

MEMORANDUM

To: Madisonville Regional Planning Commission
From: Laura Smith, Planner
Date: September 9, 2026
Subject: September 15, 2026 Madisonville Regional Planning Commission Agenda

AGENDA
MADISONVILLE REGIONAL
PLANNING COMMISSION
Madisonville City Hall Board Room
Tuesday, September 15, 2026
5:00 p.m.

- I. Call to Order and Approval of minutes of the August 18, 2026, meeting.
- II. Planned Agenda Items
 - A. Subdivision plat, 15-lots and road, Charter Oaks, Tellico St., Applicants and Property Owners, James Lee and Gerald Summey, Monroe County Tax Map 067, Parcel 173.00, R-1, Low Density Residential District and C-3, Highway Business District, approximately 6.48 acres.
 - B. Site Plan, fitness, martial arts facility, 151 Raper Rd., Applicant, Jacob Applegate, Property Owner, Joshua Retzloff, Monroe County Tax Map 057 Parcel 093.03, C-3, Highway Business District, approximately 1 acre. (*see BZA agenda*)
 - C. Discussion, amendment to the Zoning Ordinance, Chapter 4, Supplementary Provisions Applying to All Districts, landscaping and buffers, Kevin Standridge.
 - D. Comments from the public.
 - E. Updates to commission.
- III. Other Business
- IV. Adjournment





PREPOSED ZONING AMENDMENT

“BUFFER ZONES”

PURPOSE- THE PRESERVATION OF RESIDENTIAL PRIVACY

TARGET AREAS- ADJOINING COMMERCIAL / RESIDENTIAL

PROPOSED DISTANCE OF BUFFER- 10 FEET FROM PROPERTY LINE ON PROPERTY BEING DEVELOPED

PLACEMENT ON PROPERTY BEING DEVELOPED- REAR AND SIDES OF PROPERTY BEING DEVELOPED (RESIDENTIAL ADJOINING)

PROPOSED BUFFERS-

1. ***Vegetative Screening:*** Living plants like evergreen trees and dense shrubs designed to reach an **opacity of 6 feet** or higher within a year or two.
2. ***Fencing or Walls:*** Solid wood fences, masonry walls, or earth berms (mounds) often paired with plantings to block noise and headlight glare.

ONCE ADOPTED THIS SHALL BE APPLIED TO ALL APPLICABLE DEVELOPMENT AND REPRESENTED ON THE SITE PLAN PRIOR TO APPROVAL

EXCAVATION PERMIT (SITE DEVELOPMENT) WILL REQUIRE A DOCUMENT THAT REPRESENTS THE BUFFER CHOSEN BY THE DEVELOPER AND A VISUAL REPRESENTATION OF THE BUFFER BEFORE THE EXCAVATION PERMIT CAN BE ISSUED. (THIS WILL BE A STAND ALONE DOCUMENT FROM WHAT IS REQUIRED FOR THE SITE PLAN THAT DETAILS THE BUFFER AND ITS DESIGN)