

MINUTES
MADISONVILLE REGIONAL PLANNING COMMISSION
Tuesday, June 21, 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		Dylan Dempsey
Gus Davis		Victor Ramirez
Jay Howard		
James Lee		
Ed Dawson		

CALL TO ORDER AND APPROVAL OF MINUTES

Chairman, James Lee called the meeting to order at 5:00 p.m. The minutes of the May 17, 2022 meeting were unanimously approved on a motion by Susan Saunders and seconded by Marilyn Atkins.

SUBDIVISION PLAT, 1-LOT, WITH VARIANCE REQUEST FOR EASEMENT, WAL-MART REAL ESTATE BUSINESS TRUST, APPLICANT, DEAN CARLSON, CARLSON CONSULTING ENGINEERS, HWY. 411, TAX MAP 067, PARCEL 212.01, C-3, HIGHWAY BUSINESS DISTRICT

Victor Ramirez and Dylan Dempsey from Carlson Consulting Engineers were present to request 1-lot subdivision from Walmart property with a 25' wide access easement along the lot frontage and parallel to Hwy. 411. Easement requirements call for them to be 50' wide. The proposed lot is in the existing parking lot of Walmart and used as a driving aisle through the lot. The commission questioned where proposed building would be placed, and if it would interfere with the continuation of that access. Mr. Ramirez stated that they were only submitting the plat, and that any site plan would be done by the buyer/developer of the lot. The building setback line is 50', which is another 25' from the easement. Mr. Ramirez stated that Dunkin Donuts might be the buyer of the lot, and that Walmart would be working with them for any site plan, but it would be up to that developer to ensure that.

ACTION

Ed Dawson moved to approve the plat with the variance for easement width to 25'. The motion was seconded by Jay Howard and unanimously approved.

SUBDIVISION PLAT, 6-LOTS, PROPERTY OWNERS, SAMUEL AND JIMMIE ROBINSON, 286 POVO RD., TAX MAP 068, PARCEL 063.00, MADISONVILLE PLANNING REGION, APPROXIMATELY 7.49 ACRES

James Lee as the developer of the subdivision summarized that they were creating 6 lots off Povo Rd. All lots front on Povo Rd. except for Lot 5 which would utilize a proposed 50' wide access easement from Lot 6. There is an existing dwelling, shed, and septic system on Lot 4, and a permanent easement and maintenance agreement is to be recorded to access to Lot 5. All the other lots would have subsurface septic systems and connection to public water provided by Madisonville Utilities.

ACTION

Mayor, Gus Davis moved to approve the plat which was seconded by Linda Garrett-Hensley and approved unanimously with James Lee abstaining.

REVIEW ZONING ORDINANCE AMENDMENT TO ADD A R-3 DISTRICT

The commission reviewed the template to add the higher density R-3 District which was discussed at the previous meeting.

ACTION

Mr. Dawson moved to approve the new district and have staff prepare the ordinance and forward to City Council. The motion was seconded by Jay Howard and approved unanimously.

ZONING AMENDMENT FOR RIGHT-OF-WAY SIGNS FOR CULTURAL, HISTORIC, TOURISM

The commission also reviewed the template for amending the Zoning Ordinance to allow signs in the right-of-way for cultural, historic and tourism sites only.

ACTION

Susan Saunders moved to approve the amendment which was seconded by Mayor Davis and approved unanimously.

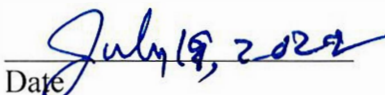
OTHER

There was a discussion regarding continuing education and training for the year. Ms. Smith will look into training options for conducting a session in-house or at a location where all the planning commissions in the County could attend.

ADJOURNMENT

The meeting adjourned at 5:30 p.m.


Secretary


Date