

MADISONVILLE REGIONAL
PLANNING COMMISSION
 Madisonville City Hall Board Room
Tuesday, May 20, 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		Bill Howe
Marilyn Atkins		Sharon Davis
Scott Hunt, Mayor		Marde Soutullo
Tracey Green		Joe Soutullo
		Jerry Sloan

CALL TO ORDER AND APPROVAL OF MINUTES

Chairman, James Lee called the meeting to order at 5:00 p.m. The minutes from the April 15, 2025, meeting were unanimously approved on a motion by Casey Davis seconded by Mayor, Scott Hunt.

FINAL PLAT, APPLICANT, SARAH PATTERSON, TWM, PROPERTY OWNER, JEM PARTNERSHIP, 5-LOTS, HWY. 411, TAX MAP 057, PARCEL 056.01, C-3, HIGHWAY BUSINESS DISTRICT, 8.4 ACRES

Bill Howe presented the plat for 5-lots on Hwy. 411. Staff recommended that the plat include; contour lines, ARAP of documentation from TDEC for relocation of stream, stormwater and erosion control plan with permit from TDEC, sidewalks, fire hydrants, street lights, TDOT approval for the driveways or consideration of a common access road fronting the lots, and approval for water, sewer and electricity. Mr. Howe stated that there were no sidewalks or streetlights planned, there was an existing fire hydrant, and that all TDOT and TDEC permits had been obtained.

ACTION

Brad Hunt moved to approve the plat which was seconded by Marilyn Atkins and approved unanimously.

REZONING FROM R-1 LOW DENSITY RESIDENTIAL DISTRICT TO C-3 HIGHWAY BUSINESS DISTRICT, TAX MAP 067J, GROUP A, PARCEL 024.05, AND DISCUSSION OF ACCESS FROM SEQUOYAH DR., APPLICANT, TRUE PURPOSE MINISTRIES, SHARON DAVIS ON BEHALF OF GIL HEINSOHN, DIRECTOR OF CAMPUS DEVELOPMENT

Gil Heinsohn with True Purpose was present for discussion of access to the property. At their April 15, 2025, meeting, the commission voted to recommend the rezoning of Parcel 24.05 from R-1 to C-3 for a proposed homeless shelter subject to a survey showing that True Purpose property would be combined with Parcel 24.05 as an expansion of the ministry using existing access from Hwy. 411. Mr. Heinsohn stated that they do not want to combine the lots and want

to access the homeless shelter from Sequoyah Dr. He stated that there was an existing easement and referenced a deed book and page number that was left off the survey. There was a discussion of the easement and access, and it was recommended that Mr. Heinsohn have a title search done to verify.

ACTION

Ms. Atkins moved to approve the rezoning with verification of the easement. The motion was seconded by Mr. Hunt and approved unanimously.

OTHER

Kevin Standridge stated that US Cellular had added/installed an antenna to an existing pole in the city which they do not own. He confirmed that the FLEC did not own the pole and that according to TDOT, it was owned by the city. Mr. Standridge will continue to investigate and staff stated that she would check with TDOT too.

ADJOURNMENT

The meeting adjourned at 5:00 p.m.

Casey Davis
Secretary Planning Commission
6/17/25