

MADISONVILLE REGIONAL
 PLANNING COMMISSION
 Madisonville City Hall Board Room
 Monday, November 18, 2025

<u>Members Present</u>	<u>Members Absent</u>	<u>Others Present</u>
Brad Hunt		Laura Smith, Planner
Scott Hunt, Mayor		Greg Altum, The Buzz
James Lee		Kevin Standridge, Building Official
Josh Robbins		Christine Robinette
Marilyn Atkins		Junior Robinette
Ed Dawson		Susan Saunders
Casey Davis		Kylee Standridge
		Greg Glaser
		Steve Webb
		Andrea Webb
		Joel Meriwether
		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 October 27, 2025, meeting were unanimously approved on a motion by Ed Dawson seconded by Marilyn Atkins.

PRELIMINARY PLAT, EARHEART LANDING, 42 LOTS (29 FOR HANGARS), LANDING STRIP AND 2 PRIVATE ROADS, APPLICANT AND PROPERTY OWNER, STERLING WEBB, AIRFIELD DEVELOPMENT LLC, ACORN GAP ROAD, TAX MAP 036, PARCEL 055.02, APPROXIMATELY 59.0 ACRES, MADISONVILLE PLANNING REGION

Property owner, Sterling Webb, Airfield Development, LLC, was present to request preliminary plat approval for Earheart Landing, a subdivision with 12 proposed residential lots and 29 lots for airplane hangars only. Mr. Webb stated that he had started with 62 lots for residential use and scaled it back to 12 to provide the hangars that would be owned by individuals. The hangars would face the runway and the 2 proposed roads in the subdivision would be privately owned and maintained with a security gate. Several members of the public who said they lived adjacent to the proposed subdivision voiced concerns about the condition of Acorn Gap Road being narrow, and erosion and drainage issues that have occurred. Other neighboring residents discussed the impacts to the stream, farmland, water supply, emergency services in case of fire, lack of fire hydrants and concerns over extension of water services. Mr. Webb discussed the project and agreed to add an easement from Acorn Gap Road to the runway for emergency services, and a fire hydrant at Acorn Gap Road. Staff commented on the airstrip shown as an easement across the 12 residential lots and after discussion, Mr. Webb said he would move the rear property lines up to the airstrip instead of an easement across the lots, and the open space shown adjacent to Lot 41 would be included with the lot instead of designated open space. Staff noted that permits from TDEC for land disturbance are required and an ARAP permit for work on or near the stream may be required from TDEC as well. Also needed was confirmation from the County that the airstrip is outside the airport zone, and from the County EMA for any airstrip

emergency concerns. Items also to include on the preliminary plat are the private road names, road profiles, and copy of the homeowners association/property owners association with the deed restrictions and covenants to verify that the private roads, airstrip and any common areas or open space are to be privately maintained and will not maintained by the County or City.

ACTION

Mr. Dawson moved to approve the preliminary plat subject to all the items noted above being added and verified to the preliminary plat before improvements can begin. The motion was seconded by Casey Davis and approved with majority of aye votes from Brad Hunt, James Lee, Josh Robbins, Casey Davis, and Ed Dawson. Marilyn Atkins and Scott Hunt voting no.

FINAL PLAT, COMBINING 3-LOTS INTO ONE, HWY. 411 AND HAGLER ST., APPLICANT, BRENDA SHACKLEFORD, CSDG, PROPERTY OWNER, ALLEN BALSINGER, PARCELS 025.02, 025.06, AND 025.02 ON MONROE COUNTY TAX MAP 057, R-1, LOW DENSITY RESIDENTIAL DISTRICT AND C-3, HWY. BUSINESS DISTRICT, APPROXIMATELY 3.75 ACRES COMBINE

Representatives from CSDG were present to request combining 3-lots into one for a proposed development.

ACTION

Scott Hunt moved to approve the plat which was seconded by Mr. Dawson and approved unanimously.

REZONING REQUEST, FROM R-1 LOW DENSITY RESIDENTIAL DISTRICT TO C-3, HIGHWAY BUSINESS DISTRICT, HWY. 411 AND HAGLER ST., APPLICANT, BRENDA SHACKLEFORD, CSDG, PROPERTY OWNER, ALLEN BALSINGER, PARTIAL PARCELS 025.02, 025.06, AND 025.02 ON MONROE COUNTY TAX MAP 057, (SEE ITEM B ABOVE)

The request is for the parcels that are partially zoned R-1 and C-3 be rezoned so that they are entirely C-3.

ACTION

Scott Hunt moved to approve the rezoning which was seconded by Ms. Davis and approved unanimously.

SITE PLAN, JOHNSON FAMILY DENTAL, HWY. 411 AND WAYMAN RD., APPLICANT, AUSTIN JOHNSON, PROPERTY OWNER, WHITNEY JOHNSON REP 1 LLC, TAX MAP 057, PARCEL 056.04, C-3, HWY. BUSINESS DISTRICT, APPROXIMATELY 7.68 ACRES

Austin Johnson was present to request site plan approval for new dental office. There is an existing building on the property that will eventually be demolished but currently used for storage.

ACTION

Marilyn Atkins moved to approve the site plan noting the existing building to be demolished. The motion was seconded by Brad Hunt and approved unanimously.

DISCUSSION OF ISBILL RD. CONDITION, JOE SOUTULLO, TAX MAP 067, PARCEL 136.01

Resident, Joe Soutullo said he had attended the City Council meeting when the 1st reading of the Isbill Road annexation occurred. He congratulated the board for reducing the speed limit on Isbill Road, for cutting down a tree that obstructed traffic, and addressing flooding issues. He said he had visited Cleveland, TN to see subdivisions that had houses built by DR Horton who are expected builders and they all had sidewalks.

DISCUSSION OF SUBDIVISION OF PROPERTY WITH EASEMENTS, POTENTIAL BUYER, KATE MCKINNEY OF PROPERTY, TAX MAP 055, PARCEL 038.06, THOMPSON RD., MADISONVILLE PLANNING REGION

No one present, no action taken.

REVIEW OF ZONING ORDINANCE AMENDMENT FOR ADDITIONAL RESIDENTIAL DISTRICT

A draft copy of an additional residential district with denser development, was distributed. A draft ordinance amendment to be reviewed at the next meeting.

OTHER

There was a brief discussion of amendments to the Subdivision Regulations and Zoning Ordinance and adding that driveways within the city limits must be paved with asphalt or concrete. Staff to bring a draft ordinance amendment to the next meeting.

ADJOURNMENT

The meeting adjourned at 6:45 p.m.