

MINUTES
MONROE COUNTY REGIONAL PLANNING COMMISSION
Thursday, August 3, 2023

Members Present	Members Absent	Other Present
Bill Howe, Chair	Doyle Cardin	Laura Smith, Planner
Tammy Carson	Mike Lowe	Greg Altum, The Buzz
Susan Saunders		Tate Geren, C2RL
Roger Thomas		Chris Soro, C2RL
Steve Thompson		James Lee
Travis Wade		Tim Seay, Vicon Holding
Allen Cansler		Frank Thurston
		Chris Stubblefield, Vicon
		Amy Schlosser, Vicon
		Vinit Sharma, Vicon

CALL TO ORDER AND APPROVAL OF PREVIOUS MINUTES

Chair, Bill Howe called the meeting to order at 6:00 p.m. The minutes of the July 6, 2023, meeting were unanimously approved on a motion by Susan Saunders seconded by Tammy Carson.

PRELIMINARY SITE PLAN FOR PHASE I OF THE “ROUNDHOUSE,” AN RV PARK AND VARIANCE REQUEST FROM 75’ SITE LENGTH FOR 8 LOTS (#’S 1, 2, AND 23-28) 60’ TO 71.4’, QUARRY CREEK RD., TATE GEREN, C2RL, INC. ENGINEERS, PROPERTY OWNER, VICON HOLDING & INVESTMENT CO. LLC, TAX MAP 146, PARCEL 126.00, APPROXIMATELY 182.0 ACRES

Tate Geren with C2RL described the property and the steepness of the terrain and they request a variance for the length of eight (8) of the proposed lots from 75’ long to 60’-71.4’. They propose building a retaining wall and the length of the spaces impacts the height of the wall they build which could increase it from 14’ to 20’ to 30’ in height. There was a discussion regarding an engineering report supporting the height of the retaining wall. Mr. Geren stated that fire and rescue could pull into the property, and they have verbal confirmation that the Town of Tellico Plains will provide connection to water and sewer.

ACTION

Ms. Saunders moved to approve the variance for the length of the 8 spaces subject to an engineering report for the retaining wall due to topography. The motion was seconded by Roger Thomas and approved unanimously.

FINAL PLAT WITH PRIVATE ROADS AND ROAD GRADE VARIANCE REQUEST, MOUNTAIN AIR PHASE II, 13-LOTS EACH 5+ ACRES IN SIZE, APPROX. 70.82 ACRES, JAMES LEE, PROPERTY OWNER, SHELTON DEWITT, BALLPLAY RD., TAX MAP 081, PARCEL 015.00, APPROX. 142.0 REMAINING ACRES

Mr. Lee was present with a request for Phase II of Mountain Air. He presented a copy of Phase I which had been recorded with lots all fronting on Ballplay Rd. and all over 5 acres in size. The roads will be private, and Mr. Lee provided a copy of the maintenance agreement and covenants

which shall be recorded with the plat. He also requests a variance for sections of the road which will be approximately 15.8% slope which is more than the 14% maximum in the Subdivision Regulations. Mr. Lee stated he was working on obtaining the required permit from TDEC.

ACTION

Mr. Thompson moved to approve the plat with road grade variance and subject to obtaining the required permit from TDEC. The motion was seconded by Ms. Carson and approved unanimously.

ANNUAL MEETING, ELECTION OF OFFICERS

Allen Cansler moved to have existing officers serve another term. The motion was seconded by Mr. Thompson and approved unanimously.

ADJOURNMENT

The meeting adjourned at 6:30 p.m.



Secretary, Monroe County Regional Planning Commission

11-2-23
Date