

**MINUTES**  
**MONROE COUNTY REGIONAL PLANNING COMMISSION**  
**September 1, 2016**  
**6:00 PM**

**Members Present**

Kyle Holder, Secretary  
Bill Shadden, County Commission  
Allen Cansler  
Doyle Cardin  
Brent Cofer  
Gary Hamilton

**Members Absent**

Bill Howe, Chair  
Sam Stamey, Vice-Chair  
Kenny Hamilton

**Others Present**

Ruth Viergutz Hawk, Planner  
Greg Altum, Press  
Iva White  
David White  
Frank Thurston

**CALL TO ORDER AND APPROVAL OF MINUTES**

Secretary Holder called the meeting to order at 6:08 p.m. Commissioner Cansler moved to approve the August 4, 2016, minutes as submitted. Commissioner Shadden seconded the motion and the motion passed 5-0, with Commissioner Cardin having not yet arrived.

**DISCUSSION OF ELECTRIC SERVICE AND SUBDIVISION PLAT CERTIFICATIONS – JARROD BRACKETT, FORT LOUDOUN ELECTRIC COOPERATIVE**

Postponed

**SUBDIVISION PLAT OF PARCEL 037.00, MONROE COUNTY TAX MAP 115, REAGAN VALLEY ROAD AND CHARLIE ROAD, TELlico PLAINS, APPROXIMATELY 25 ACRES, TO SUBDIVIDE OUT A 1.49 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 REQUIREMENT TO IMPROVE THE PRIVATE ACCESS EASEMENT (Joyce Teague/Iva & David White, Applicants)**

Staff displayed the plat and distributed copies of an aerial photo of the area and the proposed Driveway Maintenance Agreement for Charlie Road, a private road. Ms. White has prepared the maintenance agreement and is in the process of getting signatures. The maintenance agreement meets the minimum county requirements.

Variance #1: Article III. A. 15. Private Streets and Reserve Strips, a., requires a minimum of a fifty (50) foot wide access easement across all land until it reaches a public road. Staff has reviewed the property deeds of the land through which Charlie Road passes. Some of the deeds establish the width of Charlie Road as thirty (30) feet and some of the deeds just reference it as subject to the visible right-of-way. The applicant is requesting a twenty (20) foot variance from the required minimum fifty (50) foot width to allow a thirty (30) foot wide access easement because of the width referenced in several deeds.

Variance #2: Article III. A. 15. Private Streets and Reserve Strips, d., requires the private road to be improved to the minimum standards in the Subdivision Regulations. The applicant is requesting a variance from the requirement to improve the private road. It currently is a gravel road.

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A general discussion followed.

Commissioner G. Hamilton moved to approve the plat, the variance to allow a 30' wide access easement, and the variance from the requirement to improve Charlie Road to the county's minimum private road standards with the condition that the road maintenance agreement be recorded at the Register of Deeds Office. Commissioner Shadden seconded the motion and the motion passed 5-0, with Commissioner Cardin having not yet arrived.

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

None

**OTHER BUSINESS**

Staff had postponed Jarrod Brackett, General Manager with Fort Loudoun Electric Cooperative (FLEC), speaking at this meeting because of concerns about getting a quorum. It was agreed that staff should ask Mr. Brackett if he could speak at the November 3, 2016, planning commission meeting.

**ADJOURNMENT**

Commissioner Cansler moved to adjourn and Commissioner Cardin seconded the motion. The meeting adjourned at 6:28 p.m.

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Secretary

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Date