

MINUTES
MADISONVILLE REGIONAL PLANNING COMMISSION
July 16, 2024

| <u>Members Present</u> | <u>Members Absent</u> | <u>Others Present</u> |
|------------------------|-----------------------|-----------------------|
| Marilyn Atkins | Casey Davis | Laura Smith, Planner |
| Jay Howard | Ed Dawson | Greg Altum, The Buzz |
| Scott Hunt | | Brian Wilson |
| Gus Davis, Mayor | | Kevin Standridge |
| James Lee | | Frank Thurston |
| Linda Garrett-Hensley | | Diane Tomek |
| | | Meagan Helton |
| | | Jeff Finley |
| | | Chase Helton |
| | | Susan Stout |
| | | Travis Wade |
| | | Cherie Hansen |
| | | Tony Campbell |
| | | Jeremy Cansler |

CALL TO ORDER AND APPROVAL OF MINUTES

Chairman, James Lee called the meeting to order at 5:00 p.m. The minutes of the May 21, 2024, meeting were unanimously approved on a motion by Scott Hunt seconded by Marilyn Atkins.

TOOMEY CRAN 001, SMALL CELL TELECOMMUNICATION PLACEMENT WITHIN TDOT RIGHT-OF-WAY, HWY. 68 AND ENGLEWOOD RD., APPLICANT, CAMERON GREEN (NETWORK BUILDING + CONSULTING FOR U.S. CELLULAR)

Laura Smith reported that the new small cell received permit from TDOT.

ACTION

Mayor Davis moved to approve which was seconded by Ms. Atkins and approved unanimously.

SUBDIVISION PLAT 6-LOTS WITH EASEMENTS FOR 2, OLD CEMETERY RD., PROPERTY OWNER, CRAIG SUMMEY, TAX MAP 056, PARCEL 079.00, R-1, LOW DENSITY RESIDENTIAL DISTRICT, (REZONING APPROVED BY CITY COUNCIL 7/1/2024) APPROXIMATELY 4.5 ACRES

No one present. Staff reviewed the plat and listed the 10 items to be included and emailed to the surveyor.

ACTION

Mayor Davis moved to approve subject to including items listed above. The motion was seconded by Ms. Atkins and approved unanimously.

SUBDIVISION PLAT, 3-LOTS, CARSON ST., HICKORY ST., AND TELLICO ST., APPLICANT, MARK TUCKER, SURVEYOR, ROBERT CAMPBELL & ASSOC., PROPERTY OWNER, MONROE COUNTY, TAX MAP 067D, GROUP C, PARCEL 003.00, C-2, CENTRAL BUSINESS DISTRICT, APPROXIMATELY .9 ACRES

Stacy Chambers was present for the County to request subdivision of County owned property into 3 lots, each with existing buildings, so that they could be sold individually.

ACTION

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

SUBDIVISION PLAT, 3-LOTS, STINNETT RD., PROPERTY OWNERS, VERDA AND RUSSELL RALSTON, TAX MAP 058, PARCEL 008.03, MADISONVILLE PLANNING REGION, APPROXIMATELY 6.57 ACRES

No one present. Staff stated that with subsurface septic approval from TDEC and all required certificates signatures, the plat met the subdivision regulations.

ACTION

Mayor Davis moved to approve which was seconded by Jay Howard and approved unanimously.

SITE PLAN, GARDEN GATE MINI STORAGE, TONAWANDA TRAIL, PROPERTY OWNER, JOSEPH WILSON, TAX MAP 067O, GROUP C, PARCEL 005.01, C-3, HIGHWAY BUSINESS DISTRICT, APPROXIMATELY 1.41 ACRES

The developer proposes building a mini storage facility. Staff stated that the site plan needed to remove the division line as the property is not being subdivided, include setbacks and dimensions of the property lines, show traffic flow direction in the proposed parking lot and include a legend of the landscaping plan.

ACTION

Mr. Hunt moved to approve subject to including items listed above. The motion was seconded by Ms. Atkins and approved unanimously. Staff will email a list of the items needed to the surveyor.

SUBDIVISION PLAT, 6-LOTS TO 2-LOTS, HUNTINGTON BLVD. AND OAK GROVE RD. AND HIWASSEE RD., PROPERTY OWNER, CHERIE HANSEN, TAX MAP 056L, GROUP C, PARCELS 001.00, 002.00, 003.00, 004.00 AND PARCELS 071.00 AND 074.01 ON TAX MAP 056.00, R-1, LOW DENSITY RESIDENTIAL DISTRICT

Property owner, Cherie Hansen requests plat approval to abandon some lot lines, combining 6 lots into one, with an additional lot.

ACTION

Mr. Howard moved to approve, seconded by Mayor Davis and approved unanimously.

PRELIMINARY SUBDIVISION PLAT, 17-LOTS, PEDIGO RD., APPLICANT AND PROPERTY OWNER, LEE ENTERPRISES, TAX MAP 057, PARCEL 036.00, R-1, LOW DENSITY RESIDENTIAL DISTRICT, APPROXIMATELY 7.8 ACRES

Chairman Lee recusing himself to present plat for his development. There was a discussion of the small lot sizes and whether public sewer is available, and the increase of traffic that 17 lots would add to Pedigo Rd.

ACTION

Ms. Atkins moved to table the item until more information is provided. The motion was seconded by Mayor Davis and approved unanimously with Mr. Lee recusing.

DISCUSSION REQUEST, MAEGAN HELTON, POWER OF ATTORNEY OF FINLEY INVESTMENTS, LLC, OWNER OF HUNTERS COVE PARK (MOBILE HOME PARK) AND DIANE TOMEK, AND JEREMY CANSLER, OAK GROVE RD., TAX MAP 057.00, PARCEL 012.03 AND PROPOSED EXPANSION TO ADJACENT PROPERTIES, TAX MAP 057, PARCELS 013.00 AND 013.01, R-1, LOW DENSITY RESIDENTIAL DISTRICT

Jeremy Cansler was present and stated he worked with the potential buyer of the 7 acres of the mobile home park and two adjacent lots. They propose combining the lots and expanding the mobile home park which they currently cannot do as the property is in the R-1 Low Density Residential District. If the developer extends the sewer lines which currently stop at the intermediate school, it would be at their expense, and it was suggested that Mr. Cansler contact Tracy Green for feasibility. Property manager since February 2023, Diane Tomek was also present and discussed the improvements that have been made since, and the bad conditions that existed when she began. She stated that there are currently 15 families with 47 residents and 15 units are rented. There are currently 7 existing mobile homes that need to be replaced. Mr. Cansler and Ms. Tomek discussed the goal of having the properties combined and rezoned to R-2 High Density Residential District which would allow them to improve and expand the park. The rezoning request will be put on the agenda for the next meeting and the City Attorney will be contacted regarding updating or replacing existing mobile homes in the development.

ADJOURNMENT

The meeting adjourned at 6:00 p.m.

Madisonville Regional Planning Commission Secretary

Date