

MINUTES
MADISONVILLE REGIONAL PLANNING COMMISSION
Tuesday, September 15, 2020

Members Present

Marilyn Atkins, Vice Chair
Linda Garrett-Hensley, Sec.
Glenn Moser, Mayor
James Lee, Chairman
Susan Saunders

Members Absent

Jack Harrill
Don Harrill

Others Present

Laura Smith, Planner
Sara VanLandingham
Greg Altum, The Buzz
Frank Thurston
Greg Edney

CALL TO ORDER AND APPROVAL OF MINUTES

Chairman, James Lee called the meeting to order at 6:00 p.m. The minutes of the August 18, 2020 meeting were unanimously approved on a motion by Mayor Glenn Moser, seconded by Marilyn Atkins.

VARIANCE REQUEST FROM RIGHT-OF-WAY WIDTH ON BALLPLAY RD. A MAJOR COLLECTOR ON SUBDIVISION PLAT, APPLICANT, FRANK THURSTON, PROPERTY OWNERS, MITZI SHEARER AND ANTHONY SAFFLES, TAX MAP 68, PARCEL 97.01, MADISONVILLE PLANNING REGION

Planner, Laura Smith stated that the right-of-way for Ballplay Rd., which is a Major Collector, is 60', with the front property line to be 30' from centerline of the road. The plat shows it at 25' from centerline and a variance is requested. The plat also needed to show the front setback of 40', utility line easement, monuments at corners, and all required certificate signatures.

ACTION

Susan Saunders moved to grant the variance for the right-of-way and approve the plat subject to obtaining the other items. The motion was seconded by Ms. Atkins and approved unanimously.

SITE PLAN, BURGER KING, APPLICANT, ROGAN MARTIN, PROPERTY OWNER, NORVELL MADISONVILLE, LLC, HWY. 411, TAX MAP 067, PARCEL 212.08, C-3, HIGHWAY BUSINESS DISTRICT, APPROXIMATELY 1.3 ACRES

Mr. Greg Edney, representing Burger King was present to request site plan approval. Ms. Smith stated the site plan met the Madisonville site plan requirements and recommended approval.

ACTION

Mayor Moser moved to approve the site plan which was seconded by Ms. Saunders and approved unanimously.

PRELIMINARY SUBDIVISION PLAT, APPLICANT, OZZIE WEBB, LAKESIDE MEADOWS, 53 LOTS, KINCAID RD., TAX MAP 37, PARCELS 5.02-5.08, PARCELS 5.10-5.18, AND PARCELS 5.20-5.33, MADISONVILLE PLANNING REGION, APPROXIMATELY 32.0 ACRES

Mr. Ozzie Webb was present to request preliminary approval of Lakeside Meadows Subdivision. Ms. Smith summarized that the plat was granted final approval on August 21, 2007 for a 33-lot

subdivision with an on-site sewage system for the subdivision. However, since then there have been three lots sold and the ownership of the development has changed, and they request resubdividing to increase to 52-lots with smaller lot sizes. There was a discussion regarding the roads shown on the plat; Lakeside Meadows Circle, Mayapple Drive, and Chicory Road that must end in a cul-de-sac, or if approved, a T or Y for future development. Combining lots to eliminate Mayapple Drive, approval from the State for the septic system and potentially submitting a bond or letter of credit for the roads with the final plat was also discussed, and Ms. Smith recommended approval of the preliminary plat.

ACTION

Ms. Atkins moved to approve the preliminary plat which was seconded by Ms. Saunders and approved unanimously.

OTHER

Mr. Edney stated that the site plan for Burger King met the Madisonville site plan requirements for minimum parking, but that Burger King required more spaces than the City. In order to add additional spaces to meet Burger Kings requirements, they would have to encroach on the side yard setbacks. Since he is requesting a variance, a tentative special called BZA meeting date was agreed on for Sept. 24th, to insure public notice requirements were met.

ADJOURNMENT

With there being no other business, the meeting adjourned at 6:35 p.m.

Secretary

Date