

MADISONVILLE REGIONAL
PLANNING COMMISSION
 Madisonville City Hall Board Room
Tuesday, April 15, 2025
5:00 p.m.

<u>Members Present</u>	<u>Members Absent</u>	<u>Others Present</u>
Brad Hunt	Ed Dawson	Laura Smith, Planner
James Lee, Chair		Greg Altum, The Buzz
Casey Davis		Kevin Standridge, Codes Enforcement
Josh Robbins		Roger Boring
Marilyn Atkins		Sharon Davis
Scott Hunt, Mayor		Ms. Soutullo
Tracey Green		Others

CALL TO ORDER AND APPROVAL OF MINUTES

Chairman, James Lee called the meeting to order at 5:00 p.m. The minutes from the March 18, 2025, meeting were unanimously approved on a motion by Marilyn Atkins seconded by Mayor, Scott Hunt.

REQUEST FOR ACCEPTANCE OF BOND AND (ITEM TABLED AT 3/18/2025 PLANNING COMMISSION MEETING) FINAL SUBDIVISION, WALNUT RESERVE SUBDIVISION, BAILEY LANE, ROBERT CAMPBELL & ASSOCIATES FOR CLAYTON MOBILE HOMES, TELLICO STREET, 45-LOTS, TELLICO ST., TAX MAP 079, PARCELS 114.01, 115.00, 116.00, AND 117.00, COMBINED APPROXIMATELY 20.63 ACRES, R-1, LOW DENSITY RESIDENTIAL DISTRICT

The developer requested that the item continue to be tabled as they were not seeking acceptance of a bond or letter of credit or final plat approval at this time.

ACTION

Mayor Hunt moved to re-table item which was seconded by Brad Hunt and approved unanimously.

PRELIMINARY PLAT, MILLERS VIEW SUBDIVISION, 19-LOTS, PROPERTY OWNER, ROGER BORING, NILES FERRY RD., TAX MAP 057, PARCEL 129.01, APPROXIMATELY 12 ACRES, MADISONVILLE PLANNING REGION

Mr. Boring was present requesting preliminary plat approval for nineteen lots off Niles Ferry Rd. Each lot will have subsurface septic systems and public water is available. There is a bank along the right-of-way that will have to be worked on to lower it. Mr. Boring stated that due to the bank, soils, stormwater, and septic approval, he may have to lose two lots. He proposed having 400' on either side of the entrance road flattened to ensure safe site vision and view of the entrance. The road will be built to the Subdivision Regulations requirements for public roads and requested to be accepted into the County highway system.

ACTION

Casey Davis moved to approve the preliminary plat which was seconded by Ms. Atkins and approved unanimously.

REZONING REQUEST FROM R-1, LOW DENSITY RESIDENTIAL DISTRICT TO C-3, HIGHWAY BUSINESS DISTRICT, SHARON DAVIS, TRUE PURPOSE MINISTRIES, HWY. 411, TAX MAP 067J, GROUP A, PARCEL 024.05, APPROXIMATELY .53 ACRES

Sharon Davis proposes expanding the work they do at True Purpose for a homeless shelter on Parcel 024.05. The parcel is in the R-1 Low Density Residential District and to expand the current use, it would be rezoned to C-3, Highway Business District. Accessing the parcel would be from the existing site on Hwy. 411 and the parcel line to be abandoned to have the facility on one parcel.

ACTION

Ms. Davis moved to recommend approval of the rezoning subject to a survey submitted and showing that the common lot line of Parcel 24.05 and Parcel 26.00 is being removed. The motion was seconded by Brad Hunt and approved unanimously.

OTHER

Ms. Soutullo, a resident on Isbill Road, asked about flooding on the road and nursing home property. Mayor Hunt stated that the attorneys for the nursing home and the city were in contact with each other regarding the issue.

ADJOURNMENT

The meeting adjourned at 5:15 p.m.