

**MINUTES**  
**MADISONVILLE REGIONAL PLANNING COMMISSION**  
**Tuesday, February 19, 2019**

**Members Present**

James Lee, Chairman  
Marilyn Atkins, Vice Chair  
Tony Wilson, Secretary  
Linda Garrett-Hensley  
Don Harrill  
Jack Harrill  
Susan Saunders

**Members Absent**

Glenn Moser, Mayor

**Others Present**

Ruth Viergutz Hawk, Planner  
Greg Altum, Press  
Douglas White  
Adam Summit  
Troyse Ward

**CALL TO ORDER AND APPROVAL OF MINUTES**

Chairman Lee called the meeting to order immediately following the Board of Zoning Appeals meeting. Commissioner Wilson moved to approve the January 15, 2019, minutes as presented. Commissioner J. Harrill seconded the motion and the motion passed unanimously.

**RESUBDIVISION OF LOTS 1-4 AND THE PLATTED ROAD OF THE FINAL PLAT OF ROCKY SPRINGS ACRES, PARCELS 011.02, 011.06, 011.07, 011.08 AND 011.09, MONROE COUNTY TAX MAP 080, LOCATED ON THE WEST SIDE OF ROCKY SPRINGS ROAD AND NORTH OF ATKINS LANE, LOCATED IN THE PLANNING REGION, TO RECONFIGURE THE FOUR PARCELS, 3.82 ACRES (Oak Valley Builders, Inc./Harry McKinney, Applicant)**

Hawk presented the plat. Rocky Springs Acres was originally platted in 2008 and it was one of the subdivisions where the road and other infrastructure was never installed and the letter of credit had expired. The owner is now requesting to reconfigure the subdivision to eliminate the need for the unbuilt road and for three of the lots to access Atkins Lane. Douglas White and Adam Summit spoke and they stated they live on the south side of Atkins Lane and that they own one to two feet on the north side of Atkins Lane. Hawk stated that she had not found that in her review of the proposal and that the plat did not reflect such land ownership. A general discussion followed. Hawk recommended approval of the plat subject to verifying land ownership on the north side of Atkins Lane and Lots 2R, 3R, and 4R having direct road frontage on Atkins Lane and obtaining the appropriate signatures.

Commissioner Wilson moved to approve the plat subject to verifying land ownership on the north side of Atkins Lane and Lots 2R, 3R, and 4R having direct road frontage on Atkins Lane and obtaining the appropriate signatures. Commissioner J. Harrill seconded the motion and the motion passed 6-0-1, with Commissioner Saunders having stepped out of the room during the vote.

**RESUBDIVISION OF PARCELS 082.02 AND 082.08, MONROE COUNTY TAX MAP 057, LOCATED ON THE SOUTH SIDE OF HWY 411 ACROSS FROM SEQUOYAH HIGH SCHOOL, 48 ACRES, AND VARIANCE REQUESTS FROM THE MADISONVILLE SUBDIVISION REGULATIONS, ARTICLE III., A., 15. PRIVATE STREETS, RESERVE STRIPS, AND EASEMENTS; AND ARTICLE III., C., 2. ARRANGEMENT, TO SUBDIVIDE LAND LOCKED PARCELS WITHOUT BUILDING ANY ROAD OR EXTENDING ANY UTILITIES, LOCATED IN THE PLANNING REGION (Troyse Ward, Applicant)**

Hawk presented the request. Mr. Ward owns 48 acres of land locked land and he would like to further subdivide the land without meeting the minimum Subdivision Regulations requirements of constructing a road to the newly created parcels or extending utilities to such parcels. Hawk recapped that the planning commission had discussed Mr. Ward's request two times in the past. The commission opted to request of County Commission to reduce the road standards in the Madisonville planning region. The County Commission denied the initial request to reduce the road standards in the planning region and did not hear the second request stating that they had given their answer to the request previously.

Mr. Ward is now requesting to further subdivide the land and for variances from the minimum requirements to construct a road and to extend utilities to the newly created parcels. Hawk noted that Mr. Ward purchased the 48 acres and then illegally subdivided out Parcel 082.08 in 2002.

Hawk recommended denial of the variance requests for the following reasons:

1. The request violates the Madisonville requirements and there is no justification for approval;
2. The request violates the County Commission's intent that Madisonville not allow inferior road access to newly created parcels; and
3. Approving the variances requested creates a precedent for others in that it shows that Madisonville will not enforce its regulations. Madisonville has a large planning region and property owners would rather subdivide land without putting in the minimum required infrastructure. Approving these variances puts pressure on the County to maintain substandard accessways and on utility providers to extend lines at the general tax payers' and customers' expense rather than at the developer's expense. If Mr. Ward is not required to make the required improvements, it could create a domino effect on the neighboring property and other properties.

Commissioner Garrett-Hensley moved to approve the variance requests from the *Madisonville Subdivision Regulations*, Article III., A., 15. Private Streets, Reserve Strips, and Easements; and Article III., C., 2. Arrangement, to subdivide Parcel 082.02, a land locked parcel, into three tracts without building any road or extending any utilities. Commissioner Saunders seconded the motion. The motion passed 6-1, with Commissioner Wilson casting the dissenting vote.

**AMENDMENT TO CHAPTER 4. SUPPLEMENTARY PROVISIONS APPLYING TO ALL DISTRICTS, SECTION 11-403. OFF-STREET PARKING REGULATIONS, TO ADD PARKING REQUIREMENTS FOR SMALL SCALE WAREHOUSES LOCATED IN C-3 DISTRICTS, MADISONVILLE ZONING ORDINANCE**

Hawk presented Ordinance 19-289-O. This amendment to the parking requirements reflects the action taken by the Board of Zoning Appeals at last month's meeting when it established parking requirements for Danny McFalls' small warehouse. A general discussion followed. Hawk recommended that the planning commission recommend approval of Ordinance 19-289-O to the Mayor and Board of Aldermen.

Commissioner Atkins moved to recommend approval of Ordinance 19-289-O to the Mayor and Board of Aldermen. Commissioner J. Harrill seconded the motion and the motion passed unanimously.

**OTHER BUSINESS**

None

**ADJOURN**

Commissioner Atkins moved to adjourn. Commissioner Saunders seconded the motion and the meeting adjourned at 6:52 p.m.

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Secretary

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Date