

MINUTES
MADISONVILLE REGIONAL PLANNING COMMISSION
Tuesday, May 21, 2019

Members Present

Marilyn Atkins, Vice Chair
Tony Wilson, Secretary
Glenn Moser, Mayor
Linda Garrett-Hensley
Don Harrill
Susan Saunders

Members Absent

James Lee, Chairman
Jack Harrill

Others Present

Ruth Viergutz Hawk, Planner
Greg Altum, Press
Shirley Carson
J.W. Houston
Roger Lester
Clifford Wilson and assistant

CALL TO ORDER AND APPROVAL OF MINUTES

Vice-Chair Atkins called the meeting to order at 6:00 p.m. Commissioner Garrett-Hensley moved to approve the April 16, 2019, minutes as presented. Commissioner Saunders seconded the motion and the motion passed unanimously.

DISCUSSION OF RIGHT-OF-WAY ABANDONMENT OF A TWENTY (20) FOOT WIDE UNNAMED RIGHT-OF-WAY WHICH RUNS NORTH OF AND PERPENDICULAR TO OLD CEMETERY ROAD APPROXIMATELY 270' NORTHEAST OF CIRCLE STREET, BETWEEN 612 AND 626 OLD CEMETERY ROAD, PARCELS 011.00 AND 012.00, TAX MAP 056M, GROUP D (Shirley Carson, Applicant)

Hawk presented the request. There are no utilities located within this twenty (20) foot wide unnamed right-of-way. The right-of-way only leads to Parcel 009.00, which fronts on McGhee street and has access to all the utilities located on McGhee Street. The applicant, Shirley Carson, owns Parcel 012.00. Hawk recommended the planning commission recommend the Board of Mayor and Aldermen abandon the twenty (20) foot unnamed right-of-way, subject to:

1. Splitting the right-of-way equally between the adjacent properties (Parcels 011.00 and 012.00) provided the property owners pay all expenses of ownership transfer, including the preparation of a subdivision plat and Quit Claim Deed; or
2. The entire right-of-way going to the adjacent Parcel 012.00 provided the property owner pays all expenses of ownership transfer, including the preparation of a subdivision plat and a Quit Claim Deed.

A general discussion followed.

Commissioner Wilson moved to recommend approval of abandonment of the alley to the Board of Mayor and Aldermen subject to Hawk's recommendation. Commissioner Saunders seconded the motion and the motion passed unanimously. It was agreed that Hawk should write a letter to the Parcel 011.00 property owner notifying them of the possible abandonment of the alley.

FINAL PLAT OF PARCEL 043.02, MONROE COUNTY TAX MAP 068, 5.4 ACRES, AND PARCEL 019.00, MONROE COUNTY TAX MAP 068A, GROUP D, LOCATED ON THE WEST SIDE OF PONDEROSA DRIVE, MOUNTAIN VALLEY ESTATES, TO SUBDIVIDE 6 ACRES INTO THREE PARCELS, LOCATED IN THE PLANNING REGION (Richard & Jeanna Raifsnider and Tony & Sandy Houston, Applicants)

Hawk presented the plat. Hawk stated the plat complied with the regulations and recommended approval subject to obtaining the appropriate signatures.

Commissioner Saunders moved to approve the subdivision plat subject to obtaining the appropriate signatures. Commissioner Garrett-Hensley seconded the motion and the motion passed unanimously.

VARIANCE REQUEST FROM THE MADISONVILLE SUBDIVISION REGULATIONS, ARTICLE III., A., 15. PRIVATE STREETS, RESERVE STRIPS, AND EASEMENTS, FOR THE SUBDIVISION OF PARCEL 018.06, MONROE COUNTY TAX MAP 047, LOCATED ON THE NORTH SIDE OF HIGHWAY 411 ACROSS FROM STINNETT ROAD, 9.51 ACRES, TO SUBDIVIDE OUT 1.92 ACRES WITH NO ROAD FRONTAGE, LOCATED IN THE PLANNING REGION (J.W. Houston, Applicant)

Hawk reviewed the request. The property owner subdivided his property in November 2017 and sold the majority of the Highway 411 road frontage. Parcel 018.06 is now a flag lot. The 50' flag pole portion of the lot fronts on Highway 411 and serves as access to Parcel 018.06 and Parcel 018.00. Parcel 018.00 has no road frontage. Per the *Madisonville Subdivision Regulations*, only a single lot which does not have road frontage may use such an easement. The applicant is requesting that a third lot with no road frontage be subdivided out to use the same 50' strip of land as its access. A general discussion followed. Hawk recommended denial of the variance request.

Commissioner Wilson moved to deny the request because it would exceed the maximum number of lots off such an access easement. Commissioner Garrett-Hensley seconded the motion and the motion passed unanimously.

OTHER BUSINESS

None

ADJOURN

Commissioner Garrett-Hensley moved to adjourn. Commissioner Saunders seconded the motion and the meeting adjourned at 6:27 p.m.

Secretary

Date