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MINUTES
MCMINNVILLE REGIONAL PLANNING COMMISSION
NOVEMBER 10, 2014

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MEMBERS PRESENT
Jim Brock
Jerry Williamson
Amie Hodges
Jimmy Bonner

MEMBER ABSENT
Jimmy Haley, Mayor
David Marttala
Anthony Pelham

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

OTHERS PRESENT
Todd Barker
Beverly Schaffer

The November 2014 meeting of the McMinnville Regional Planning Commission was held at 12:16 p.m. on Monday, November 10, 2014 at McMinnville City Hall. Upon establishing a quorum was present, Vice-Chairperson Jerry Williamson called the meeting to order

APPROVAL OF OCTOBER 6, 2014 PLANNING COMMISSION MEETING MINUTES
A motion was made by Amie Hodges to dispense with reading and approve the minutes from the October 6, 2014 Planning Commission meeting. The motion was seconded by Jimmy Bonner and approved unanimously.

REVIEW AND RECOMMENDATION---REZONING OF PROPERTY AT 245 DURHAM STREET
Jason M. Heath, 298 Todd Road, McMinnville, TN 37110, (931) 405-1425, had filed an application with the city's Planning and Zoning Department to have his property at 251 Durham Street rezoned from R-2 Medium Density Residential District to C-2 General Commercial District. Todd Barker, representing the property owner and the proprietor of a local kayaking company, stated to the commission members that this property would be utilized as a storefront for his business. It was also stated by Planning and Zoning Director Josh Baker that the rezoning of this property would be a continuation of adjacent property that had been rezoned commercially by the city a couple of months ago. After review of the property's location on the zoning map, Jimmy Bonner made a motion for the planning commission to recommend to the board of mayor and aldermen that the property be rezoned from the zoning district of R-2 Medium Density Residential to the district of C-2 General Commercial. Amie Hodges seconded the motion with the vote of the members all ayes.

STATUS REPORT---PLAN OF SERVICE FOR ANNEXATION OF THE DONALD AND LATESHA HILLIS PROPERTY
Donald and Latesha Hillis had filed a petition with City Hall a couple of months ago to have 2.6 acres of their 22.36-acre property on State Highway 70S annexed by the city.

This petition request for annexation was reviewed at last month's meeting by the planning commission, but no action was taken at that time by the members in making a recommendation to the board of mayor and aldermen. At today's meeting, Planning and Zoning Director Josh Baker reported that the property owners were withdrawing their annexation request for the time being.

STATUS REPORT---MINOR SUBDIVISION REVIEWS
Planning and Zoning Director Josh Baker reported that there had been one minor subdivision review by his office since the date of the last planning commission meeting, held on October 6, 2014. This subdivision consisted of two lots on Clements Street.

STAFF PLANNER REPORT
Staff Planner David Starnes reported that he was continuing his review of the city's zoning code for possible updating and corrections.

OTHER BUSINESS
In other business, Planning and Zoning Director Josh Baker presented to the members for review a subdivision plat for the Shaffer property on Winton Street. This subdivision consists of a simple lot line adjustment, with the backside of the property being added to an adjacent church property, and not considered a separate building site. In an earlier board of zoning appeals meeting, Ms. Shaffer had been granted a variance in the area requirements of the R-2 Medium Density Residential District. for this subdivision. After review, Jimmy Bonner made a motion, seconded by Jim Brock, to give the subdivision final approval. The vote of the members was all ayes.

ADJOURNMENT
With no other business, Jerry Williamson made a motion to adjoined the meeting. Anthony Pelham seconded the motion with the members voting all ayes.

Chairperson Signature _____

Secretary Signature   _____

Date Approved: _____