

MADISONVILLE REGIONAL
PLANNING COMMISSION
 Madisonville City Hall Board Room
 Tuesday, June 17, 2025
 5:00 p.m.

<u>Members Present</u>	<u>Members Absent</u>	<u>Others Present</u>
Brad Hunt		Laura Smith, Planner
James Lee, Chair		Greg Altum, The Buzz
Casey Davis		Kevin Standridge, Codes Enforcement
Josh Robbins		Todd Robbins
Marilyn Atkins		Raymond Tyler
Scott Hunt, Mayor		Marde Soutullo
Tracey Green		Joe Soutullo
Ed Dawson		Marilyn Tyler
		Nancy Franklin
		Omar Estrada
		Heath Davis

CALL TO ORDER AND APPROVAL OF MINUTES

Chairman, James Lee called the meeting to order at 5:00 p.m. The minutes from the May 20, 2025, meeting were unanimously approved on a motion by Casey Davis seconded by Tracey Green.

SUBDIVISION PLAT, 208 LOTS, 30 TOWNHOMES, 11.84 ACRES OF NEW ROADS, GRAN VILLAGE MEADOWS, APPLICANT, TODD ROBBINS FOOTHILLS EXCAVATING LLC, PROPERTY OWNER, CROSS CREEK INVESTMENTS, GENE BEST, ISBILL RD. TAX MAP 079, PARCEL 073.00, APPROX. 78.7 ACRES, MADISONVILLE PLANNING REGION

Heath Davis, partner with Cross Creek Investments, was present and stated that they wanted the property to be annexed into the city limits for the proposed development. Audience member, Marde Soutullo, inquired about the existing road and traffic concerns. Another audience member inquired about the availability of sewer to the development. Mr. Green stated that the city pump stations could handle the additional houses. There was a discussion of turn lanes into the proposed subdivision. Mr. Davis spoke up and stated that he was local and he has developed property in the County previously. He stated that when the property was purchased, he and his partners thought the property was already in the city and since it was not, he requests to be annexed. There was a discussion of the steps for approval of annexation and review of the plan of services and the zoning of the property, if approved, to be R-2, High Density Residential District.

ACTION

Mr. Green moved to add the annexation request to the agenda which was seconded by Marilyn Atkins and approved unanimously. Ed Dawson moved to recommend the annexation request with the R-2 zoning. The motion was seconded by Mr. Green and approved unanimously. Mayor Hunt informed Mr. Davis to contact the city to be included on the city council agenda for

annexation.

CODES ENFORCEMENT OFFICIAL, KEVIN STANDRIDGE

Mr. Standridge discussed the section in the Subdivision Regulations, Article IV, B. Erosion and Stormwater Control, which stated that curbs and gutter are not required and ditches are acceptable for plats. There was a discussion of the benefits of having the curbs especially in the city limits. Staff will prepare a resolution to amend the subdivision regulations.

DISCUSSION, NANCY FRANKLIN AND RAYMOND AND MARILYN TYLER, TELLICO ST., TAX MAP 079 PARCEL 111.00

Nancy Franklin was present with her parents to discuss the drainage and sediment from the development of the Tellico St. subdivision, next to her parents property. Mr. Green stated that the engineer for CMH did not have the retention pond completed. He stated that some improvements had been made. Ms. Franklin had pictures which she showed commissioners of the water onto her parents property. Mr. Green stated that CMH did install a reducer from a 15" to a 6", but he stated that the flow was still bad. Mr. Tyler stated that he had spoken with the developer and that Mr. Green had been helpful. Mr. Green stated that he would work with Mr. Tyler to resolve the issue.

OTHER

Ms. Smith noted that in the Subdivision Regulations, the minimum lot size requirement with sewer and public water is 7,500 square feet and 75' wide at the building setback line. However, within the city limits in the R-2, High Density Residential District, the minimum lot size is 9,000 square feet. When reviewing a subdivision plat within the city and designated zoning, the stricter rule applies. There was a discussion of amending the Zoning Ordinance to be consistent with the subdivision regulations for lots with sewer and water. Ms. Smith will prepare an ordinance amendment for commission. She stated that she would be out at a conference from July 14-27, 2025, and would miss the July 15, 2025 meeting and a recommendation could be prepared and forwarded to commissioners for any agenda item. The consensus was to reschedule the July meeting instead for a date to be determined.

ADJOURNMENT

The meeting adjourned at 6:30 p.m.

Casey Davis 7/28/25