

**MINUTES**  
**MONROE COUNTY REGIONAL PLANNING COMMISSION**  
**January 4, 2018**  
**6:00 PM**

**Members Present**

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

**Members Absent**

Sam Stamey, Vice-Chair  
Doyle Cardin  
Kenny Hamilton

**Others Present**

Ruth Viergutz Hawk, Planner  
Greg Altum, Press  
Roger Thomas  
Mark Rigsby  
Delores Sowders

**CALL TO ORDER AND APPROVAL OF MINUTES**

Chairman Howe called the meeting to order at 6:01 p.m. Commissioner Cansler moved to approve the November 2, 2017, minutes as submitted. Commissioner Holder seconded the motion and the motion passed 5-0, Commissioner Shadden having not yet arrived.

**SUBDIVISION PLAT OF PARCEL 061.00, MONROE COUNTY TAX MAP 139, LOCATED ON A PRIVATE ROAD EAST OF TURKEY CREEK ROAD AND NORTH OF HEMLOCK ROAD, TO CREATE A 1.98 ACRE PARCEL FROM A 42 ACRE TRACT, AND VARIANCE REQUEST FROM MINIMUM ACCESS EASEMENT REQUIREMENTS, MONROE COUNTY SUBDIVISION REGULATIONS, ARTICLE III. A. 15. PRIVATE STREETS AND RESERVE STRIPS (Roger Thomas, Applicant)**

Staff presented the plat. Mr. Thomas plans to purchase Lot 2, 39.98 acres, and another party plans to purchase Lot 1, 1.96 acres. The land is currently owned by H.M. McGuire III. There is an existing cabin located on Lot 1. Access to Lots 1 and 2 is from an existing private road, which is approximately 12 feet wide. The private road is referenced in the deeds of the properties which the road crosses. Staff recommended that the applicant prepare and record the required Road Maintenance Agreement, but that the planning commission grant a variance from the 50' minimum access easement width requirement and from the minimum construction improvement requirements for the existing private road. A lengthy discussion followed.

Commissioner Shadden moved to approve the variances on the minimum access easement width and the minimum construction improvement requirements of the existing private road. Commissioner Hamilton seconded the motion.

Commissioner Holder moved to amend the motion to add that Lot 1 be granted a variance from the minimum 50' road frontage requirement (Article III. C. 2.), that only the centerline of the private road be platted, and that the Road Maintenance Agreement be prepared and recorded. Commissioner Cofer seconded the amended motion. Lot 1 has access to the Private Road, but the Private Road is actually bound on both sides by Parcel 035.00, Tax Map 139, because there is a narrow strip of land lying between Lot 1 and the Private Road. The motion passed unanimously.

**SUBDIVISION PLAT OF PARCELS 003.02, 011.00, AND 012.00, MONROE COUNTY TAX MAP 073, LOCATED ON THE WEST SIDE OF CITICO ROAD JUST NORTH OF MOUNT PLEASANT ROAD, TO COMBINE THREE PARCELS INTO TWO, 2.47 ACRES, AND VARIANCE REQUEST FROM MINIMUM RIGHT-OF-WAY REQUIREMENT FOR LOT 10R, MONROE COUNTY SUBDIVISION REGULATIONS, ARTICLE III. A. 6. ADDITIONAL WIDTH ON EXISTING STREETS (Robert & Delores Sowders, Applicants)**

Staff presented the plat. The lots are a resubdivision of lots platted as part of the Broken Arrow Resort Subdivision. Both Lots 9R and 10R front on Citico Road and have existing cabins located on them. The cabin on Lot 10R is located 20' from the centerline of Citico Road. The Subdivision Regulations require that there be a minimum of 25' from the centerline of Citico Road to the front property line. The requirement can be met on Lot 9R. Staff recommended that a variance from the 25' requirement from centerline be granted for Lot 10R. A general discussion followed.

Commissioner Cofer moved to grant the variance from the minimum 25' requirement from the centerline for Lot 10R with the right-of-way width varying so that it is 25' from centerline at the north front property corner and tapers to 15' at the narrowest point in front of the house. Commissioner Cansler seconded the motion and the motion passed unanimously.

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

Staff reported that Secretary Holder signed off on two minor plats since the last meeting. Both plats were for John Walden in Walden Grove Subdivision on Walden Grove Lane, which is located on the west side of Old Sweetwater Road where it turns into Tanglewood Road. The first plat was for Parcel 039.16, Tax Map 008 (Lot 14), to subdivide into two parcels. The second plat was for Parcel 039.06, Tax map 008 (Lots 4 & 5), to move an interior property line.

**OTHER BUSINESS**

None

**ADJOURNMENT**

Commissioner Holder moved to adjourn. Commission Cansler seconded the motion and the meeting adjourned at 6:52 p.m.

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Secretary

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Date