

MINUTES  
MADISONVILLE REGIONAL PLANNING COMMISSION  
February 15, 2022

<u>Members Present</u>	<u>Members Absent</u>	<u>Others Present</u>
Marilyn Atkins		Laura Smith, Planner
Susan Saunders		Greg Altum, The Buzz
Linda Garrett-Hensley		Jerry Sloan
Jay Howard		
James Lee		
Gus Davis		
Ed Dawson		

CALL TO ORDER AND APPROVAL OF MINUTES

Chairman, James Lee called the meeting to order at 5:25 p.m. and the minutes of the January 18, 2022, meeting were approved on a motion by Mayor, Gus Davis and seconded by Ed Dawson.

DISCUSSION TO AMEND ZONING ORDINANCE, SECTION 11-308, C-2 CENTRAL BUSINESS DISTRICT TO ALLOW PROPOSED APARTMENTS ON 2<sup>ND</sup> FLOOR OF EXISTING COMMERCIAL USES ON 1<sup>ST</sup> FLOOR, JERRY SLOAN, TAX MAP 67D, GROUP F, PARCELS 15.01, 15.02, 12.00 AND 25.00

ACTION

Jerry Sloan presented his concept plan to add a 2<sup>nd</sup> floor to existing commercial buildings for apartments, and to maintain the ground level as commercial space. The commission discussed a handout with example of amending the Zoning Ordinance to allow for multi family residential uses on any floor, except the ground floor of a commercial building and within any structure constructed for living quarters, in the C-2 district.

ACTION

Susan Saunders moved to amend the zoning ordinance to allow multi-family uses on the 2<sup>nd</sup> floor of existing commercial buildings, and on any floor in a building designed for multi-family uses in the C-2 district with no change to setback requirements. The motion was seconded by Mayor Davis and approved unanimously.

DISCUSSION FOR PROPOSED AMENDMENT TO SECTION 11-408, SIGNS AND BILLBOARDS, HIGHWAY BUSINESS DISTRICT, HENRY MAZELIN, MENNONITE CHRISTIAN COMMUNITY

Ms. Smith discussed meeting with Mr. Mazelin regarding a proposed sign advertising in-season produce for sale at the Mennonite Farm. They propose putting up a sign either on Ballplay Rd., Hwy. 68 or Hwy. 411, in the right-of-way, which zoning does not permit. Also discussed, was a potential wayfinding sign grant that may be obtained by the County, which may include the farm. Consensus of the commission was to potentially amend the sign regulations to allow for such signs. Ms. Smith will relay more information when available.

DISCUSSION OF PROPOSED BUILDING PHASES, TRUE PURPOSE MINISTRIES, SHARON DAVIS, 4930 HIGHWAY 411, TAX MAP 067O, GROUP A, CONTROL MAP 067J,

PARCEL 026.00

Staff stated that Ms. Davis had communicated that they proposed building phases for homeless service center. They proposed moving a building to the site in order to provide training, office administrative work, housing, and other services to homeless individuals in the building. Ms. Davis was to get confirmation of approvals that she said they had already been obtained, to the commission.

OTHER BUSINESS

Although not on the agenda, Verlin Bowers was present requesting reconfiguring of properties with access provided by an easement.

Mr. Sloan also requested that property on Carson St., Tax Map 067D, Group H, Parcel 012.00 be rezoned from R-1, Low Density Residential District, to R-2, High Density Residential District.

ACTION

Ms. Saunders moved to approve the rezoning which was seconded by Mayor Davis and approved unanimously.

ADJOURNMENT

The meeting adjourned at 5:40 p.m.

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Secretary

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Date