

MADISONVILLE REGIONAL
PLANNING COMMISSION
Madisonville City Hall Board Room
Tuesday, April 21, 2026

<u>Members Present</u>	<u>Members Absent</u>	<u>Others Present</u>
Brad Hunt, Chair	Ed Dawson	Laura Smith, Planner
Scott Hunt, Mayor		Greg Altum, The Buzz
Jessica Tallent, Secty.		Kevin Standridge, Building Official
Josh Robbins		Charlie Atkins
Marilyn Atkins		Jimmy Sloan
		Kris Hartley
		Todd and Lee Anne Strickland
		Marde and Joe Soutullo
		Melanie Sloan
		Members of the audience

CALL TO ORDER AND APPROVAL OF MINUTES

Chairman, Brad Hunt called the meeting to order at 5:00 p.m. The minutes from the March 17, 2026, meeting were unanimously approved on a motion by Scott Hunt seconded by Marilyn Atkins.

REQUEST TO CLOSE AND ABANDON 20' WIDE ALLEY BETWEEN PARCELS 006.00 AND 007.00, 10' OF RIGHT-OF-WAY, APPROX. 0.03 ACRES TO BE ADDED TO ADJACENT PROPERTY OWNERS, REQUESTED BY TODD STRICKLAND, PROPERTY OWNER, TERESA BLACK, 549 CIRCLE ST., TAX MAP 056M, GRP. E, PARCEL 006.00, R-1, LOW DENSITY RESIDENTIAL DISTRICT

Todd Strickland for property owner, Teresa Black was present to request that adjacent alley between Ms. Black's property and the Jimmy and Carolyn West property on Circle St., be abandoned and closed with equal portions deeded to each property owner. There Half of alley width to each adjacent property owner. The existing dwelling of Ms. Black's property and pool encroach across the alley and adding additional 10' to property would alleviate it. The existing alley is approximately 20' wide and the length portion between the Black and West properties is approximately 142 linear feet.

ACTION

Mayor Hunt moved to approve the request which was seconded by Ms. Atkins and approved unanimously.

FINAL PLAT, ABANDON LOT LINES, W. CRESTVIEW DR., OF PARCELS 007.00, 007.01, 009.00-022.00, 025.00, AND 026.00, ON MONROE COUNTY TAX MAP 068A, GROUP C, OF MOUNTAIN VIEW HEIGHTS SUBDIVISION, PROPERTY OWNER, KRISTINE HARTLEY, APPROX. 7.97 ACRES

Ms. Hartley owns the 13 lots in the Mountain View Heights subdivision which did not fully develop, and the road was not built and requests that all lot lines be abandoned. She will submit new plat with 3 lots at a later date.

ACTION

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

REZONING REQUEST FROM C-3, HIGHWAY BUSINESS DISTRICT TO R-1, LOW DENSITY RESIDENTIAL DISTRICT, PART OF PARCEL 173.00, TAX MAP 067, TELLICO ST., PROPERTY OWNER, JAMES LEE AND GERALD SUMMEY

A portion of the parcel is in the R-1 Low Density Residential District with a portion of the parcel in the C-3 Highway Business District and property owners request that more of the parcel be zoned R-1 leaving portion adjacent to Hwy. 68 as C-3 District. Since the zoning line does not match the parcel lines, Mr. James Lee is to get a survey of the property showing where the rezoning line is to shift and the approximate acreage.

ACTION

Mayor Hunt moved to approve seconded by Ms. Atkins and approved unanimously.

REZONING REQUEST FROM R-1, LOW DENSITY RESIDENTIAL DISTRICT TO C-3, HIGHWAY BUSINESS DISTRICT, HWY. 411 AND TONAWANDA TRAIL, PROPERTY OWNER MONROE CO. MINISTERIAL, THE GOOD SHEPHERD CENTER, APPLICANT, JAMES LEE

The Good Shepherd Center proposes purchasing adjacent property and expand the facility. The property they propose purchasing are two lots that had been approved for subdivision in February 2026. A final plat has not been recorded yet, so Mr. Lee is to get survey of the land to be purchased for expansion and rezoning to R-1.

ACTION

Mayor Hunt moved to approve the rezoning request with the survey of the property to be rezoned to be submitted by Mr. Lee. Ms. Atkins seconded the motion and it was approved unanimously.

PRELIMINARY, PARKVIEW VILLAS, 9-CONDOS, MASON LN., PARCEL 067O, GRP. D, PARCEL 027.00, PROPERTY OWNER, JEM PARTNERSHIP, JERRY SLOAN, R-1, LOW DENSITY RESIDENTIAL DISTRICT, APPROXIMATELY 3.06 ACRES

Mr. Sloan proposes a 9-condo unit on the property with the common wall the interior lot lines. The smallest lot would be approximately 9,147 square feet. Each lot with one unit would be less than the required 75' width at building setback line, but with added to the added unit, they would meet the minimum requirements. The setbacks for the district are 30' front, 25' rear and 15' side, which should be confirmed on the plat, and the distance between each building is to be 20'. The concept plan was discussed and determined that Mr. Sloan would request a variance for the 0' interior lot line setback at the net BZA meeting.

ACTION

Mayor Hunt moved to approve subject to the variance and showing the items listed above. The motion was seconded by Josh Robbins and approved unanimously.

ADJOURN

The meeting adjourned at 5:30 p.m.

Secretary, Madisonville Regional Planning Commission

Date