

**MINUTES
MADISONVILLE REGIONAL PLANNING COMMISSION
September 19, 2023**

<u>Members Present</u>	<u>Members Absent</u>	<u>Others Present</u>
Marilyn Atkins		Laura Smith, Planner
Casey Davis		Greg Altum, The Buzz
Jay Howard		Tommy Conner, Ikon Boats
Gus Davis, Mayor		Richard Murphy, Ikon Boats
James Lee		Jeremy Pearson
Scott Hunt		
Ed Dawson		
Linda Garrett-Hensley		

CALL TO ORDER AND APPROVAL OF MINUTES

Chairman, James Lee called the meeting to order at 5:05 p.m. The minutes of the August 15, 2023, meeting were unanimously approved on a motion by Mayor, Gus Davis and seconded by Linda Garrett-Hensley.

SITE PLAN FOR 60' X 150' EXPANSION, APPLICANT, RICHARD MURPHY, IKON BOATS, 260 INDUSTRIAL PARK RD., M-1, INDUSTRIAL DISTRICT, TAX MAP 079, PARCEL 004.03, APPROXIMATELY 10 ACRES

Richard Murphy was present for site plan approval of expansion of Ikon Boats from a 60' x 100' addition which was approved in June 2023 to amended 60' x 150' addition for bass boat assembly.

ACTION

Jay Howard moved to approve which was seconded by Marilyn Atkins and approved unanimously.

SUBDIVISION PLAT, 1-LOT WITH ROAD FRONTAGE VARIANCE FOR REMAINING ACREAGE, APPLICANT, JOSHUA GOODWIN, REBECCA GOODWIN PROPERTY, STINNETT RD., TAX MAP 057, PARCEL 76.00, APPROX. 18.5 ACRES, MADISONVILLE PLANNING REGION

Although no one was present, the commission discussed the proposed 1-lot plat which would reduce the road frontage of the remaining 15.3 acres to 30.4' which is less than the 50' road frontage requirement, which may make further subdivision of the 15.3 acres unlikely.

ACTION

Mr. Howard moved to approve subject to the addition of a note on the plat that states that further subdivision of the remaining lands may be unlikely due to lack of road frontage. The motion was seconded by Ms. Atkins and approved unanimously.

FINAL SUBDIVISION PLAT, 5-LOTS, APPLICANT, JEREMY PEARSON, PROPERTY OWNER, 68 PROPERTIES CO., LLC, 1142 TELLICO ST., TAX 079, PARCEL 105.00 AND PARCEL 105.01, R-1 LOW DENSITY RESIDENTIAL DISTRICT AND C-3, HIGHWAY

BUSINESS DISTRICT, APPROX. 7.55 ACRES

Jeremy Pearson was present requesting subdivision of lands which had belonged to his father and grandfather. The two parcels are to be reconfigured into 5-lots which meet subdivision regulations.

ACTION

Mr. Howard moved to approve which was seconded by Ms. Atkins and approved unanimously.

REZONING REQUEST FROM C-3, HIGHWAY BUSINESS DISTRICT TO R-1, LOW DENSITY RESIDENTIAL DISTRICT, PROPERTY OWNER, LOWELL RUSSELL, BRADLEY ST., TAX MAP 067K, GROUP B, PARCEL 037.00, APPROXIMATELY 4.2 ACRES

Item withdrawn by applicant.

ACTION

Mayor Davis moved to table which was seconded by Ms. Atkins and approved unanimously.

REZONING REQUEST FROM R-1, LOW DENSITY RESIDENTIAL TO C-3, HIGHWAY BUSINESS DISTRICT, PART OF PARCEL 099.00 AND PART OF PARCEL 100.01 ON TAX MAP 079, HWY. 68, PROPERTY OWNER AND APPLICANT, MONROE COUNTY HOMES, DANNY STRICKLAN

Danny Stricklan requests rezoning of part of his properties from R-1 to C-3. The two parcels which front on Hwy. 68 are partly zoned C-3 and R-1 according to the Madisonville Zoning Map. Mr. Stricklan's business is on Parcel 100.01 and the recently purchased Parcel 99.00 is currently vacant. Mr. Stricklan requests the entirety of both parcels be zoned C-3.

ACTION

Mr. Howard moved to recommend the rezoning of the portions of Parcel s 99.0 and 100.01 that are currently zoned R-1 to C-3 for the entirety of each parcel. The motion was seconded by Mayor Davis and approved unanimously.

SITE PLAN FOR 40' X 40' EXPANSION, RESTORATIONS PRO., PROPERTY OWNER AND APPLICANT, MONROE COUNTY HOMES, DANNY STRICKLAN, 5005 HWY. 68, TAX MAP 079, PARCEL 100.01

Mr. Stricklan requests site plan approval for a 40' x 40' addition to the building for expansion of his business. The proposed expansion is in the currently zoned R-1 District requested to be rezoned to C-3 District.

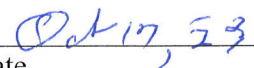
ACTION

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

ADJOURNMENT

The meeting was adjourned at 5:35 p.m.


Secretary


Date