

MINUTES
MADISONVILLE REGIONAL PLANNING COMMISSION
Madisonville City Hall
Board Room
Tuesday, November 16, 2021
Immediately following BZA

<u>Members Present</u>	<u>Members Absent</u>	<u>Others Present</u>
Marilyn Atkins	Gus Davis, Mayor	Laura Smith, Planner
Susan Saunders	Ed Dawson	Greg Altum, The Buzz
Linda Garrett-Hensley		Georgia A. Pedicini
Jay Howard		John M. Pedicini
James Lee		Jeff Holt
		Melissa Holt
		Ray Flake
		Mark Johnson
		Others

CALL TO ORDER AND APPROVAL OF MINUTES

Chairman, James Lee called the meeting to order at 5:02 p.m. The minutes of the September 21, 2021, and October 26, 2021, meetings were approved on a motion by Marilyn Atkins and seconded by Susan Saunders.

PRELIMINARY PLAT, THE OAKS, 7-LOTS, HWY. 68 AND TELICO ST., PROPERTY OWNER, VERNON WATSON, TAX MAP 079, PARCEL 94.00, R-1, LOW DENSITY RESIDENTIAL DISTRICT, APPROXIMATELY 2.92 ACRES

Chairman Lee, who is the developer of this property requests that it be tabled until the next meeting.

ACTION

Ms. Atkins moved to table the item until the next month which was seconded by Ms. Saunders and approved unanimously.

ANNEXATION REQUEST OF APPROXIMATELY 3.27 ACRES OF PROPERTY AND PORTION OF KEFAUVER LANE, TO C-3, HIGHWAY BUSINESS DISTRICT, PROPERTY OWNER, DAVID KEFAUVER, TAX MAP 068, PARCEL 68.00, FOR PROPOSED ANIMAL SHELTER

Staff summarized the annexation request and proposed zoning of the property to C-3, and also amending the Zoning Ordinance to allow animal shelters as a special exception in the C-3 district. Bob Korts with MCFA, presented and discussed the concept plan. Chairman Lee noted that the Dollar Tree was on a septic system, but Mr. Korts stated that the shelter would be connecting to city sewer. Mr. Korts stated that the concept plan shows that the proposed shelter would house about 40 dogs, and there would indoor/outdoor kennel space for dog runs. The reception area would be separated between those adopting a pet and those surrendering an animal. He stated that

they had a long way to go. There was a discussion regarding Kefauver Lane, which had been discussed in prior meetings. The portion of Kefauver Ln. that would be annexed would be approximately 215 linear feet, beginning at the existing city limit line on the south side of Kefauver Ln. along the frontage of the parcel until the point is reached adjacent to the existing city limits on the north side of Kefauver Lane, which is also the rear of the Walmart property. There would be approximately 182 linear feet of remaining road frontage that would not be annexed into the city limits.

ACTIONS

Ms. Saunders moved to approve the annexation and zoning of C-3 which was seconded by Ms. Garrett-Hensley and approved unanimously.

PROPOSED ZONING ORDINANCE AMENDMENT CHAPTER 3, SECTION 11-309, C-3 HIGHWAY BUSINESS DISTRICT TO ADD ANIMAL SHELTERS AS A SPECIAL EXCEPTION

The proposal would allow animal shelters in the C-3, Highway Business District as a special exception in the permitted uses.

ACTION

Ms. Saunders moved to approve the ordinance amendment which was seconded by Ms. Atkins and approved unanimously.

AMENDED SITE PLAN FOR AUTOZONE, APPLICANT, YURI HAWLEY, CIVIL ENGINEERING SERVICES, 4519 HWY. 411, TAX MAP 67, PARCEL 208.03, C-3, HIGHWAY BUSINESS DISTRICT, APPROXIMATELY 1.03 ACRES

Ray Flake with AutoZone was present requesting amendment to the site plan which had already been approved, with them lining up their curb with the adjacent Burger King. It would have made for a smoother transition. However, they had not received confirmation that Burger King was in agreement, so they have amended the site plan showing that the change is entirely on their property, and that TDOT had approved this change too.

ACTION

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

OTHER

Audience member, Mark Johnson was present and said that at the Sept. 2021 meeting, he had received approval for a variance for an additional property on an existing easement so that he could sell about 37 acres with a cabin, retaining approximately 17 acres. He stated that he has to sell due to health and financial issues. Chairman Lee referred to the minutes which show the approval subject to the agreement and signatures of the owners of the easement that another lot could be created. Mr. Johnson showed pictures as well as a picture from the TN Property Viewer which shows road frontage of his property and that the neighbors (Pedicini' s) have their own road frontage and do not need it. Mr. Johnson stated that he's had issues with his neighbors, who stated that they had not seen the plat. Chairman Lee stated that Surveyor, Frank Thurston, could get the plats to everyone, so that they could see what was surveyed.

Madisonville Regional Planning Commission


November 16, 2021

Page 3

ADJOURNMENT

The meeting adjourned at 5:25 p.m.


Secretary


Date