

MINUTES
MONROE COUNTY REGIONAL PLANNING COMMISSION
August 4, 2016
6:00 PM

Members Present

Bill Howe, Chair
Kyle Holder, Secretary
Bill Shadden, County Commission
Allen Cansler
Gary Hamilton
Kenny Hamilton

Members Absent

Sam Stamey, Vice-Chair
Doyle Cardin
Brent Cofer

Others Present

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

CALL TO ORDER AND APPROVAL OF MINUTES

Chairman Howe called the meeting to order at 6:04 p.m. Commissioner Shadden moved to approve the June 2, 2016, minutes as submitted. Commissioner Cansler seconded the motion and the motion passed 5-0, with Commissioner G. Hamilton having not yet arrived.

SUBDIVISION PLAT OF PARCEL 033.02, MONROE COUNTY TAX MAP 144, WALKER ROAD, TELICO PLAINS, 12.74 ACRES, TO SUBDIVIDE OUT A ONE-ACRE LOT, AND A REQUEST FOR VARIANCES FROM THE MONROE COUNTY SUBDIVISION REGULATIONS, ARTICLE III. A. 15. PRIVATE STREETS AND RESERVE STRIPS, FROM MINIMUM EASEMENT WIDTH, AND 18. ESTABLISHMENT OF PROPERTY OWNERS' ASSOCIATION, REQUIRED PARTICIPATION (Daniel Howard, Applicant)

Staff distributed copies of a map and aerial photo of the area, the existing Driveway Agreement for Walker Road, the applicable sections of the Subdivision Regulations, and a staff summary of the requested variances and the outstanding changes to the subdivision plat. On April 7, 2016, the planning commission had granted a variance on the requirement to improve the driveway (shared access easement) to the minimum county easement construction standards. The current driveway, known as Walker Road, serves Parcels 033.00, 033.02, 033.04, 033.05, 033.06, 033.07, 033.08, 03.09, 033.10, 033.11, and 033.12, Monroe County Tax Map 144. The portion of Walker Road serving the proposed new one-acre lot crosses Parcels 033.02 and 033.07. The existing Driveway Agreement has been signed by the owners of Parcels 033.02, 033.06, 033.08, 033.11, and 033.12.

Variance #1: Article III. A. 15. Private Streets and Reserve Strips, requires a minimum of a 50' access easement across all land until it reaches a public road. The applicant stated that the owner of Parcel 033.07 will not grant a 50' access easement. A prescriptive/implied access easement does exist across Parcel 033.07.

The applicant is requesting that a 50' formal access easement not be required across Parcel 033.07, Monroe County Tax Map 144.

Variance #2: Article III. A. 18. Establishment of Property Owners' Association, requires that all properties that use a shared access easement sign a formal maintenance agreement. The existing Driveway Agreement does not include Parcel 033.07. The applicant stated that the owner of Parcel 033.07 will not sign the agreement.

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The applicant is requesting that the existing signed agreement be acceptable.

A general discussion followed.

Commissioner Shadden made the following motion:

- To approve the variance request from the requirement to have a formalized 50' wide access easement across Parcel 033.07, Tax Map 144;
- To approve the variance request from the requirement that the owner of Parcel 033.07, Tax Map 144, sign the Driveway Agreement and that the existing signed Driveway Agreement is acceptable, provided it is recorded at the Monroe County Register of Deeds Office;
- To approve the subdivision plat creating the one-acre parcel subject to the plat complying with the *Monroe County Subdivision Regulations*, with the exception of the approved variances, and the Driveway Agreement being recorded at the Monroe County Register of Deeds Office.

Commissioner G. Hamilton seconded the motion and the motion passed unanimously

ELECTION OF OFFICERS – CHAIRMAN, VICE-CHAIRMAN, SECRETARY

Commissioner Cansler moved to keep the existing officers: Chairman – Bill Howe, Vice-Chairman – Sam Stamey, Secretary – Kyle Holder. Commissioner Shadden seconded the motion and the motion passed unanimously.

REPORT ON MINOR SUBDIVISION PLAT REVIEW/APPROVAL

Staff reported that Secretary Holder signed off on one two-lot subdivision plat. The plat was for Roger Rittenhouse on Edwards Road, Tax ID 203 008.00 & 009.00, adding .76 acres to 1.02 acres.

OTHER BUSINESS

Staff announced that Jarrod Brackett, General Manager with Fort Loudoun Electric Cooperative (FLEC), will come and speak at the September 1, 2016, planning commission meeting.

ADJOURNMENT

Commissioner Cansler moved to adjourn and Commissioner Shadden seconded the motion. The meeting adjourned at 6:24 p.m.

Secretary

Date