

MINUTES
MADISONVILLE REGIONAL PLANNING COMMISSION
Tuesday, October 18, 2022

<u>Members Present</u>	<u>Members Absent</u>	<u>Others Present</u>
Marilyn Atkins	Ed Dawson	Laura Smith, Planner
Susan Saunders		Chuck Whited, Main Street Studio
Linda Garrett-Hensley		Frank Thurston
Gus Davis		Abigail Allshouse, Main Street Studio
Jay Howard		Benjamin McDaniel (ACES) Dept. of Human Services
James Lee		

CALL TO ORDER AND APPROVAL OF MINUTES

Chairman, James Lee called the meeting to order at 5:01 p.m. The minutes of the September 20, 2022, meeting were unanimously approved on a motion by Mayor, Gus Davis, seconded by Linda Garrett-Hensley.

SUBDIVISION PLAT, 7-LOTS, NORMAN LEE REAL ESTATE, APPLICANT, JARED GIVENS, TOOMEY LANE AND HWY. 68, TAX MAP 067, PARCEL 32.00, APPROXIMATELY 6.86 ACRES, MADISONVILLE PLANNING REGION

James Lee presented plat for 7-lots on Hwy. 68 and Toomey Lane. Lots 1-4 would have road frontage on Toomey Lane, with Lots 5-7 fronting on Hwy. 68. There is access to public water and all the lots will have subsurface septic systems. Ms. Smith stated that certificate signatures were to be obtained.

ACTION

Susan Saunders moved to approve the plat subject to all required certificate signatures which was seconded by Marilyn Atkins and approved unanimously with James Lee recusing.

SITE PLAN, PHYSICAL THERAPY OFFICE, APPLICANT & PROPERTY OWNER, DANIEL LONG, HIGHWAY 411, TAX MAP 057, PARCEL 91.05, C-3, HWY. BUSINESS DISTRICT, APPROX. 5.93 ACRES

Chuck Whited with Main Street Studio was present for site plan approval for Fyzical Therapy. The building would have 3 offices, 1 for a physical therapy facility and the other 2 offices leased out. Ms. Smith stated that there were items to include such as location of fire hydrant, backup of at least 10' at end of parking lot, property lines dimensions, landscaping and drainage plan, and approvals from TDOT for driveway and TDEC, and utilities.

ACTION

Mayor Davis moved to approve the site plan subject to including the items noted above. The motion was seconded by Jay Howard and approved unanimously.

SITE PLAN, STATE OF TN, DEPT. OF CHILDREN'S AND HUMAN SERVICES, APPLICANT, BRANDY ZACKERY, P.E., ARNOLD CONSULTING ENGINEERING

SERVICES, INC., PROPERTY OWNER, SUSAN COX, 680 ANDERSON ST., TAX MAP 67, PARCEL 108.00, C-3, HIGHWAY BUSINESS DISTRICT, APPROXIMATELY 2.02 ACRES

Benjamin McDaniel was present to request site plan approval for new building on Anderson St. Smith stated items to be included would be distance from fire hydrant to building, scale of 1" = 20', driveway width, landscaping plan and approval for utilities, and NOC from TDEC if required.

ACTION

Mayor Davis moved to approve the site plan subject to items listed above being included. The motion was seconded by Ms. Garrett-Hensley and approved unanimously.

SUBDIVISION PLAT, 2-LOTS, KINNAR KUMAR PATEL AND AMAR PATE, AND VRAJ REAL ESTATE LLC, 4819 AND 4789 HWY. 68, TAX MAP 067K, GROUP C, PARCELS 001.00 AND 002.00, C-3, HIGHWAY BUSINESS DISTRICT, APPROXIMATELY 2.0 ACRES

Frank Thurston was present for approval for resubdivision of lots for expansion of Tobacco King for future gas pumps.

ACTION

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

SITE PLAN, TRUE PURPOSE MINISTRIES, HOUSING AND OFFICE, SHARON DAVIS, 4930 HWY. 411, TAX MAP 067J, GROUP A, PARCEL 026.00, C-3, HIGHWAY BUSINESS DISTRICT, APPROXIMATELY 1.63 ACRES

Ms. Davis proposes moving an accessory building onto the property for True Purpose Ministries. Building I would have a manager living on-site and Building II, the accessory building would be used for an office and emergency for the unhoused. They propose providing a residential treatment facility as well.

ACTION

Mayor Davis moved to approve the addition of the accessory building subject to building permitting requirements which was seconded by Ms. Atkins and approved unanimously.

AMEND MADISONVILLE PLANNING COMMISSION BY-LAWS, ARTICLE III. MEETING, SECTION 1. REGULAR MEETINGS, MEETING TIME FROM 6:00 P.M. TO 5:00 P.M.

Ms. Smith presented copy of amendment to the by-laws showing that meeting time is 5:00 p.m. instead of 6:00 p.m., every 3rd Tuesday.

ACTION

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

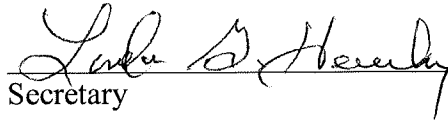
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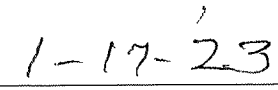
There was a discussion regarding interest in having a retail, events center, concession facility in a

building downtown and the zoning from industrial to commercial. No action taken.

ADJOURNMENT

The meeting adjourned at 6:15 p.m.


Secretary


Date