

**MINUTES
MADISONVILLE REGIONAL PLANNING COMMISSION
March 19, 2024**

<u>Members Present</u>	<u>Members Absent</u>	<u>Others Present</u>
Marilyn Atkins	Casey Davis	Laura Smith, Planner
Ed Dawson		Greg Altum, The Buzz
Jay Howard		Kevin Standridge (Codes Officer)
Gus Davis, Mayor		Mike Moore, Zaxby's
James Lee		David Glover
Linda Garrett-Hensley		Lisa Janke
Scott Hunt		Christian Medders
		Jared Givens

CALL TO ORDER AND APPROVAL OF MINUTES

Chairman, James Lee called the meeting to order at 5:05 p.m. The minutes of the February 15, 2024, meeting were unanimously approved on a motion by Scott Hunt seconded by Ed Dawson.

ANNEXATION REQUEST OF TERRITORY, PROPERTY OWNER, LISA JANKE, C&L LLC, PARCELS 114.01, 115.0, 116.0, AND 117.0 ON MONROE CO. TAX MAP 079, APPROX. 20.0 ACRES

Ms. Janke was present to request annexation of property into the city limits. The 4 parcels are to be combined and the plat has been completed.

ACTION

Jay Howard moved to recommend the annexation of the property which was seconded by Mr. Hunt and approved unanimously.

REPORT ON PLAN OF SERVICES FOR ANNEXATION OF PARCELS 114.01, 115.00, 116.00, AND 117.00 ON MONROE COUNTY TAX MAP 079, APPROXIMATELY 20.0 ACRES, PROPERTY OWNER, LISA JANKE, C&L LLC

The Plan of Services for the annexation of Ms. Janke's property was reviewed.

ACTION

Mr. Dawson moved to approve the plan of services which was seconded by Mr. Hunt and approved unanimously.

SITE PLAN FOR ZAXBY'S RESTAURANT, APPLICANT, JESSICA HOOD, CARTER ENGINEERING, PROPERTY OWNER, TIMOTHY MAXWELL, HWY. 411, TAX MAP 067E, GRP. E, PARCEL 002.01, C-3, HIGHWAY BUSINESS DISTRICT, APPROX. 1.03 ACRES

Mike Moore was present to request site plan approval for new Zaxby's Restaurant. Parking spaces were verified at 10' x 19' and limits of land disturbance of less than 1 acre. He stated the new restaurant would look the same as other Zaxby's. The TDOT access permit request is in progress, and he will forward a copy when obtained.

ACTION

Mayor Davis moved to approve which was seconded by Mr. Hunt and approved unanimously.

SUBDIVISION PLAT 5-LOTS, APPLICANT, KEITH AND JONATHAN JONES, PROPERTY OWNER, MAXIE JONES, MCGHEE ST., TAX MAP 056M, GROUP D, PARCEL 019.02, R-1, LOW DENSITY RESIDENTIAL DISTRICT, APPROXIMATELY 2.1 ACRES

Surveyor, Christian Medders presented plat with 5 lots that will need a sewer easement across the Benton property for access to the rear of the proposed lots.

ACTION

Mayor Davis moved to approve the plat subject to the required certificate signatures including the sewer easement agreement with the property owner. The motion was seconded by Marilyn Atkins and approved unanimously.

SUBDIVISION PLAT, 7-LOTS, PRINTIS WOODS, PHASE 3, HWY. 68 APPLICANT AND PROPERTY OWNER, JAMES LEE, D&L PARTNERSHIP, TAX MAP 067, PARCEL 032.00, MADISONVILLE PLANNING REGION, APPROXIMATELY 19.03 ACRES

James Lee recused himself and presented plat for Phase 3 or Printis Woods. Mr. Lee stated that the TDOT would only allow 2 entrances off Hwy. 68.

ACTION

Mr. Hunt moved to approve which was seconded by Linda Garrett-Hensley and approved unanimously.

REZONING REQUEST, M-1, LIGHT INDUSTRIAL DISTRICT TO R-1, LOW DENSITY RESIDENTIAL DISTRICT, OLD CEMETERY RD., APPLICANTS, CRAIG SUMMEY AND JAMES LEE, PROPERTY OWNER, CRAIG SUMMEY, TAX MAP 056, PARCEL 079.00, APPROXIMATELY 4.5 ACRES

Mr. Medders presented a rezoning request so that the property could be developed for residential use. Property to the west is the wastewater treatment plant, property to the north although zoned industrial is used as a residence and across the railroad tracks property is zoned R-1.

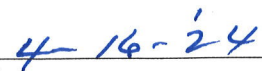
ACTION

Mr. Dawson moved to recommend the rezoning, which was seconded by Mayor Davis and approved unanimously.

ADJOURNED

The meeting was adjourned at 5:30 p.m.


Secretary


Date