

**MINUTES**  
**MONROE COUNTY REGIONAL PLANNING COMMISSION**  
**March 1, 2018**  
**6:00 PM**

**Members Present**

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

**Members Absent**

Sam Stamey, Vice-Chair  
Kenny Hamilton

**Others Present**

Ruth Viergutz Hawk, Planner  
Greg Altum, Press  
Aaron Hanley  
Miranda Hanley

**CALL TO ORDER AND APPROVAL OF MINUTES**

Chairman Howe called the meeting to order at 6:00 p.m. Commissioner Cansler moved to approve the January 4, 2018, minutes as submitted. Commissioner Shadden seconded the motion and the motion passed 5-0, Commissioners Cardin and G. Hamilton having not yet arrived.

**SUBDIVISION PLAT OF PARCEL 022.01, MONROE COUNTY TAX MAP 071, LOCATED APPROXIMATELY 700 FEET FROM THE END OF GEORGE THOMAS ROAD WHICH IS OFF HIGHWAY 360, 13.26 ACRES, TO SUBDIVIDE INTO TWO PARCELS, AND VARIANCE REQUEST FROM MINIMUM ACCESS EASEMENT REQUIREMENTS, MONROE COUNTY SUBDIVISION REGULATIONS, ARTICLE III. A. 15. PRIVATE STREETS AND RESERVE STRIPS (Miranda & Aaron Hanley, Applicant)**

Staff presented the plat. The property owner, Tony Millsaps, is wishing to subdivide the parcel into two lots so that he can deed one lot to his daughter and son-in-law, the applicants. The deed for the property states there is a right-of-way on the old road bed which crosses the full length of the property. Access to the parcel is from an existing private road, Old Ridge Road, which connects to George Thomas Road. Old Ridge Road is referenced in the deeds of the properties which the road crosses. Staff recommended:

1. The applicant prepare and record the required Road Maintenance Agreement;
2. The access easement across Lot 1 also be established as a utility easement;
3. The old road bed on Lot 2 be identified as an access easement to lands to the west (per deed);
4. That the planning commission approve an 8.54' variance from the 50' road frontage requirement for Lot 1 (Article III. A. 15. b.);
5. That the planning commission approve a variance from the minimum construction improvement requirements for the access easements across Lots 1 and 2 (Article III. A. 15. d.); and
6. The required certifications be signed.

**Monroe County Regional Planning Commission - Minutes**  
**3/1/2018**  
**Page 2**

A general discussion followed.

Commissioner Cansler moved to approve the subdivision plat and the variances as recommended by staff. Commissioner Cardin seconded the motion. The motion passed unanimously.

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

Staff reported that Secretary Holder signed off on one minor plat since the last meeting. The plat was for Conward Bivens on Citico Road, Parcels 004.00, 004.01, 004.02, and 006.00, Tax Map 062, to dissolve interior property lines and create two parcels.

**OTHER BUSINESS**

Staff reported that subdivision plat application forms for planning commission are now available on the website, <http://monroeplanning.com>.

Staff reported that she received notice from U.S. Cellular as to whether the construction of three new cell towers being considered in Monroe County would impact any historic properties. The sites are on Peals lane off Mecca Pike, on Presley Lane at the proposed realigned Sweetwater-Vonore Road (Hwy 322), and on McClellan Road at Sweet Springs Road.

**ADJOURNMENT**

The meeting adjourned at 6:18 p.m. Staff conducted a one and one-half hour training session on "Low Density Subdivisions."

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Secretary

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Date