

MINUTES
MCMINNVILLE REGIONAL PLANNING COMMISSION
AUGUST 25, 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
Tim Pirtle, City Attorney
Josh Baker, Codes Official

OTHERS PRESENT

Lisa Hobbs, Southern Standard
Michael Moore, Surveyor
Donald Hillis James Passons
Paul Cox John Ellenburg
Harold Keathly Joyce Caldwell
Chris Gross Rose Nunly

The August 2015 meeting of the McMinnville Regional Planning Commission was held at 11:36 a.m. on Tuesday, August 25, 2015 at McMinnville City Hall. Upon establishing a quorum was present, Chairperson David Marttala called the meeting to order. Nolan Ming was introduced to the commission members as the city's new Planning and Zoning Director. Mr. Ming stated that he was glad to be employed by the city in this position and that he looked forward to working with the commission members

APPROVAL OF JUNE 12, 2015 PLANNING COMMISSION MEETING MINUTES

A motion was made by Anthony Pelham to dispense with reading and approve the minutes from the June 12, 2015 Planning Commission meeting. Jerry Williamson seconded the motion with the minutes being unanimously approved.

REVIEW FOR PRELIMINARY APPROVAL--PHASE I OF GARRICK GROUNDS SUBDIVISION

A subdivision plat had been presented to the Planning and Zoning Department that consists of twenty-six lots totaling 17.57 acres fronting Pistol Lane. After discussion with Surveyor Michael Moore about this subdivision, named Phase I of Garrick Grounds, and a noting of items needed for final plat approval by Planning and Zoning Director Nolan Ming, Anthony Pelham made a motion to give the subdivision preliminary approval. Jerry Williamson seconded the motion with the members voting all ayes.

REVIEW FOR FINAL APPROVAL--MOYERS SUBDIVISION

Plat copies of Moyers Subdivision had been presented to the Planning and Zoning Department by Surveyor Michael Moore. The plat shows a subdivision of five lots on Towels Avenue totaling 6.43 acres. After review and discussion with Mr. Moore about the plat, Jerry Williamson made a motion, seconded by Jim Brock, to give the subdivision final approval. The motion passed unanimously.

REVIEW AND RECOMMENDATION---ANNEXATION AND PLAN OF SERVICE FOR THE JAMES B. PASSONS PROPERTY

James B. Passons had submitted a petition to city hall to have his 13.2-acre property annexed into the municipality. The property is situated on the north side of U.S Highway 70S at the western corporate limits of the city. 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 that is now within the city. Several local residents who live in the area of the property were opposed to its annexation because of its potential commercial development, which in their belief, would not be in harmony with this residentially rural area of the county. Although there were several residents in attendance at the meeting, the residents speaking for those who opposed to the annexation included John Ellenburg, Brenda Hardly, Harold Keathly, and Rose Nunly. In discussion of the annexation, planning commission members noted to those opposed that the county has no zoning regulations, and as such, commercial type development could locate on the property regardless. After considerable discussion, and input from the city attorney about the legality of the annexation, Jim Brock made a motion that the planning commission recommend to the board of mayor and aldermen that the Passons property be annexed into the city. The motion failed due to the lack of a second.

REVIEW AND RECOMMENDATION---ANNEXATION AND PLAN OF SERVICE FOR THE DONALD HILLIS PROPERTY

Donald Hillis had submitted a petition to city hall to have his property annexed into the municipality. This property, abutting the west side of the Passons property proposed for annexation, consists of 22.36-acres that is also north of U.S Highway 70S. If the Passons property was not annexed into the city, the Hillis property would still be contiguous with the city by virtue of the right-of-way of U.S. Highway 70S that fronts the property and extends into the western corporate limits. In reviewing the plan of service for the property, its zoning classification would be R-2 Medium Density Residential. Like the Passons property, several residents of the area expressed opposition to the annexation because of their belief that the type of residential development proposed for the property would not be in harmony with the residentially rural area. After discussion of the proposed annexation and plan of service for the property, and noting several residents in opposition, Jerry Williamson made a motion, seconded by Steve Harvey, for the planning commission to recommend to the board of mayor and aldermen that the property be annexed and that the plan of service for it be adopted by resolution. The vote of the members was all ayes with the exception of Anthony Pelham who abstained, due to his active involvement as an engineer of the infrastructure being developed in the area.

STATUS REPORT---MINOR SUBDIVISION REVIEW

Planning and Zoning Director Nolan Ming reported that there had been ten minor subdivision reviews by this city's department since the date of the last commission meeting.

ADJOURNMENT

With no other business, Jim Brock made a motion to adjourn the meeting at 12:45 a.m. Steve Harvey seconded the motion with the members voting all ayes.

Chairperson Signature: 

Date Approved: 10-27-2015