

MINUTES
MONROE COUNTY REGIONAL PLANNING COMMISSION
March 7, 2019
6:00 PM

Members Present

Bill Howe, Chair
Chris Wiseman, Vice-Chair
Tammy Carson, Secretary
Bill Shadden, County Commission
Allen Cansler
Steve Thompson

Members Absent

Kenny Hamilton
Doyle Cardin
Rocky Dalton

Others Present

Ruth Viergutz Hawk, Planner
Greg Altum, Press

Others Present: D.C. Barefield, Rodney Millsaps, Bud Dupes, Pam Rodgers, Patricia Dupes, Pat Barefield, Erskin Millsaps, and Chris Millsaps

CALL TO ORDER AND APPROVAL OF MINUTES

Chairman Howe called the meeting to order at 6:02 p.m. Commissioner Shadden moved to approve the November 1, 2018, minutes as submitted. Commissioner Cansler seconded the motion and the motion passed unanimously.

SUBDIVISION PLAT OF PARCEL 007.00, MONROE COUNTY TAX MAP 085, LOCATED ON THE NORTH SIDE OF PLEASANT GROVE ROAD APPROXIMATELY 1,450 FEET SOUTHWEST OF MOUNT PLEASANT ROAD, 17.1 ACRES, TO SUBDIVIDE OUT 1.55 ACRES, AND A VARIANCE REQUEST FROM THE MINIMUM ACCESS EASEMENT REQUIREMENTS, MONROE COUNTY SUBDIVISION REGULATIONS, ARTICLE III. A. 15. PRIVATE STREETS AND RESERVE STRIPS (Chris Millsaps, Applicant)

Hawk presented the plat. In addition to the parent tract, Parcel 007.00, and the proposed 1.55 acre lot, two other existing lots use the shared access easement. The *Monroe County Subdivision Regulations* require that such shared access easements be improved to sixteen feet in width, be surfaced with a minimum of four inches of compacted gravel, have a street turnaround, adequately accommodate stormwater drainage, and that a road maintenance agreement be established. Chris Millsaps is requesting to subdivide out the 1.55 acre lot from the land of Patricia Dupes, who is Mr. Millsaps' aunt

The applicant is requesting a variance from the road improvement requirements because the driveway/road is existing. He is also requesting that the road maintenance agreement only cover from point of Line L5 through L19 as shown on the plat and which covers the length of the access easement to the far side of the 1.55 acre lot, but does not extend on to the existing two lots which already use the shared access easement. The owners of the other two lots are not willing to participate in the maintenance agreement and Mr. Millsaps does not wish to maintain the access easement past his lot. Hawk stated that in the past, the planning commission has

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consistently granted variances in such cases from the road improvement requirements. Hawk added that the roadway maintenance agreement does cover the portion of the road that serves the new lot. A general discussion followed.

Commissioner Wiseman moved to approve the variance request from the road improvement requirements and the variance request for the road maintenance agreement to only cover from point of Line L5 through L19 as shown on the plat, and to approve the plat. Commissioner Cansler seconded the motion and the motion passed unanimously.

REPORT ON MINOR SUBDIVISION PLAT REVIEW/APPROVAL

Hawk reported that Secretary Carson signed off on the following minor plats since the November 1, 2018, meeting.

- Nathan Nichols on Pine Hill Road, Tax Map 114, Parcel 091.02;
- George Smith on JD Lee Farm Road, Tax Map 125, Parcel 027.00;
- Danny McFalls on Ballplay Road, Talliquah Trail Acres, two plats, Tax Map 127, Parcels 004.01 and 008.00;
- Tammy Reynold on Gardner Road at the Loudon County line, Tax Map 010, Parcel 028.03; and
- Celina Henderson on Unicoi Lakes Road, Tax Map 1997, Parcel 054.00.

OTHER BUSINESS

Hawk reported that a cell tower was going to be constructed in the Coker Creek community on Parcel 066.00, Tax Map 188, near the Coker Creek School.

ADJOURNMENT

Commissioner Wiseman moved to adjourn the meeting. Commissioner Thompson seconded the motion and the meeting adjourned at 6:29 p.m. Staff conducted a one-hour training session on “Flood Damage Prevention Regulations”.

Secretary

Date