

**MINUTES
MADISONVILLE REGIONAL PLANNING COMMISSION
June 20, 2023**

<u>Members Present</u>	<u>Members Absent</u>	<u>Others Present</u>
Marilyn Atkins		Laura Smith, Planner
Casey Davis		Greg Altum, The Buzz
Linda Garrett-Hensley		Frank Thurston
Gus Davis, Mayor		Audience members
Jay Howard		Ben Crawley
James Lee		
Scott Hunt		
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 last meeting will be reviewed next time.

SUBDIVISION PLAT WITH EASEMENT, RANDY HENTCHEL AND LOREN PLEMMONS, TRUSTEES, BIG PEACH CARWASH, 105 WARREN ST., TAX MAP 067D, GROUP K, PARCEL 006.00, C-3, HIGHWAY BUSINESS DISTRICT, APPROX. 3.3 ACRES

The property proposed for 2-lot subdivision with an access easement which will serve both properties. A site plan was approved for the Big Peach Carwash at the last meeting on the parcel and according to Sharon Thurner with Kodak Net Lease Development, LLC, they propose subdividing now for potential development on the second lot. The shared driveway may be used as a common ingress/egress for the commercial properties.

ACTION

Motion to approve by Marilyn Atkins seconded by Ed Dawson and approved unanimously.

SUBDIVISION PLAT, 5-LOTS, JAMES AND STELLA THOMAS FARM, BIRD AND BIRD HOLDINGS, LLC, THOMPSON RD., TAX MAP 066, PARCEL 029.03, MADISONVILLE PLANNING REGION, APPROX. 3.97 ACRES

Developer, Bird and Bird Development proposes subdividing property into 5 lots on existing Thompson Rd. Staff stated that the plat needed all required certificate signatures.

ACTION

Linda Garrett-Hensley moved to approve the plat subject to all required certificates obtained. The motion was seconded by Casey Davis and approved unanimously.

SITE PLAN, MONROE COUNTY AG ARENA, HWY. 411, TAX MAP 067O, GROUP D, PARCEL 019.00-026.00, C-3, HIGHWAY BUSINESS DISTRICT

The County proposes an Ag Arena which will include two arenas, a horse barn, storage building, RV sites, and parking.

ACTION

Mr. Dawson moved to approve the site plan, seconded by Ms. Atkins and approved unanimously.

DISCUSSION, PERMITTED USES IN THE C-3, HIGHWAY BUSINESS DISTRICT, SEAN MILLER, MAGICAL MUTTS BOARDING

Mr. Miller, who owns Magical Mutts on Hwy. 68 was present and said he was considering opening one in Madisonville. They provide dog boarding, daycare, and some grooming and training. Commissioners discussed adding dog boarding, kennels, grooming and animal shelters with buffer requirements if adjacent to residential districts, as permitted use in the C-3 district. Staff will bring a proposed ordinance amendment to the next meeting.

ACTION

Mayor Davis moved to add the use to the C-3 District which was seconded by Mr. Dawson and approved unanimously.

PRELIMINARY PLAT, BEN CRAWLEY, WELLINGTON PLACE CAPITAL, PROPERTY OWNER, GHEORGHE BOANTA, TAX MAP 055, PARCEL 038.04, 038.05 AND 038.08, MADISONVILLE PLANNING REGION, APPROX. 15.66 ACRES

Mr. Crawley was present to request preliminary plat approval for the proposed 25-lot subdivision which will be across the street from the 5-lot subdivision approved earlier this meeting. Mr. Crawley is working on providing road profiles, water line extension approvals, electric approval, and subsurface septic approval for all lots. The stormwater plan with approval from TDEC for construction will also be needed. There was a discussion of letters of credit and bonds and the procedure for approval of one if requested.

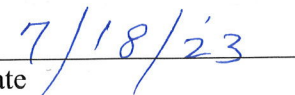
ACTION

Mr. Dawson moved to approve the preliminary plat which was seconded by Ms. Garrett-Hensley and approved unanimously.

ADJOURNMENT

The meeting adjourned at 5:40 p.m.


Secretary


Date