

MINUTES
MONROE COUNTY REGIONAL PLANNING COMMISSION
June 4, 2020
6:00 PM

Members Present

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

Members Absent

Rocky Dalton

Others Present

Ruth Viergutz Hawk, Planner
Greg Altum, Press
John Carson

CALL TO ORDER AND APPROVAL OF MINUTES

Chairman Howe called the meeting to order at 6:01 p.m. Commissioner Wiseman moved to approve the March 5, 2020, minutes as submitted. Commissioner Shadden seconded the motion and the motion passed unanimously.

SUBDIVISION PLAT OF PARCEL 002.00, MONROE COUNTY TAX MAP 203, LOCATED IN IRONSBURG OFF OF EDWARDS ROAD NEXT TO THE POLK COUNTY LINE AND THE CHEROKEE NATIONAL FOREST, APPROXIMATELY 95 ACRES, TO SUBDIVIDE INTO 7 TRACTS OFF A PRIVATE ROAD, AND A VARIANCE REQUEST FROM THE MINIMUM ACCESS EASEMENT CONSTRUCTION IMPROVEMENT REQUIREMENTS, MONROE COUNTY SUBDIVISION REGULATIONS, ARTICLE III. A. 15. PRIVATE STREETS AND RESERVE STRIPS, D., (1) (Tammy Carson, Applicant)

Hawk presented the plat and reviewed the following outstanding items of the plat:

1. Edwards Road is a county road to the northeastern property line of Lot 2. It is not a county road in front of Parcel 002.00, so the Subdivision Regulations do apply to the subdivision of this property;
2. A Roadway Maintenance Agreement for the non-county section of old Edwards Road located in front of Parcel 002.00 (Lots 2-7) will be needed;
3. Black Mountain Road is also a private road in front of Lot 1. It stops being a county road .2 miles from the intersection of Black Mountain Road/Ironsburg Road/Edwards Road. Legal access to this lot will need to be established. Since it is only one lot, there is the option to create a 50' access easement that only serves this lot;
4. In a plat note, add the owners name(s) and address;
5. Change the title block to read: Final Plat of Edwards/Bunch Property in Ironsburg" or something similar that that gives an indication of location;
6. The shared access easement needs to be a minimum of 50' wide;
7. In a plat note, indicate utility providers;
8. Add a plat note stating there is a 12' utility and drainage easement along all side and rear property lines;

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9. Add a plat note stating the building setbacks are: Front – 30’ / Sides & Rear – 12’;
10. Add a plat note which reads as follows: “All streets contained within this subdivision are to be privately maintained and owned, and Monroe County shall accept no responsibility for their maintenance.”;
11. Add a plat note which reads as follows: “No private right of way or easement shall be adopted by Monroe County until it is improved to current county road standards.”;
12. Add a plat note which reads as follows: “Further subdivision of any lot platted in this subdivision shall conform to the Monroe County Subdivision Regulations and adhere to any private restrictions denoted on this plat, corresponding deed, or the property owners’ association.”; and
13. Add the Monroe County certifications.

John Carson represented the applicant and stated they wished to not do a road maintenance agreement.

Commissioner Cardin moved to approve the plat as is. Commissioner Cansler seconded the motion. A general discussion followed. Commissioner Wiseman stated he felt that the road maintenance agreement protects the county and moved to amend the motion to require a roadway maintenance agreement that complies with the Subdivision Regulations for Edwards Road.

Commissioner Cardin amended his motion to approve the plat as is with the requirement a road maintenance agreement that complies with the Subdivision Regulations for Edwards Road be recorded. Commissioner Cansler seconded the amended motion. A roll call vote was taken and the motion passed 6-0-1, with Commission Carson abstaining.

REPORT ON MINOR SUBDIVISION PLAT REVIEW/APPROVAL

Hawk reported that Secretary Carson had signed off four (4) plats since the March 5, 2020, meeting.

OTHER BUSINESS

The commissioners thanked Hawk for her service to the County.

ADJOURNMENT

Commissioner Thompson moved to adjourn the meeting. Commissioner Cansler seconded the motion and the meeting adjourned at 6:24 p.m. By consensus the commission forewent the scheduled commissioner training on “Land Subdivision”.

Secretary

Date