

**MINUTES
MCMINNVILLE REGIONAL PLANNING COMMISSION
MAY 26, 2015**

MEMBERS PRESENT

Jimmy Haley, Mayor
David Marttala
Jim Brock
Steve Harvey
Anthony Pelham
Amie Hodges

MEMBER ABSENT

Jerry Williamson

STAFF PRESENT

Rebecca Duncan, Planning
and Zoning Assistant
David Starnes, City Planner

OTHERS PRESENT

Lisa Hobbs, Southern Standard
Todd Hutchins
Alicia McAuley, MBI
Mavha Blankenship, MBI

The May 2015 meeting of the McMinnville Regional Planning Commission was held at 11:30 p.m. on Tuesday, May 26, 2015 at McMinnville City Hall. Upon establishing a quorum was present, Chairperson David Marttala called the meeting to order.

APPROVAL OF APRIL 28, 2015 PLANNING COMMISSION MEETING MINUTES

A motion was made by Jim Brock to dispense with reading and approve the minutes from the April 28, 2015 Planning Commission meeting. Steve Harvey seconded the motion with the minutes being unanimously approved.

REVIEW FOR FINAL APPROVAL---SUBDIVISION PLAT FOR BOJANGLES INCORPORATED

A subdivision plat had been presented to the Planning and Zoning Department that consists of two lots totaling 2.8 acres. The lots are between Smithville Highway and Hobson Street, have accessed to existing infrastructure, and are within a C-2 General Commercial District. Alicia McAuley of MBI, the East Tennessee Co. who had prepared the plat, stated that a Bojangles Restaurant is to be built on Lot #1 and that shared access would be provided for both lots off the highway. After discussion with Ms. McAuley about the subdivision and proposed development, the planning commission gave final approval to the plat, subject to the owner signature block being signed. Approval was done on a motion by Anthony Pelham, seconded by Jim Brock. The vote of the members was all ayes.

REVIEW FOR FINAL APPROVAL---TANNER STREET DIVISION

Plat copies of Tanner Street Division had been presented to the Planning and Zoning Department by property owner Todd Hutchins. The plat shows a subdivision of three lots between West End Avenue and Tanner Street that total approximately one acre. In reviewing the plat at the meeting with the commission members, Mr. Hutchins stated that the lots size areas were slightly less than the 15,000 square foot requirement of the R-1 Low Density Residential District in which they are located. A variance of roughly 400 square feet would be required for each of the lots that would have to be approved by the McMinnville Board of Zoning Appeals after a public hearing. Planning and Zoning Assistant Rebecca Duncan stated that a board meeting and hearing is being scheduled within the next few weeks, with a possible date of June 5th. At that time, the board could consider granting variances for the three lots. After review of the plat, Jim Brock made a motion for the planning commission to give the subdivision final approval subject to the city's board of zoning appeals approving the variances for the three lots. Amy Hodges seconded the motion that passed unanimously.

REVIEW AND RECOMMENDATION---ANNEXATION AND PLAN OF SERVICE FOR THE PROPERTY OF CORNERSTONE BAPTIST CHURCH

Cornerstone Baptist Church had submitted a petition to the city to have its three-acre property annexed within the city. The property is situated on the southeast side of the intersection U.S. Highway 70S (Nashville Highway) and Golf Club Road, at the western corporate limits of McMinnville. In reviewing the plan of service for the property, its zoning classification would be C-2 General Commercial, which is the zoning classification of the adjacent area of the city. Sanitary service would not be provided by the city, however the church could, at its own expense, hook up with the existing service in the area. Planning Commission member Anthony Pelham, who is familiar with the infrastructure in this part of the city, stated that the sewer hookup is a doable project but at some cost. Some of the planning commission members had questions about the church's need to be annexed into the city. However, no one was in attendance at the meeting to represent the church or answer questions. Mayor Hailey made a motion for the commission to table a recommendation on the proposed annexation to the board of aldermen until the next scheduled commission meeting. Steve Harvey seconded the motion with the members voting all ayes. It was recommended that the church administration be contacted about having a representative at the next meeting to answer any questions the commission members might have about their proposed annexation.

STATUS REPORT---BRAD BOLDING REZONING REQUEST

It was reported that the board of mayor and aldermen did not pass an ordinance to rezone the Brad Bolding property, at the intersection of Mullican Street and Clearview Drive, from R-1 Low Density Residential to R-5 Residential Commercial. The planning commission had recommended against rezoning of the property at its April 28, 2015 meeting.

STATUS REPORT---CLOSURE OF TWO SECTIONS OF NEEDMORE ROAD

It was reported that the city's board of mayor and aldermen did pass ordinances closing two sections of Needmore Road, which had been recommended for closure by the planning commission at its February 9, 2015 meeting.

STATUS REPORT---MINOR SUBDIVISION REVIEW

Planning and Zoning Assistant Rebecca Duncan reported that there had been no minor subdivision reviews by this city's department in the last month.

ADJOURNMENT

With no other business, Jim Brock made a motion to adjourn the meeting at 11:55 a.m. Steve Harvey seconded the motion with the members voting all ayes.

Chairperson Signature: _____



Secretary Signature: _____

Date Approved: _____