

**MINUTES**  
**MONROE COUNTY REGIONAL PLANNING COMMISSION**  
**April 7, 2016**  
**6:00 PM**

**Members Present**

Sam Stamey, Vice-Chair  
Kyle Holder, Secretary  
Bill Shadden, County Commission  
Allen Cansler  
Brent Cofer  
Gary Hamilton

**Members Absent**

Bill Howe, Chair  
Doyle Cardin  
Kenny Hamilton

**Others Present**

Ruth Viergutz Hawk, Planner  
Greg Altum, Press  
Daniel Howard  
Deliah Howard  
Bill Howard

**CALL TO ORDER AND APPROVAL OF MINUTES**

Vice-Chairman Stamey called the meeting to order at 6:00 p.m. Commissioner Shadden moved to approve the March 3, 2016, minutes as submitted. Commissioner Cansler seconded the motion and the motion passed 6-0.

**SUBDIVISION PLAT OF PARCEL 033.02, MONROE COUNTY TAX MAP 144, WALKER ROAD, TELLICO PLAINS, 12.74 ACRES, TO SUBDIVIDE OUT A ONE-ACRE LOT, AND A REQUEST FOR A VARIANCE FROM THE MONROE COUNTY SUBDIVISION REGULATIONS, ARTICLE III. A. 15. PRIVATE STREETS AND RESERVE STRIPS, FROM REQUIREMENT TO IMPROVE THE PRIVATE ACCESS EASEMENT (WALKER ROAD) (Daniel Howard, Applicant)**

Staff presented the request to subdivide a one-acre tract from Parcel 033.02, which fronts on Walker Road, a private road that connects to Peals Lane. Walker Road currently serves Parcels 033.00, 033.02, 033.04, 033.05, 033.06, 033.07, 033.08, 033.09, 033.10, 033.11, and 033.12, Tax Map 144, approximately 125 acres. A lengthy discussion followed.

Commissioner Holder made the following motion:

- To approve the variance from the requirement to improve Walker Road to the county's minimum private road standards;
- That a fifty (50) foot access easement from the western side of Parcel 033.02 across Parcel 033.07 to Peals Lane be established;
- That the plat include a survey of the centerline of the fifty (50) foot wide access easement across Parcels 033.02 and 033.07; and
- That a road maintenance agreement that complies with the County's minimum requirements be signed by the owners of Parcels 033.02, 033.07, 033.12, and the newly created parcel.

Commissioner Hamilton seconded the motion and the motion passed unanimously.

The commission notified the applicant and the property owner that any further subdivision off Walker Road would be required to meet the minimum requirements of the *Monroe County Subdivision Regulations*.

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By consensus the commission agreed that Secretary Holder could sign off on the plat when all the above conditions were met and the plat complied with the *Monroe County Subdivision Regulations*.

**DISCUSSION OF SUBDIVISION PLAT CERTIFICATIONS**

Staff distributed copies of draft wording for certifications of existing electricity, sewer, and water services. Staff has talked with the utility providers about the wording of the certifications. A general discussion followed. By consensus the commission agreed a public hearing on amending the *Monroe County Subdivision Regulations* to incorporate these new certifications be held at the regular June planning commission meeting.

**REPORT ON MINOR SUBDIVISION PLAT REVIEW/APPROVAL**

None

**FUTURE TRAINING OPPORTUNITIES**

There will also be a one-day conference on April 28, 2016, sponsored by East Tennessee Quality Growth at the Alcoa Airport Hilton Hotel, entitled “Connecting Competitive Communities.” If anyone is interested in attending the conference, let staff know.

**OTHER BUSINESS**

**SUBDIVISION PLAT OF PARCEL 034.00, MONROE COUNTY TAX MAP 081, LOCATED ON THE EAST SIDE OF GRIFFITH BRANCH ROAD, 13 ACRES, TO CREATE 3 LOTS (James Lee, Applicant)**

A version of this plat was presented at last month’s planning commission meeting. Staff was bringing it back to planning commission since three parcels are being created at this time. All signatures have been obtained on the plat and staff recommended approval.

Commissioner Hamilton moved to approve the subdivision plat. Commissioner Cansler seconded the motion and the motion passed unanimously.

**ADJOURNMENT**

Commissioner Cansler moved to adjourn and Commissioner Shadden seconded the motion. The meeting adjourned at 7:26 p.m.

\_\_\_\_\_  
Secretary

\_\_\_\_\_  
Date