

MADISONVILLE REGIONAL
PLANNING COMMISSION
Madisonville City Hall Board Room
Monday, January 20, 2026

~~Monday~~
Tuesday

Members Present	Members Absent	Others Present
Brad Hunt		Laura Smith, Planner
Scott Hunt, Mayor		Greg Altum, The Buzz
James Lee		Kevin Standridge, Building Official
Josh Robbins		Charlie Atkins
Marilyn Atkins		Bill Alexander
Ed Dawson		Susan Saunders
Jessica Tallent (<i>appt. Jan. 2026</i>)		Ken Hauck
		Brenda Shackelford, PE, CSDG
		Ken Hauck
		Other Audience Members

CALL TO ORDER AND APPROVAL OF MINUTES

Chairman, James Lee called the meeting to order at 5:00 p.m. The minutes from the December 20, 2025, meeting were unanimously approved on a motion by Marilyn Atkins seconded by Ed Dawson.

SITE PLAN FOR WESTSIDE BAPTIST CHURCH FOR ADDITIONAL BUILDING, DWIGHT TORBETT, WARREN ST. AND GREENWOOD CIRCLE, TAX MAP 067C, GROUP E, PARCEL 009.00, R-1, LOW DENSITY RESIDENTIAL DISTRICT

Dwight Torbett was present and stated that the proposed additional building would be for educational purposes and where Sunday school would be held. He presented a drawing to commissioners which included the distances of the new building to the existing property lines and the existing building which met the setback requirements for the R-1 District.

ACTION

Mr. Dawson moved to approve, which was seconded by Ms. Atkins and approved unanimously.

SITE PLAN FOR TRACTOR SUPPLY, APPLICANT, BRENDA SHACKLEFORD FOR CSDG, PROPERTY OWNER, BALSINGER ALLEN ETALS, 4002 US 411 AND HAGLER STREET, TAX MAP 057, PARCELS 025.02, 025.02 AND 025.06, APPROXIMATELY 3.75 ACRES (LOTS COMBINED), C-3, HIGHWAY BUSINESS DISTRICT

Ms. Shackelford was present for site plan approval for the proposed Tractor supply. At their November 18, 2025, meeting, the Planning Commission approved a subdivision plat combining the three (3) parcels for the proposed development, however it had yet to be recorded. With the combination of lots, the site plan met the requirements of the Zoning Ordinance.

ACTION

Mr. Dawson moved to approve the site plan subject to verification that the plat combining the lots had been recorded. The motion was seconded by Ms. Atkins and approved unanimously.

FINAL PLAT FOR 13-LOTS AND ROAD WITH CUL-DE-SAC, OFF CHESTUA RD., PROPERTY OWNERS, CHRISTOPHER AND MALLORY MIESS, APPLICANT, CHRIS MIESS, MONROE COUNTY TAX MAP 078, PARCEL 053.10, APPROXIMATELY 10.8 ACRES, MADISONVILLE PLANNING REGION

No one present.

ACTION

Mayor, Scott Hunt moved to table the item which was seconded by Mr. Dawson and approved unanimously.

SUBDIVISION PLAT, 14-LOTS, KING ROAD, PROPERTY OWNER, MONICA SUTTON, APPLICANT, KEN HAUCK, TAX MAP 036, PARCELS 111.08 AND 112.18, APPROXIMATELY 18.76 ACRES, MADISONVILLE PLANNING REGION

Ken Hauck was present to request preliminary approval for fourteen (14) lots on King Road so that he can proceed with improvements. Charles Atkins, City Public Works, stated that extending water to the proposed 14-lots would require an upgrade of the existing 2" waterline to a 6" line by the developer. Mr. Atkins stated that the engineer working with the city is currently reviewing the plat.

ACTION

Mr. Dawson moved to approve the preliminary plat and move forward with improvements which was seconded by Mayor Hunt and approved unanimously.

DISCUSSION, JEAN LEE, PROPERTY OWNER ON HIWASSEE RD.

Property owner, Jean Lee had comments on the proposed annexation of property on Hiwassee Road. She talked about the history of her father building a retention pond, water issues and condition of Bat Creek. She stated that a subdivision had been developed years ago and there are stormwater issues. Several other audience members spoke about the condition of the road and stormwater issues. Ms. Soutullo discussed her concerns regarding quality of any proposed dwellings built. Chairman Lee noted that by being annexed, any proposed dwellings would be inspected by the Building Official. The process for annexations was summarized and a reminder that the agenda item was for the report on the resolution for Plan of Services for the proposed annexation which was necessary prior to the annexation of the property by City Council.

RESOLUTION AND PLAN OF SERVICES FOR ANNEXATION OF THE ROY E. ALEXANDER ETAL, WILLIAM K. ALEXANDER JR. PROPERTY, OFF HIWASSEE ROAD, PARCEL 013.00, MONROE COUNTY TAX MAP 056E, GROUP A, AND ADJACENT RIGHT-OF-WAY

Commissioners were provided copies of the Plan of Services for the proposed annexation.

ACTION

Mr. Dawson moved to approve the resolution on the Plan of Services for the property on Hiwassee Road. The motion was seconded by Scott Hunt and approved unanimously.

SIGN, PAT FRANK

Although not on the agenda, Mr. Frank was present to request site plan approval for a billboard on vacant property he owns on Hwy. 411. A copy of the proposed contract from the sign company had been received and reviewed by staff and a site plan showing the location, height, width, setbacks and distance from existing billboards was requested to be forwarded.

ACTION

Mayor Hunt moved to approve the sign subject to verification that it meets requirements in the Zoning Ordinance. The motion was seconded by Mr. Dawson and approved unanimously.

ZONING ORDINANCE AMENDMENT TO ADD ADDITIONAL RESIDENTIAL DISTRICT, R-3, GENERAL HIGH-DENSITY DISTRICT

Drafts of the proposed new residential zoning district had been discussed and reviewed in prior meetings. Ms. Smith noted that per the commissioners, in previous meetings, mobile home parks, short-term rentals, and horticulture uses were removed from the draft. Mr. Dawson stated that there was concern about the narrowness of the minimum lot sizes in the R-3 draft proposal with 10' side setbacks for 1-story and 2-story dwellings may be a fire concern. He would like to have sprinklers be required for dwellings in the proposed new zoning district.

ACTION

Mayor Hunt moved to table the item for more information from the building official on single family dwelling sprinkler requirements. The motion was seconded by Brad Hunt and approved unanimously.

ZONING ORDINANCE AMENDMENT, CHAPTER 4, SUPPLEMENTARY PROVISIONS APPLYING TO ALL DISTRICTS, SECTION 11-418, SITE PLAN REQUIREMENTS

Staff reported on the proposed Zoning Ordinance amendment to the site plan requirements that amend agenda item due dates to 14 days instead of 10 days, prior to the meeting that it would be presented. A draft ordinance amendment would be placed on the next meeting agenda.

OTHER

Audience member, Susan Saunders commended Kevin Standridge for all he does for the City of Madisonville.

Jessica Tallent was introduced and welcomed as the newly appointed Planning Commissioner replacing Casey Davis. Mayor Hunt then nominated her for Secretary of the Planning Commission. The motion was seconded by Mr. Dawson and approved unanimously.

ADJOURNMENT

The meeting adjourned at 6:30 p.m.



Secretary, Madisonville Regional Planning Commission



Date