

MINUTES
MADISONVILLE REGIONAL PLANNING COMMISSION
April 16, 2024

<u>Members Present</u>	<u>Members Absent</u>	<u>Others Present</u>
Marilyn Atkins	Jay Howard	Laura Smith, Planner
Casey Davis		Greg Altum, The Buzz
Ed Dawson		David Hurst
Gus Davis, Mayor		Danny Long
James Lee		Billy Trammell
Linda Garrett-Hensley		Others
Scott Hunt		

CALL TO ORDER AND APPROVAL OF MINUTES

Chairman, James Lee called the meeting to order at 5:00 p.m. The minutes of the March 15, 2024, meeting were unanimously approved on a motion by Mayor, Gus Davis seconded by Marilyn Atkins.

SITE PLAN, ANTENNA UPGRADES TO EXISTING TOWER ON WATER TANK, 300 INDUSTRIAL PARK RD., CITY OF MADISONVILLE INDUSTRIAL PARK, ROB MEARS, PROJECT MANAGER, FAULK & FOSTER FOR US CELLULAR, TAX MAP 079, PARCEL 005.00, M-1, INDUSTRIAL DISTRICT

No one was present, but there was a question regarding the lease agreement with the city. The proposal to update the existing antenna equipment on the water tower which is 123’8” in height.

ACTION

Mayor Davis moved to table until further information regarding the lease agreement. The motion was seconded by Scott Hunt and approved unanimously.

SITE PLAN (AMENDED) FOR FYZICAL THERAPY, HWY. 411, APPLICANT, IZIC JEFFERS, PROPERTY OWNER, DANIEL LONG, TAX MAP 057, PARCELS 91.05 AND 93.05, C-3, HIGHWAY BUSINESS DISTRICT, APPROXIMATELY 9.79 ACRES

There are 4 proposed buildings on the site plan and the TN Property shows the property as two parcels. The proposal is to construct the buildings as a strip mall type development with the physical therapy facility in one of the units in one of the buildings. After discussion, Mr. Long stated that the proposal would just be just one building with parking and if he decides to build another structure, he would submit another site plan for the additional building. The grading of the site and proceeding with the building would be 2 phases. He requests approval for the first phase so that he can start with the grading of the entire. Staff stated that the TDOT access permit and the TDEC permit for stormwater and erosion control would need to be obtained before any land disturbance begun.

ACTION

Ms. Atkins moved to approve the site plan subject to items listed above. The motion was seconded by Casey Davis and approved unanimously.

REZONING REQUEST, M-1, LIGHT INDUSTRIAL DISTRICT TO R-2, HIGH DENSITY RESIDENTIAL DISTRICT FOR MIRACLE LAKE, 228 WARREN ST., APPLICANTS, BYRON GOODMAN, PROPERTY OWNER, DANNY STRICKLYN

Withdrawn per applicant.

SUBDIVISION PLAT, 2-LOTS WITH EASEMENT, PROPERTY OWNER, SUSANNE CENTOFANTE, 333 THOMPSON RD., TAX MAP 055, PARCEL 039.05, MADISONVILLE PLANNING REGION, APPROX. 15.02 ACRES

Withdrawn per James Lee as there are some land percolation issues.

CONCEPT PLAN, AIRHEART LANDING SUBDIVISION, 62 LOTS & LANDING STRIP, APPLICANT, DAVID HURST, RLS, PROPERTY OWNER, PAMELA ALBRECHT, 989 ACORN GAP RD., MAP 36, PARCEL 55.02, MADISONVILLE PLANNING REGION, APPROX. 59.0 ACRES

Applicants discussed a proposal for a 62-lot subdivision in the Planning Region with an airstrip. The existing house on the property is to be removed and fire hydrants will be installed.

Individual property owners will have gas tanks at their home for their planes. The air strip will be 2,500' in length and the proposal is for an onsite sanitary drip field and the developer is currently in process of obtaining the land from an adjacent property owner. A road will be constructed to the road construction requirements in the Subdivision Regulations. Permits from TDEC for stormwater and erosion control, the onsite system, and water will be required. The developers request approval of a concept plan and would move forward with the preliminary plat if approved.

ACTION

Ms. Davis moved to approve the concept plan with a preliminary plat to be presented. The motion was seconded by Linda Garrett-Hensley and approved unanimously.

SITE PLAN, ADDITION FOR PROPOSED RETAIL, APPLICANT AND PROPERTY OWNER, JAMES LEE, 3719 HWY. 411, TAX MAP 057, PARCEL 51.00, C-3, HIGHWAY BUSINESS DISTRICT, APPROXIMATELY 1.22 ACRES

Mr. Lee requests site plan approval to add on to existing building which had been a gas station, for a proposed potential restaurant.

ACTION

Ms. Garrett-Hensley moved to approve, which was seconded by Ms. Davis and approved unanimously with Mr. Lee recusing himself.

OTHER BUSINESS

None

ADJOURNED

The meeting was adjourned at 5:50 p.m.

Secretary

Date