

MADISONVILLE REGIONAL
PLANNING COMMISSION
Madisonville City Hall Board Room
Tuesday, May 19, 2026

<u>Members Present</u>	<u>Members Absent</u>	<u>Others Present</u>
Brad Hunt, Chair	Scott Hunt, Mayor	Laura Smith, Planner
Mike Smallen	Jessica Tallent, Secty.	Greg Altum, The Buzz
Ed Dawson		Kevin Standridge, Building Official
Josh Robbins		Charlie Atkins
Marilyn Atkins		Others

CALL TO ORDER AND APPROVAL OF MINUTES

Chairman, Brad Hunt called the meeting to order at 5:10 p.m. The minutes from the May 19, 2026, meeting were unanimously approved on a motion by Marilyn Atkins seconded by Ed Dawson.

DEANNEXATION REQUEST FROM PROPERTY OWNERS, CHRIS AND SHELIA ANDERSON, HIGHLAND DR., TAX MAP 066E, GROUP A, PARCEL 042.01, R-1, LOW DENSITY RESIDENTIAL DISTRICT, APPROXIMATELY 1.07 ACRES

Property owner, Chris Anderson, owned other lots in the Mountain View Estates subdivision and Parcel 42.01 was created when it was being developed. Parcel 042.01 on Hwy. 68 and is adjoining properties to the east and west which are not within the city limits. There was a discussion regarding whether a city could deannex property.

ACTION

Mr. Dawson moved to approve the deannexation which was seconded by Ms. Atkins and approved unanimously.

REZONING REQUEST FROM R-1 LOW DENSITY RESIDENTIAL DISTRICT TO C-3 HIGHWAY COMMERCIAL DISTRICT, APPLICANT, JAMES LEE, PROPERTY OWNER, MIKE POWELL, 5138 HWYH. 411S, TAX MAP 067O, GROUP C, PARCEL 009.00, APPROXIMATELY 0.61 ACRES

James Lee stated that a buyer wants to use the property which has an existing occupied dwelling for an auto repair garage. There was a discussion regarding the existing dwelling which would not be allowed in the C-3 district and so could not be rezoned. The occupant of the dwelling stated that the house would not be lived in, and he would move out so the property could be rezoned, and he would use the dwelling as an office.

ACTION

Mr. Dawson moved to recommend the rezoning with confirmation that the dwelling is no longer occupied. The motion was seconded by Ms. Atkins and approved unanimously.

ZONING REQUEST FOR PROPOSED ANNEXATION OF WILLIAM ALEXANDER PROPERTY, TAX MAP 056E, GROUP A, PARCEL 013.00, APPROXIMATELY 22.09 ACRES TO R-2, HIGH DENSITY RESIDENTIAL DISTRICT

Mr. Dawson moved to approve the rezoning which was seconded by Ms. Atkins and approved unanimously. However, since property is currently in the process of being annexed by the city and has not had final approval yet, the rezoning would have to wait until then.

SUBDIVISION PLAT WITH EASEMENT, HULL RD., TAX MAP 036, PARCEL 024.00,
MADISONVILLE PLANNING REGION

Mr. Kayler was present and stated that his father-in-law is transferring a 2.0-acre lot to him utilizing an existing easement that is shared by several adjacent property owners. It was noted that there is current litigation between him and the adjacent property owners and users of the easement. Mr. Kayler stated that he would be able to obtain an easement that is totally on his father-in-law's property that would be independent of the existing shared easement.

ACTION

Mr. Dawson moved to table the item subject to the corrected plat showing an separate easement which would not utilize the existing one. The motion was seconded by Ms. Atkins and approved unanimously.

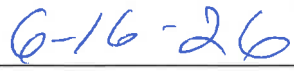
OTHER

James Lee was present and distributed information on impact fees. He discussed the process for the city to adopt them which may be beneficial for improving public infrastructure. Resident, Joe Soutullo was present and discussed city codes and developments in regards to the proposed subdivision on Isbill Rd.

ADJOURN

The meeting adjourned at 6:00 p.m.


Secretary, Madisonville Regional Planning Commission


Date