

**MINUTES
MCMINNVILLE REGIONAL PLANNING COMMISSION
JULY 14, 2014**

MEMBERS PRESENT

David Marttala, Chairperson
Anthony Pelham
Jerry Williamson
Jimmy Haley, Mayor
Jim Brock

STAFF PRESENT

Josh Baker, Codes Official
Rebecca Duncan, P&Z Assistant
David Starnes, Staff Planner

OTHER PRESENT

Jim Campbell

MEMBERS ABSENT

Amie Hodges
Jimmy Bonner

The July 2014 meeting of the McMinnville Regional Planning Commission was held at 12:00 noon on Monday, July 14, 2014 at McMinnville City Hall. Upon establishing a quorum was present, Chairperson David Marttala called the meeting to order.

APPROVAL OF JUNE 9, 2014 PLANNING COMMISSION MEETING MINUTES

A motion was made by Jerry Williamson to dispense with reading and approve the minutes of the June 9, 2014 Planning Commission meeting. The motion was seconded by Anthony Pelham and approved unanimously.

REVIEW AND RECOMMENDATION---REZONING OF TWO PROPERTIES ON WALLING STREET

Planning and Zoning Director Josh Baker reported that Representative Jim Campbell, on behalf of two property owners, had filed a rezoning application at City Hall to have the owners' properties at 104 and 106 Walling Street rezoned from R-2 Medium Density Residential District to R-5 Residential Commercial District. The purpose in the rezoning request would be to allow two professional offices on the properties, which is a permitted use in this type of zoning district. In reviewing the location of the properties on the city zoning map, the commission members noted that they would abut an R-5 District to the north. However, the rezoning of the properties would create an isolation of three properties to the east on Walling Street that are still part of the R-2 District. Discussion was held by staff and the commission members as to whether this would cause a "spot zone" situation. It was stated by Mr. Baker and Mr. Starnes that there is no definitive criteria for what constitutes spot zoning. It was also stated by Mr. Starnes that in his experience of working communities in the Upper Cumberland, most of them would see spot zoning as involving only one, or at the most two properties, that would be notably isolated in an area of a totally different type of zoning district. It was also stated by Mr. Baker that the properties to the east on Walling Street and several properties along intersecting North Spring Street are being reviewed by his department, with the possibility of their being considered for rezoning to an R-5 designation at a future date. After review, and a few comments from Mr. Campbell about his request, Jerry Williamson made a motion, seconded by Jim Brock, for the planning commission to

recommend to the Board of Mayor and Aldermen that the two properties at 104 and 106 Walling Street be rezoned from an R-2 to an R-5 District. The vote of the members for the rezoning was a majority although Mayor Jimmy Haley and Anthony Pelham voted nay.

STATUS REPORT---MINOR SUBDIVISION REVIEWS

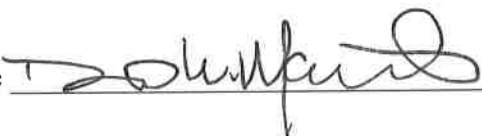
Planning and Zoning Director Josh Baker reported that there had been no minor subdivisions reviewed by his office since last month's planning commission meeting.

OTHER BUSINESS

In other business, the planning and zoning staff discussed with planning commission members present the possibility of holding another training session at next month's meeting. Possible topics could include further review of the Planning Commissioner Handbook, subdivision regulations, annexation procedures for communities to follow under Public Chapter 1101, and the impact that McMinnville's natural environment has on its planning program. After consultation with the commission members, Planning and Zoning Director Josh Baker stated that he and Staff Planner David Starnes would consult with each other before the next meeting about the best topic to present at that time.

ADJOURNMENT

With no other business, the meeting was adjourned with a unanimous vote on a motion by Anthony Pelham. Jim Brock seconded the motion with the members voting all ayes.

Chairperson Signature  _____

Secretary Signature _____

Date Approved: _____