

**MINUTES**  
**MADISONVILLE REGIONAL PLANNING COMMISSION**  
**February 15, 2024**

<u>Members Present</u>	<u>Members Absent</u>	<u>Others Present</u>
Marilyn Atkins	Scott Hunt	Laura Smith, Planner
Casey Davis	Ed Dawson	Greg Altum, The Buzz
Jay Howard		Melanie Atkins
Gus Davis, Mayor		Don Vanhook, Surveyor
James Lee		Kevin Standridge (Codes Officer)
Linda Garrett-Hensley		

CALL TO ORDER AND APPROVAL OF MINUTES

Chair, James Lee called the meeting to order at 5:05 p.m. The minutes of the November 21, 2023, meeting were unanimously approved on a motion by Mayor, Gus Davis, seconded by Jay Howard.

(ITEM E MOVED TO ITEM A) REZONING REQUEST FROM R-2, HIGH DENSITY RESIDENTIAL DISTRICT TO C-3, HIGHWAY BUSINESS DISTRICT, APPLICANT, JERRY SLOAN, PROPERTY OWNER, JEM PARTNERSHIP, WAYMAN RD., TAX MAP 057, PARCEL 056.06 AND 056.11 APPROX. 4.46 TOTAL ACRES

Jerry Sloan requests rezoning of properties from R-2 High Density Residential to C-3 Highway Business District. Adjacent properties to the south, east and west are also in C-3 District.

ACTION

Mayor Davis moved to approve, seconded by Marilyn Atkins, and approved unanimously.

MADISONVILLE CRAN 002-A, SMALL CELL TELECOMMUNICATION PLACEMENT WITHIN TDOT RIGHT-OF-WAY, 5148 HWY. 411, GOOD SHEPHERD CENTER, APPLICANT, ERIN WAITZ AND JAMES ENGLISH (SMJ INTERNATIONAL FOR U.S. CELLULAR)

The contractor has changed since the permit was issued by TDOT, from Tilson to SMJ International.

ACTION

Casey Davis moved to approve subject to having permit reflect new contractor.

MADISONVILLE WAYMAN CRAN 002-F, (4002 HWY. 411) WITHIN TDOT RIGHT-OF-WAY, APPLICANT, ERIN WAITZ AND JAMES ENGLISH (SMJ INTERNATIONAL FOR U.S. CELLULAR), AND DISCUSSION, COLOCATION OF SMALL CELL ANTENNAE ON EXISTING CITY UTILITY POLES

TDOT permit obtained with prior contractor.

ACTION

Ms. Atkins moved to approve subject to permit reflecting new contractor. Seconded by Linda Garrett-Hensley and approved unanimously.

SUBDIVISION PLAT, APPLICANT, DON VANHOOK, PROPERTY OWNER, JEFF RICHARDS, 100 HUNTINGTON BLVD., TAX MAP 056L, GROUP B, PARCEL 001.00, R-1, LOW DENSITY RESIDENTIAL DISTRICT; (BZA AGENDA, 2/15/2024)

BZA approved lot size variance for subdivision, lot lines moved to reflect encroachment of structures on the ground.

ACTION

Ms. Davis moved to approve subject to all required certificate signatures on the plat, which was seconded by Mayor Davis and approved unanimously.

SUBDIVISION PLAT, 8-LOTS, APPLICANT, JAMES LEE, PROPERTY OWNER, HUNTER AND ELIZABETH LANKFORD, HILL LOOP, TAX MAP 067, PARCEL 055.00, APPROXIMATELY 4.41 ACRES, MADISONVILLE PLANNING REGION

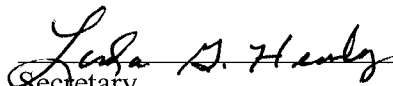
James Lee presented a plat for 8-lots with five fronting on Community Dr. and three fronting on Hill Loop. There is existing dwelling and septic on Lot 8, and all lots will have access to public water provided by the City of Madisonville.

ACTION

Ms. Atkins moved to approve subject to all required certificate signatures including a NOC from TDEC if required. The motion seconded by Ms. Garrett-Hensley and approved unanimously with Mr. Lee recusing.

ADJOURNED

The meeting was adjourned at 5:15 p.m.

  
Secretary

3/19/24  
Date