

MINUTES
MONROE COUNTY REGIONAL PLANNING COMMISSION
Thursday, April 6, 2023

Members Present	Members Absent	Other Present
Allen Cansler	Travis Wade	Laura Smith, Planner
Mike Lowe		Greg Altum, The Buzz
Doyle Cardin		Chris Soro, C2RL Inc.
Susan Saunders		Tate Geren, C2RL Inc.
Roger Thomas		Bill Smith
Steve Thompson		Marvin Harper
Tammy Carson, Secretary		Perry Brake
Bill Howe, Chair		Amy Schlosser
		Chris Stubblefield
		Others

CALL TO ORDER

Chairman, Bill Howe called the meeting to order at 6:00 p.m.

APPROVAL OF MINUTES

The minutes of the January 5, 2023 meeting were unanimously approved on a motion by Susan Saunders seconded by Tammy Carson.

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

Chris Sorro with C2RL discussed the proposed RV park and the dimensions of each RV site. NFPA standards for campsites were discussed and the concept plan shows 6 sites at 30’ x 65’, 2 sites at 30’ x 70’, and 19 sites at 30’ x 75’ with all being back-in sites. The proposal is to include 11 (eleven) pull-through sites at 30’ x 45’ to 56’. The property has steep slopes, and they will have to build a retaining wall 18’ in height, and there is a creek running along the side of the property. Eight (8) glamping sites are proposed too. Mr. Soro showed copies of the Little Arrow RV Park in Townsend where they used stamped concrete pavers. Sixty-three parking spaces are proposed with some adjacent to the floodplain. Resolution 1025-28 which was passed by Monroe County Commission in Oct. 2022, states that each RV space shall be a minimum of 3,000 square feet in area with width of 40’ and length of 75’, and the concept plan shows the proposed sites of 30’ wide and less than 75’ in length. There was a discussion regarding proximity to the Forest and getting input from the Forest Service regarding fire safety. Access to public water and utilities were also discussed. Mr. Soro stated that they wanted to preserve the “Roundhouse” but that sprinklers would have to be installed to use it commercially. The owner of the Mecca Camp Resort, Mr. Ford, noted that he had developed his campground under the stricter requirements of 40’ x 100’ and that he could have built 50 more sites if he had been able to have back-to-back sites. Mr. Soro stated that the current regulations would mean 10 less spaces from their concept plan and at this time he was not requesting any action from the commission.

SUBDIVISION WITH PRIVATE ROAD, MARVIN HARPER, COKER CREEK TRAIL, TAX MAP 188, PARCEL 016.00, APPROX. 48 ACRES AND TAX MAP 197, PARCEL 001.00, APPROX. 38 ACRES

Mr. Harper has a recorded plat, Tax Map 188, Parcel 016.00, for a subdivision off Hot Water Rd. with a private road, Coker Creek Trail. Although not shown on the TN Property Viewer, all the lots are greater than 5 acres in size. Mr. Harper purchased adjacent property, Parcel 001.00 on Tax Map 197, of 38 acres, that he wants to further subdivide by extending the private road. All the proposed lots are also greater than 5 acres in size.

ACTION

Ms. Carson moved to approve the extension of the private road subject to a legally established homeowners association and maintenance agreement for the private road, recorded with the Register of Deeds as well as verification that the extension of the private road meets the standards in the Monroe County Subdivision Regulations for private roads. Verification that the road meets the County standards may require that Mr. Harper hire an engineer. The motion was seconded by Ms. Saunders and approved with Mr. Thompson opposed.

REPORT ON MINOR SUBDIVISION PLAT REVIEW/APPROVAL

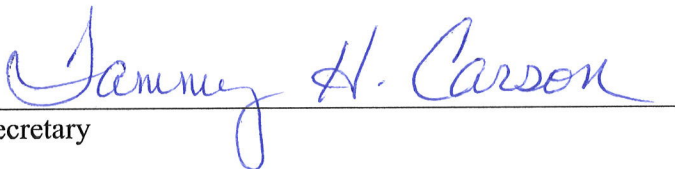
Stacy Chambers stated that there had been numerous general property surveys and minor plats signed in the previous month.


OTHER

Ms. Smith will provide information for further discussion of the RV park standards for the next meeting.

ADJOURNMENT

The meeting adjourned at 6:55 p.m.


Secretary


Date