

MINUTES
MCMINNVILLE REGIONAL PLANNING COMMISSION
OCTOBER 27, 2015

MEMBERS PRESENT

Jerry Williamson
David Marttala
Jim Brock
Steve Harvey
Anthony Pelham
Amie Hodges

MEMBER ABSENT

Jimmy Haley, Mayor

STAFF PRESENT

Nolan Ming, Planning and
Zoning Director
Rebecca Duncan, Planning
and Zoning Assistant
David Starnes, City Planner

OTHERS PRESENT

Lisa Hobbs, Southern Standard
Everett Brock, City Alderman
Bill Brock, City Manager
Don A. Campbell, Construction
Manager for Hardees
Ryan Moore, Attorney
John Douglas
Carol Cox
Carolyn Lance

The October 2015 meeting of the McMinnville Regional Planning Commission was held at 11:30 a.m. on Tuesday, October 27, 2015 at McMinnville City Hall. Upon establishing a quorum was present, Chairperson David Marttala called the meeting to order.

APPROVAL OF AUGUST 25, 2015 PLANNING COMMISSION MEETING MINUTES

A motion was made by Jim Brock to dispense with reading and approve the minutes from the August 25, 2015 Planning Commission meeting. Amie Hodges seconded the motion with the minutes being unanimously approved.

REVIEW AND RECOMMENDATION---HARDEE'S RESTAURANT LLC REZONING REQUEST

A rezoning request had been submitted to City Hall by Hardee's Restaurant LLC to have their tract of property at 407 West Main Street rezoned from R-1 Low Density Residential District to C-1 Central Commercial District. This relatively small tract, consisting of 0.33-acre, adjoins the restaurant's property to the east where an existing Hardee's Restaurant is located. Don A. Campbell, construction manager for Hardee's LLC, stated that their plans were to remove the existing restaurant and constructed a new T-30 type restaurant. In order to better accommodate customers and to eliminate traffic congestion in the area, the drive-through would be located on the opposite side of the restaurant from its present position on the existing building. Also, the building would be built further back to allow for more convenient parking and easier access. The rezoning of the adjoining 0.33-acre of their property to the west would allow them to accomplish this and to be in compliance with applicable city zoning and building codes.

Attorney Ryan Moore, representing John Douglas who owns adjacent property to the Hardee's property, came before the planning commission to present his client's opposition to the rezoning. It was stated by Mr. Moore that the restaurant had been granted a special exception by the city's in the 1980's. In granting the exception, the restaurant was suppose to meet certain criteria for making the facility compatible with the area, such as fencing and screening, but had failed to do so. Other residents who spoke against the rezoning included Carolyn Lance and Carol Cox, who

were of the opinion that the property should stay residentially zoned. John Douglas, who had been represented earlier in the meeting by Attorney Ryan Moore, spoke at length about his opposition to the rezoning, citing Mr. Moore's statements about the alleged criteria the restaurant had failed to meet that started in the 1980's. However, Alderman Everett Brock, who lives across the street from the restaurant, spoke in favor of the rezoning. It was stated by Mr. Brock that the present location of the exit of the restaurant causes a problem for him to enter onto the street from his residence. The building of the new restaurant, with differently located entrance and exit points, would eliminate his problem, and in his opinion, create a better traffic setting in the area.

After review and discussion by the planning commission concerning the Hardee's Restaurant LLC rezoning request, commission member Jim Brock expressed the opinion that the Hardee plans for the new restaurant would eliminate many of the traffic problems that are occurring with the present restaurant facility. Mr. Brock made a motion for the planning commission to recommend to the city's board of mayor and aldermen that the Hardee's property at 407 West Main Street be rezoned from R-1 Low Density District be rezoned from C-1 Central Commercial District. Steve Harvey seconded the motion with the members voting all ayes.

STATUS REPORT—MINOR SUBDIVISION REVIEW

Planning and Zoning Director Nolan Ming reported that this city's department had had one minor subdivision review, consisting of a simple lot line adjustment, since the date of the last commission meeting.

ADJOURNMENT

With no other business, Jim Brock made a motion to adjourn the meeting at 12:30 a.m. Jerry Williamson seconded the motion with the members voting all ayes.

Chairperson Signature:



Secretary Signature:

Date Approved:
