

MADISONVILLE REGIONAL
PLANNING COMMISSION
Madisonville City Hall Board Room
Tuesday, March 18, 2025
5:00 p.m.

<u>Members Present</u>	<u>Members Absent</u>	<u>Others Present</u>
Brad Hunt	Casey Davis	Laura Smith, Planner
James Lee, Chair	Tracey Green	Greg Altum, The Buzz
Ed Dawson		Kevin Standridge, Codes Enforcement
Josh Robbins		Frank Thurston
Marilyn Atkins		Others
Scott Hunt, Mayor		

CALL TO ORDER AND APPROVAL OF MINUTES

Chairman, James Lee called the meeting to order at 5:00 p.m. The minutes from the February 18, 2025, meeting were unanimously approved on a motion by Marilyn Atkins seconded by Ed Dawson. Mr. Dawson then apologized for the comments he made to Sharon Davis at the last meeting regarding what may have been the use of a mobile home on her parents' property.

SUBDIVISION PLAT, 4-LOTS, PROPERTY OWNER, WILLIAM HUMPHREYS, BOWERS RD., TAX MAP 047, PARCEL 102.01, APPROXIMATELY 12.22 ACRES, MADISONVILLE PLANNING REGION

Planner, Laura Smith noted that she had just emailed surveyor staff and Melisa Turpin with items lacking from the plat. They included the following:

- Property owner's name and address.
- The acreage of the remaining lands of Parcel 102.01 that appears to extend across Bowers Road.
- Show lot width at front building setback line.
- Show distance of right-of-way.
- The Certificate of Existing Street signature will need to be the Monroe County Road Superintendent instead of City of Madisonville.
- All required certificate signatures.
- Recording of the private access easement agreement.

ACTION

Mr. Dawson moved to approve the plat subject to the items listed above. The motion was seconded by Brad Hunt and approved unanimously.

FINAL SUBDIVISION PLAT, CLAYTON MOBILE HOMES TELlico STREET, 45-LOTS, TELlico ST., APPLICANT, DOUG CARNATHAN, PROPERTY OWNER, CLAYTON HOMES, TAX MAP 079, PARCELS 114.01, 115.00, 116.00, AND 117.00, APPROXIMATELY 20.63 ACRES, R-1, LOW DENSITY RESIDENTIAL DISTRICT

No one present. There was a brief discussion of work that still needed to be done on the site. At the May 21, 2024, meeting, the Planning Commission gave preliminary plat approval subject to

some addition. At this time, it appears that some of the roads have only been graded and there were several other lacked items

ACTION

Ms. Atkins moved to table the time which was seconded by Mayor, Scott Hunt and approved unanimously

SUBDIVISION PLAT, PROPERTY OWNERS, THE BIG 4 LLC AND GERALD AND MARGARET ROGERS, HWY. 68, TAX MAP 079, PARCEL 180.08 AND 180.07, APPROXIMATELY 1.0 ACRE, MADISONVILLE PLANNING REGION

Surveyor, Frank Thurston was present with the property owners of the gas station. He stated that the gas tanks were not on property and the property owners want to expand into the empty building for an ice cream production facility on the back property but bank will not give a loan unless the property is subdivided. He stated that the property owners are to buy 3 acres from their neighbors to connect to building. There is no septic system for the building. He stated that they were requesting variances as the proposed lot will not have a septic system nor road frontage. The commission discussed long term challenges if the plat were to be approved.

No septic and said that he would use a septic easement. Asking for variance

ACTION

Ms. Atkins moved to table the item until the property owner was able to acquire the additional property as she stated she was and no variances would be requested. The motion was seconded by Mr. Dawson and approved unanimously.

DISCUSSION, ANNUAL WORK PROGRAM.

Ms. Smith discussed the Annual Work Program which historically summarized tasks completed in the previous year and plans for the next year. Items discussed were to adopt the city road list, complete the review of the subdivision regulations with reprinting, review the zoning ordinance and reprint with any recent zoning text amendments and potential continuing education opportunities.

OTHER

Although not on the agenda, Roger Boring presented copies of the Millers Landing subdivision plat. The item will be placed on the next agenda.

ADJOURNMENT

The meeting adjourned at 6:00 p.m.

Casey Davis 4/16/25