

MADISONVILLE REGIONAL
PLANNING COMMISSION
Madisonville City Hall Board Room
Tuesday, August 18, 2026

<u>Members Present</u>	<u>Members Absent</u>	<u>Others Present</u>
Mike Smallen		Laura Smith, Planner
Scott Hunt, Mayor		Greg Altum, The Buzz
Ed Dawson		Kevin Standridge, Building Official
Josh Robbins		Bonita Borden
Marilyn Atkins		Cliff Dye
Rudd Maxwell (<i>appt. 8/26</i>)		Donald Seiler

CALL TO ORDER AND APPROVAL OF MINUTES

Vice Chair, Marilyn Atkins called the meeting to order at 5:00 p.m. The minutes from the June 16, 2026, meeting were unanimously approved on a motion by Scott Hunt seconded by Ed Dawson.

ELECTION OF A CHAIRMAN AND SECRETARY

Mayor Hunt motioned to elect Mike Smallen as Secretary which was seconded by Mr. Dawson and unanimously approved. He then motioned to elect Josh Robbins as Chairman which was seconded by Mr. Dawson and approved unanimously.

SUBDIVISION PLAT, 3-LOTS, 1522 OLD TELLICO HWY., PROPERTY OWNER, MARY THORNE, MONROE COUNTY TAX MAP 091, PARCEL 047.01, MADISONVILLE PLANNING REGION, APPROXIMATELY 6.39 ACRES

Bonita Borden was present to represent Mary Thorne to request subdivision of the property into three lots. Staff stated that with required certificate signatures, the plat met regulations requirements and recommended approval.

ACTION

Mr. Dawson moved to approve the plat which was seconded by Mike Smallen and approved unanimously.

OTHER

Cliff Dye with Southeast Engineering, LLC was present to request preliminary plat approval for the Chestua Ridge Subdivision which had received preliminary approval in Oct. 2025. Since that time, there has been a change in ownership and developer. He stated that he has worked with Charlie Atkins regarding availability of water which has been confirmed. They still plan to have curbs and gutters, and they will have to cut slopes down from 15% to 6%. The proposed houses will be stick built.

ACTION

Mr. Dawson moved to approve preliminary plat subject to water line approvals from Charlie Atkins. The motion was seconded by Marilyn Atkins and approved unanimously.

OTHER

There was a continued discussion regarding voluntarily contracting the boundaries of the planning region, also recommended by Kevin Standridge. Ms. Smith explained the process for contracting the boundaries. Holding an informational workshop was also suggested. County Commissioners in the audience encouraged the Planning Commission to hold off on making a decision for about 6 months.

ADJOURN

The meeting adjourned at 5:35 p.m.

Maile O'Brien
Secretary, Madisonville Regional Planning Commission

9-15-26
Date