

MADISONVILLE REGIONAL
 PLANNING COMMISSION
 Madisonville City Hall Board Room
 Tuesday, September 16, 2025

<u>Members Present</u>	<u>Members Absent</u>	<u>Others Present</u>
Brad Hunt	James Lee	Laura Smith, Planner
Scott Hunt, Mayor	Ed Dawson	Greg Altum, The Buzz
Casey Davis		Kevin Standridge, Codes Enforcement
Josh Robbins		Abigail Allshouse(sp)
Marilyn Atkins		Sam Moser
		Tom Wade
		Ronald B. Atchley
		Others

CALL TO ORDER AND APPROVAL OF MINUTES

Vice Chair, Marilyn Atkins called the meeting to order at 5:00 p.m. The minutes from the July 15, 2025, meeting were unanimously approved on a motion by Marilyn Atkins seconded by Casey Davis.

SITE PLAN, SULLINS EYE CARE CENTER, APPLICANT, MAIN STREET STUDIO ARCHITECTS, PROPERTY OWNER, JEM PARTNERSHIP, HWY. 411 AND GREEN LN., PART OF PARCEL 056.01, TAX MAP 057, C-3, HIGHWAY BUSINESS DISTRICT, APPROXIMATELY 1.2 ACRES

Sam Moser was present to request site plan approval for the eye care center and went over all staff comments which had been addressed on the site plan. There will be two entrances, one from Hwy. 411 and the other off Green Lane. Mr. Moser had obtained an access permit from TDOT and confirmed there was an existing fire hydrant on Green Lane. The site plan met the requirements, and approval was recommended by staff.

ACTION

Scott Hunt moved to approve the site plan which was seconded by Brad Hunt and approved unanimously.

SUBDIVISION PLAT, 5-LOTS, APPLICANT, JAMES LEE, HWY. 411 AND TONAWANDA TRAIL, TAX MAP 0670, GROUP C, PARCEL 008.00 AND 016.00, R-1, LOW DENSITY RESIDENTIAL DISTRICT, APPROXIMATELY 5.8 ACRES

Surveyor, Frank Thurston presented plat for 5 lots off Tonawanda Trail and Hwy. 411. With required certificate signatures the plat met requirements.

ACTION

Mr. Hunt moved to approve the plat seconded by Ms. Atkins and approved unanimously.

REZONING REQUEST FROM C-2, CENTRAL BUSINESS DISTRICT TO R-1, LOW DENSITY RESIDENTIAL DISTRICT, APPLICANTS, NATALIE GUTIERREZ AND KYLE HOHMAN, PROPERTY OWNER, WC ATLAS LLC, C/O KIAVI FUNDING INC., TAX MAP

*Madisonville Regional Planning Commission
Tuesday, September 16, 2025
Page 2*

067D, GROUP H, PARCEL 021.00, APPROXIMATELY .23 ACRES

Kevin Standridge stated the owners had remodeled the existing dwelling and wanted to sell it for commercial use however no one was present.

ACTION

Mayor Hunt moved to table until next meeting when owner was present. The motion was seconded by Ms. Davis and approved unanimously.

ADJOURNMENT

The meeting adjourned at 5:30 p.m.

*Paul RR
10/27/25*