

**REPORT OF MEETING
McMINNVILLE PLANNING COMMISSION
NOVEMBER 27, 2018**

MEMBERS PRESENT

David Marttala, Chairman
Jim Brock
Allison Moore
Rachael Kirby
Jerry Williamson

MEMBERS ABSENT

Ben Newman
Todd Noblin

STAFF PRESENT

Nolan Ming, Community Development Director
Rebecca Roach, CDStaff

OTHERS PRESENT

Lisa Hobbs
Scott Horton
Aimee Hodges
Jr. McGee
Mike Grissom
And others

The November 2018 meeting of the McMinnville Planning Commission was held at 11:30 a.m. on Tuesday, November 27, 2018 at the McMinnville City Hall. Upon establishing a quorum was present, Chairman David Marttala called the meeting to order.

APPROVAL OF PLANNING COMMISSION MEETING MINUTES

Allison Moore stated Ben Newman's name was under the members present but in fact he was absent. A motion was made by Jim Brock to dispense with reading and approve the minutes from the October 30, 2018 Planning Commission meeting with corrections. The motion was seconded by Allison Moore and approved unanimously.

Rezoning Request for 106 Garfield Street

A request for rezoning at the location at 106 Garfield Street, further described as Tax Map 059N, Group C, Parcel 036.00 was reviewed. This property is currently zoned R-1. The proposed new zoning request is C-2 General Commercial. The owners of the property are Tony and Gail Powell. Community Development Director Nolan Ming stated that he would recommend this zoning change. Mr. Ming stated that this property borders C-2 on two sides. Jerry Williamson made the motion to recommend to the Mayor and Board of Alderman for their consideration. The motion was seconded by Jim Brock and approved unanimously.

Rezoning Request for 108 Garfield Street

A request for rezoning at the location at 108 Garfield Street, further described as Tax Map 059N, Group C, Parcel 037.00 was reviewed. This property is currently zoned R-1. The proposed zoning request is C-2 General Commercial. Jerry Williamson stated with the Board of Mayor and Alderman considering 106 Garfield this should be considered too. Mr. Ming stated that he would recommend this zoning change. The owners/developers of the property are Promise Properties and was represented at the meeting by attorney Scott Horton. Jerry Williamson made the motion to send the recommendation to the Board of Mayor and Alderman. The motion was seconded by Jim Brock and approved unanimously.

Preliminary Plat for KGBB at 606-612 Morrison Street, further described as Tax Map 068J, Group F, Parcel 004.01 was reviewed. Jr. McGee and Aimee Hodges represented the plat for expansion of an existing non-conforming use in a residential district. They requested an addition to the duplexes already there. Eight new buildings which would mean sixteen tenants is proposed. Aimee also stated they are being taxed as commercial. Director of the Community Development department Nolan Ming stated it does not matter what it is taxed it is a residential non-conforming

use. Mr. McGee asked if this could be possible. David Marttala stated that we would have to ask to amend the zoning code. Nolan Ming will research this. The members also discussed stormwater and setback issues. The representatives/owners Jr. McGee and Aimee Hodges withdrew this preliminary plat. No action was needed.

PROPOSED ZONING CODE CHANGES

Mr. Ming passed out the proposed zoning code changes. The zoning changes will also be reviewed by Tommy Lee of Upper Cumberland Development District. These proposed changes will be on the next meeting agenda which will be January 29, 2019. These proposed zoning code changes are attached to these minutes.

ADJOURNMENT

With no other business the meeting was adjourned with a unanimous vote on a motion by Jim Brock, seconded by Allison Moore.

Chairperson Signature _____

Secretary Signature _____

Date Approved: _____