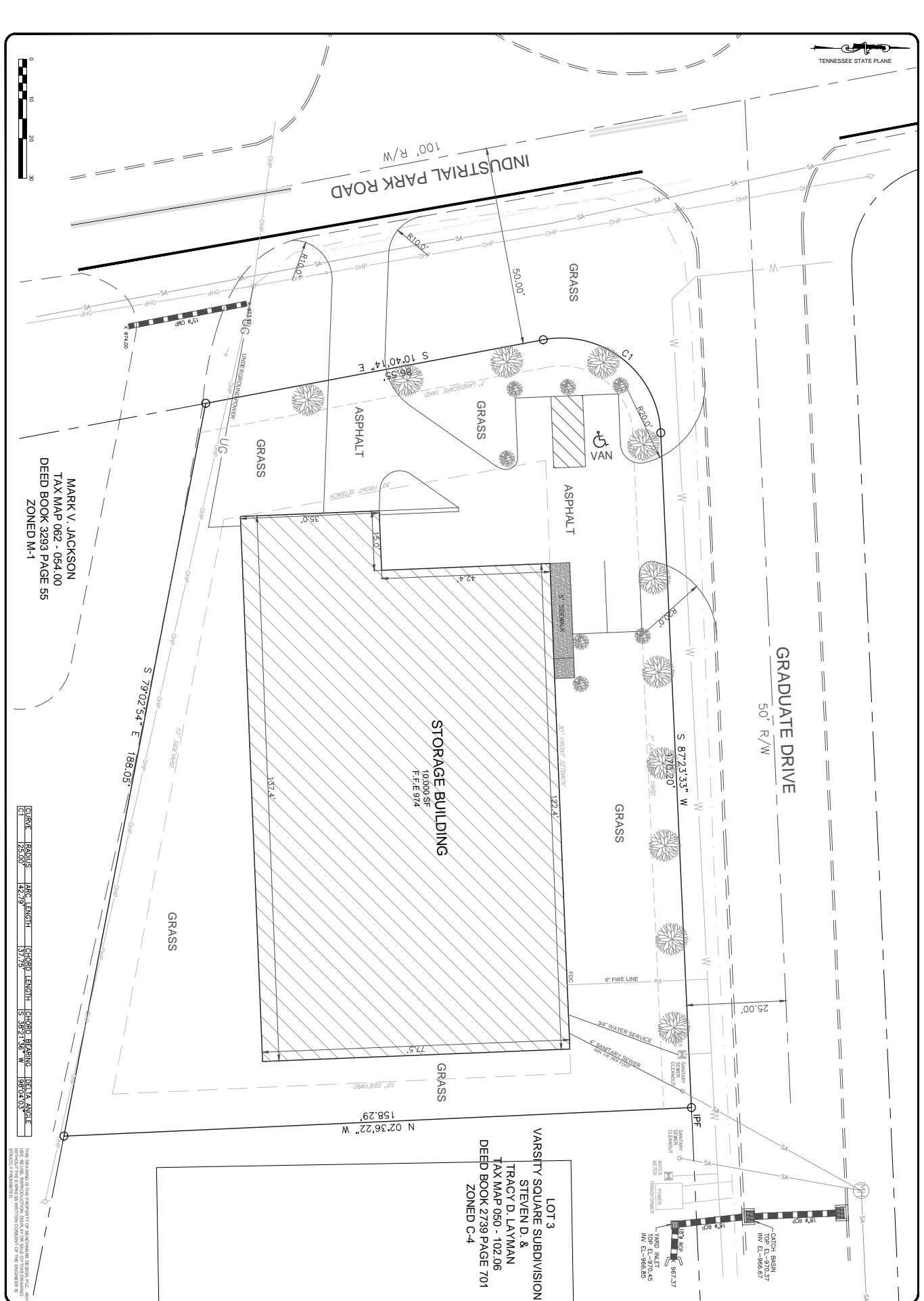
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				REVISIONS	Site Layout Plan		
				<table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>COMMENTS</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>10/24/2024</td> <td>City and Tender Comments</td> </tr> </tbody> </table>	NO.		DATE
NO.	DATE	COMMENTS					
1	10/24/2024	City and Tender Comments					
C4.0				ORIGONAL ISSUE DATE: 10/24/2024 SITE PROJECT#: 199			



TENNESSEE STATE PLANE

MARK V. JACKSON
 TAX MAP 062 - 054.00
 DEED BOOK 3293 PAGE 55
 ZONED M-1

CURVE	BEARING	ARC LENGTH	CENTRE POINT	CHORD LENGTH	PERCENTAGE	TANGENT LENGTH
C1	S 25.00° E	42.73'	37.73'	38.21'	5.87%	98.07'

THE DRAWING IS THE PROPERTY OF BENCHMARK DESIGN, PLLC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE OR MODIFICATION OF THIS DRAWING WITHOUT THE WRITTEN CONSENT OF THE ENGINEER IS STRICTLY PROHIBITED.

LOT 3
 VARSITY SQUARE SUBDIVISION
 STEVEN D. &
 TRACY D. LAYMAN
 TAX MAP 050 - 102.06
 DEED BOOK 2739 PAGE 701
 ZONED C-4

C2
 of

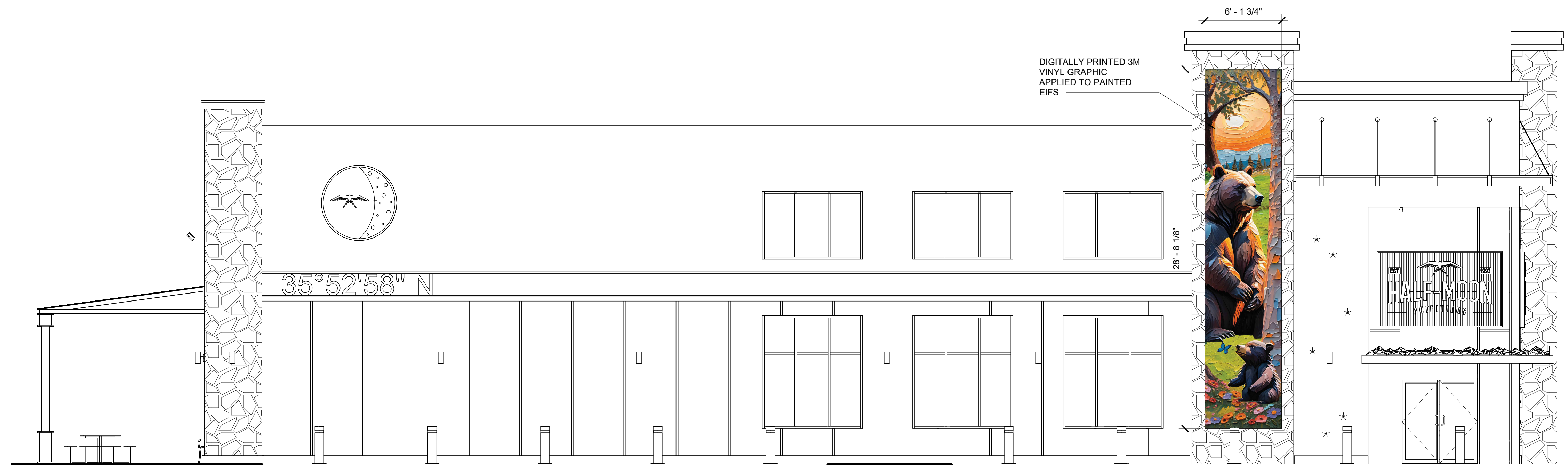


DEVELOPMENT PLANS FOR
LOT 4, VARSITY SQUARE SUBDIVISION
 SEVIERVILLE, TENNESSEE

SITE & UTILITY LAYOUT

Benchmark Design, PLLC
 ENGINEERING & SURVEYING

3547 W. Market Street
 Johnson City, Tennessee 37604
 Phone: 423-722-1105
 Fax: 423-722-1107



1 NORTH ENTRANCE ELEVATION
3/16" = 1'-0"



2 WEST ENTRANCE ELEVATION
3/16" = 1'-0"

STORE NUMBER

6014

PROJECT TYPE: NEW

EXTERIOR ELEVATIONS & DETAILS

PROJECT NAME AND LOCATION
HALF-MOON OUTFITTERS
 SMOKY MOUNTAIN GATEWAY S/C
 OUTLET PARCEL #2
 SEVIERVILLE, TN. 37876

SHEET SCALE: AS NOTED

DRAWN BY: **ECL** DATE:

LEASED SQUARE FOOTAGE
7500 SF

APPROVAL DATES

SS-T 1/16/24
 LL-P
 LL-F
 C.D.A

REVISION DATES	
REV	Date
1	9/25/24
	By ECL
	Description
	CHANGES PER FIELD CONDITIONS

2201 TRINITY CHURCH ROAD
 P.O. BOX 648-28026
 CONCORD, NC 28027
 PH: (704) 782 4143
 FAX: (704) 721-7323



SHEET NUMBER

A-3.0

SPACE



35°52'58" N

HALF-MOON
OUTFITTERS

83°34'25" W

