

MINUTES
MCMINNVILLE BOARD OF ZONING APPEALS
MARCH 28, 2017

MEMBERS PRESENT

Jerry Williamson
Tom Ward
Jim Brock
Joey Haston
David Marttala

MEMBER'S ABSENT

STAFF PRESENT

Nolan Ming, Director of Planning
and Zoning
Rebecca Duncan P & Z staff

OTHERS PRESENT

Lisa Hobbs
John McGuire
Woody Davenport
Sally Brock
Everett Brock
And others

Public Hearings

The McMinnville Board of Zoning Appeals opened a public hearing at 11:30 to review a Variance request for property located at 219 Rivermont Drive, further identified as Map 068G, Group M Parcel 001.00, of the Warren County Tax Maps. The property is zoned R-1. The purpose of this hearing is to solicit public comments for reduction of required 40 ft. setback to 30 ft. The property is approximately 40,000 ft. /1± acre. The application for this request was submitted by property owner Matthew Feno.

The second variance request is for Dena Judkins for property located on 1425 Smithville Highway, further identified as Map 059F Group C Parcel 004.00, of the Warren County Tax Maps. The property is zoned C-3. The purpose of this hearing is to solicit public comments for reduction of required 45 ft. setback on the north property line along Dunlap Pike. The property is approximately 0.136±acres.

The next variance request is for John B. McGuire for property located on 206 Parkview Drive, further described as Map068B, Group B Parcel026.00, of the Warren County Tax Maps. The property is zoned R-1. The purpose of this hearing is to solicit public comments for reduction in the required 5 foot setback. The property is approximately 1 acre.

The fourth variance request is for Todd Hutchins for property located at Lot #1 on Tanner Street, further described as Map 068C, Group C Parcel 001.00, of the Warren County Tax Maps. The property is zoned R-1. The purpose of this hearing is to solicit public comments for reduction in the required setbacks.

The last variance request is for Everett Brock for property located at 410 W. Main Street, further described as Map 068C, Group F Parcel 040.00, of the Warren County Tax Maps. This property is zoned R-1. The purpose of this hearing is to

solicit public comments for reduction in the required 5 foot setback. After a review of each of these requests, the hearings were closed at 11:50.

APPROVAL OF MINUTES OF THE FEBRUARY 28, 2017 MEETING OF THE BOARD OF ZONING APPEALS

Following the public hearings, with the board of zoning appeals meeting being called to order at 11:51 a.m., a motion was made by Tom Ward to dispense with reading and approve the minutes from the Board of Zoning Appeals February 28, 2017 meeting as presented. Jim Brock seconded the motion that was approved unanimously.

VARIANCE REQUEST REVIEWS

1. Variance request for Matthew Feno at 219 Rivermont Drive was approved with a motion made by Tom Ward and seconded by Joey Haston.
2. Variance request for Dena Judkins at 1425 Smithville Highway was approved with a motion made by Jim Brock and seconded by Tom Ward.
3. Variance request for John B. McGuire at 206 Parkview Drive was tabled until further information could be obtained.
4. Variance request for Todd Hutchins at lot #1 on Tanner Street was approved with a motion made by Jim Brock and seconded by Jerry Williamson.
5. Variance request for Everett and Sally Brock at 410 W. Main Street was approved with a motion made by Jerry Williamson and seconded by Tom Ward. Jim Brock abstained from voting.

ADJOURNMENT

With no other business, Tom Ward made a motion to adjourn the meeting at 12:02 p.m. Joey Haston seconded the motion with the members voting all ayes.

Chairperson Signature



Secretary Signature

Date Approved:
