

MINUTES
MADISONVILLE REGIONAL PLANNING COMMISSION
November 21, 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		Frank Thurston
Gus Davis, Mayor		Don Vanhook, Surveyor
James Lee		Stacy Patterson
Scott Hunt		Sarah Patterson, TWM
Ed Dawson		Crystal Russell
Linda Garrett-Hensley		Chris Russell, Summit Locations

CALL TO ORDER AND APPROVAL OF MINUTES

Chairman, James Lee called the meeting to order at 5:00 p.m. The minutes of the October 17, 2023, meeting were unanimously approved on a motion by Marilyn Atkins and seconded by Linda Garrett-Hensley.

PRELIMINARY SUBDIVISION PLAT, 8-LOTS, MATTIE MEADOWS ESTATES, PROPERTY OWNER, STACY PATTERSON, DON VANHOOK, CATASKA LAND SURVEYING, HILL LOOP RD., TAX MAP 067, PARCEL 061.00, MADISONVILLE PLANNING REGION, APPROXIMATELY 9.28 ACRES

Property owner, Stacy Patterson was present to request preliminary plat approval for 8 lots on Hill Loop Road. All required certificate signatures need to be obtained including the County Road Superintendent, TDEC for each lots subsurface septic system, public utility providers for electricity and water, E911, property owner, and any required permit from TDEC for amount of land disturbance to occur.

ACTION

Casey Davis moved to approve the preliminary plat subject to the approvals listed above. The motion was seconded by Ms. Garrett-Hensley and approved unanimously.

SUBDIVISION PLAT, PROPERTY OWNER, ANNETTE HUBBARD, 1528 HIWASSEE RD., TAX MAP 035, PARCEL 41.02, MADISONVILLE PLANNING REGION, APPROXIMATELY 2.5 ACRES

Surveyor, Don Vanhook presented plat for abandoning a lot line on Lot 2 with a total of 2 lots.

ACTION

Ms. Atkins moved to approve subject to obtaining all required certificate signatures being obtained. The motion was seconded by Ms. Davis and approved unanimously.

SITE PLAN FOR BILLBOARD, PROPERTY OWNER, PATRICIA WHITE, APPLICANT, DAVID SPEAKER, SUMMIT LOCATIONS, HWY. 411, TAX MAP 057, PARCEL 091.01, C-3, HIGHWAY BUSINESS DISTRICT

Chris Russell with Summit Locations was present for site plan approval of proposed billboard.

Site plan met requirements and Staff recommended approval.

ACTION

Scott Hunt moved to approve seconded by Ed Dawson and approved unanimously.

DISCUSSION, ANNEXATION REQUEST, PROPERTY OWNER, CORY RUSSELL, 135 LEGACY DR., PART OF PARCEL 053.20, TAX MAP 056.00

Mr. Russell was present and discussed the location of his property and the general area of portion he would like annexed into the city. Mr. Russell will submit later with a map and survey when obtained.

SARAH PATTERSON, TWM-INC., REBECCA GOODWIN PROPERTY, TAX MAP 057, PARCEL 76.00, ROAD FRONTAGE, MADISONVILLE PLANNING REGION, (SEPT. 19, 2023 MEETING)

At the Sept. 19, 2023 meeting, Mr. Goodwin was approved for subdividing property leaving less than 50' of road frontage for his remaining lands if he would have surveyor add note that future subdivision may be affected by lack of road frontage. Mr. Goodwin had confirmed that a note would be added. Ms. Patterson with TWM, states that note should not be required and wants stipulation removed.

ACTION

Ms. Davis moved to approve removing requirement of note which was seconded by Mr. Hunt and approved unanimously.

SUBDIVISION PLAT, 6-LOTS, WITH EASEMENTS TO LOT 11 AND LOT 12, PRINTIS WOODS, PHASE 1, COMMUNITY DRIVE, APPLICANT AND PROPERTY OWNER, JAMES LEE, D&L PARTNERSHIP TAX MAP 067, PARCEL 032.00, MADISONVILLE PLANNING REGION, APPROXIMATELY 9.67 ACRES

Mr. Lee recusing himself as commissioner so that he could present plat as developer. The plat is for 6-lots on Community Drive. He stated that there will be shared driveway agreements for Lot 12 and Lot 10, and one for Lot 9 and Lot 11. He is working on all required certificate signatures and permits.

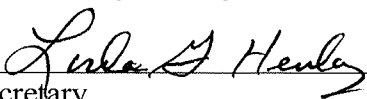
ACTION

Ms. Davis moved to approve subject to all required certificates signatures and permits which was seconded by Ms. Garrett-Hensley and approved unanimously with Mr. Lee recusing.

SUBDIVISION PLAT, 4-LOTS, PRINTIS WOODS, PHASE 3, HWY. 68 APPLICANT AND PROPERTY OWNER, JAMES LEE, D&L PARTNERSHIP, TAX MAP 067, PARCEL 032.00, MADISONVILLE PLANNING REGION, APPROXIMATELY 19.03 ACRES

Withdrawn by Mr. Lee while working on percolation and soils issues.

The meeting was adjourned at 5:30 p.m.


Secretary

3/19/24
Date