

**MINUTES
MONROE COUNTY REGIONAL PLANNING COMMISSION
Thursday, January 5, 2023**

Members Present	Members Absent	Other Present
Allen Cansler	Bill Howe, Chair	Laura Smith, Planner
Mike Lowe	Travis Wade	Greg Altum, The Buzz
Doyle Cardin	Tammy Carson, Secretary	Chris Sorrel
Susan Saunders		Tate Geren
Roger Thomas		Bill Smith
Steve Thompson		Anna Axley
		Chris Jones
		Julia Jones
		Others

CALL TO ORDER

Vice Chair, Steve Thompson called the meeting to order at 6:00 p.m.

APPROVAL OF MINUTES

The minutes of the October 6, 2022 meeting were unanimously approved on a motion by Mike Lowe seconded by Susan Saunders.

SUBDIVISION PLAT, WITH EASEMENT FOR DRAINFIELD, ANNA AXLEY, 159 WILLIAMS RD., TAX MAP 094, PARCEL 017.00, APPROX. 1.7 ACRES

Ms. Axley explained that there were two existing mobile homes on the property, each with existing septic systems. She lives in one of the homes and wants to sell the other one. The existing drainfield on Lot 1 extends across the property line onto her neighbor's property.

ACTION

Ms. Saunders moved to approve the plat subject to the surveyor, adding a note to the property that if the drainfield had to be moved or failed at any time, a new one would have to be located entirely on Lot 1. The motion was seconded by Mr. Lowe and approved unanimously.

DISCUSSION OF CONCEPT PLAN FOR "THE ROUNDHOUSE" A PROPOSED RV PARK, 157 QUARRY CREEK RD., TAX MAP 146, PARCEL 126.00, TATE GEREN, WITH C2RL, INC. ENGINEERS, PROPERTY OWNER, VICON HOLDING & INVESTMENT CO., LLC, APPROXIMATELY 182 ACRES

Chris Sorrel with C2RL discussed the proposed RV park concept plan. They would have corporate retreats and commercial uses. He stated that they have had extensive experience with RV parks in Townsend and that would develop the park in phases. He said the park would be a destination site. Tate Garren with C2RL also spoke about the 36 proposed RV spaces with 30' wide sites. There is a creek that runs through the property and the proposed street into the property would be 2-way paved. They would have some pull-in sites for RV's and there would be a bathhouse, laundry, store, roadhouse and amphitheater and buffer along the creek. Also discussed were glamping sites, drainage and erosion and sediment control. The road will be

improved to 24' wide pavement. The RV park resolution states that each site is to be 40' x 75', but they proposed 30' x 100'. Mr. Lowe stated that the 40' spacing was for fire safety from firepits. All the sites will be connected to electricity and there will be a pump station into the Tellico Plains system for sewer. Most of the grading they anticipate would be in the circle and they would restore plantings that were removed. Doyle Cardin noted that 30' on gravel was not the same as 40' on an area with trees. They know that they would have to come back with the site plan. The Roundhouse is to be preserved they noted and the entrance was not far from the covered bridge.

OTHER

Mike Dotson with Fresh Start a non-profit ministry was present to discuss his proposal for putting in a free campground for people, allowing them to stay a maximum of 28 days. They will have a bath house and showers and will provide assistance for those looking for jobs. The utilities would be provided by Sweetwater Utilities and there would be septic systems. During the discussion, Mr. Dotson stated that instead of tents, he would build one building to house several individuals.

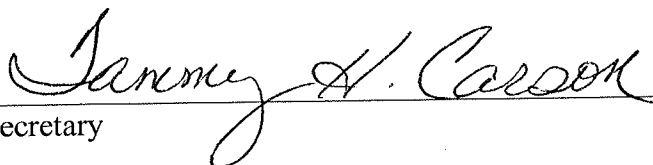
REPORT ON MINOR SUBDIVISION PLAT REVIEW/APPROVAL

Stacy Chambers reported there had been numerous minor plats and general property surveys signed by in the previous month.

Mr. and Mrs. Ford from Mecca Campground discussed some of the permitting requirements they were required to obtain when building their RV park.

ADJOURNMENT

The meeting adjourned at 7:40 p.m.


Secretary


Date