
Memorandum

To: Planning Commission Members
From: Community Development Staff
Subject: October 30, 2018 Planning Commission Meeting
Date: October 16 2018

The McMinnville Planning Commission will hold a meeting on **Tuesday, October 30, 2018 @ 11:30 a.m.** on the second floor in the council room of City Hall.

1. Call to order
2. Approval of meeting minutes from September 25, 2018
3. Request for a Rezoning approval at the location at 108 Garfield Street, further described as Tax Map 059N, Group C, Parcel 037.00. This property is currently zoned R-1. The proposed zoning request is C-2 General Commercial. The owners/developers of the property are Promise Properties
4. Proposed Zoning Code Changes.
5. Other business
6. Adjourn

**REPORT OF MEETING
McMINNVILLE PLANNING COMMISSION
SEPTEMBER 25, 2018**

MEMBERS PRESENT

David Marttala, Chairman
Jim Brock
Jerry Williamson
Allison Moore
Todd Noblin
Ben Newman
Steve Harvey

STAFF PRESENT

Nolan Ming, Community Development Director
Rebecca Roach, CDStaff

OTHERS PRESENT

Lisa Hobbs, Southern Standard Reporter
James Welch
Donald Hillis
Laverne Keith
Michael Moore
And others

MEMBERS ABSENT

The September 2018 meeting of the McMinnville Planning Commission was held at 12:00 noon on Tuesday, September 25, 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

A motion was made by Jim Brock to dispense with reading and approve the minutes from the August 28, 2018 Planning Commission meeting. The motion was seconded by Allison Moore and approved unanimously.

PRELIMINARY PLAT REVIEW FOR WILSON LANE

The preliminary plat located on Wilson Lane, further described as Tax Map 068, Parcel 007.00 was discussed by all members present. Surveyor Michael Moore stated the state requirements have been met. Nolan Ming stated from an email from Brad Hennessee, acting director of Public Works, that Myers Lane does not need to be widened due to this or any future potential development. Mr. Ming also stated that the Community Development Department is waiting on stormwater consult Eric Gardner's recommendation. Owner of the property, Donald Hills asked the members for approval of his preliminary plat. Jim Brock made the motion to approve the preliminary plat continuous upon approval from Eric Gardner. Jerry Williamson seconded the motion. Allison Moore abstained from voting. With all other members voting, a unanimous approval was granted continuous on a recommendation from Eric Gardner.

ADJOURNMENT

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

Chairperson Signature _____

Secretary Signature _____

Date Approved: _____

CITY OF MCMINNVILLE REZONING REQUEST FORM

1. In order to be placed on the City of McMinnville's Regional Planning Commission's agenda, this form must be filled out and turned in on the first Tuesday of the month prior to the planning commission's meeting date.
2. The regular meeting date of the Planning Commission is held on the 2nd Monday of each month at 12:00 noon in the council room on the second floor of McMinnville City Hall.
3. Rezoning Process (an average two to three month process):
 - a. Completed application submitted on the first Tuesday of the month prior to the planning commission's meeting date.
 - b. Planning Commission reviews the rezoning request and makes a recommendation to McMinnville Board of Mayor and Aldermen.
 - c. The McMinnville Board of Mayor and Aldermen reviews the request as an ordinance.
 1. There must be two reading of the ordinance.
 2. There must be a public hearing held with notice given in a local circulation newspaper at least 15 days prior to the hearing.
4. If the ordinance to rezone passes, the Official Zoning Map of the City of McMinnville is amended to show the change in zoning.

PROPERTY OWNER

NAME: PROMISE PROPERTIES

ADDRESS: P.O. Box 412

PHONE NUMBERS: (WORK) 931-212-7389 (HOME) _____

DEVELOPER OR REPRESENTATIVE (if different from property owner)

NAME: SAME

ADDRESS: _____

PHONE NUMBERS: (WORK) _____ (HOME) _____

RELATIONSHIP TO OWNER: _____

PROPERTY DESCRIPTION & LOCATION

ADDRESS: 108 Airfield Lane

TAX MAP IDENTIFICATION: MAP #: 059N GROUP # C PARCEL # 037.00

SIZE OF PROPERTY (Acreage or square feet): 1.00+ acre

ZONING

CURRENT ZONING CLASSIFICATION: R-1

REQUESTED ZONING CLASSIFICATION: C-2

JUSTIFICATION FOR CHANGE OF ZONING

In its recommendation to the McMinnville Board of Mayor and Aldermen, the Planning Commission will consider the following items:


- 1) Was an error made in the original zoning of the property?
- 2) Have the characteristics of the area changed to the extent that a change in the zoning would be warranted?
- 3) How would the requested change affect the surrounding area?
- 4) Is the area large enough to be zoned on its own or is it abutting the same zone as requested?

JUSTIFY YOUR ZONING REQUEST BASED ON THE ITEMS ABOVE (The Planning Commission will look only at what is allowed in the zone requested, not what you plan to do with the property. Once a zone is changed, all uses in that zone are allowed for that change.) (If you need more space attach another page):

① The property is zoned as Commercial, It Best use Commercial according to the State Real estate website. In addition would like to develop multi-family unit on that property.

② It border on commercial property

I have read and understand the information provided in this application concerning the process for the obtainment or denial of a Rezoning.

Applicant Signature:  Date: 10-10-18
 Representative Signature: _____ Date: _____

YOU ARE REQUIRED TO ATTEND THE PUBLIC HEARING TO ANSWER ANY QUESTIONS CONCERNING YOUR REZONING REQUEST

FOR STAFF USE ONLY

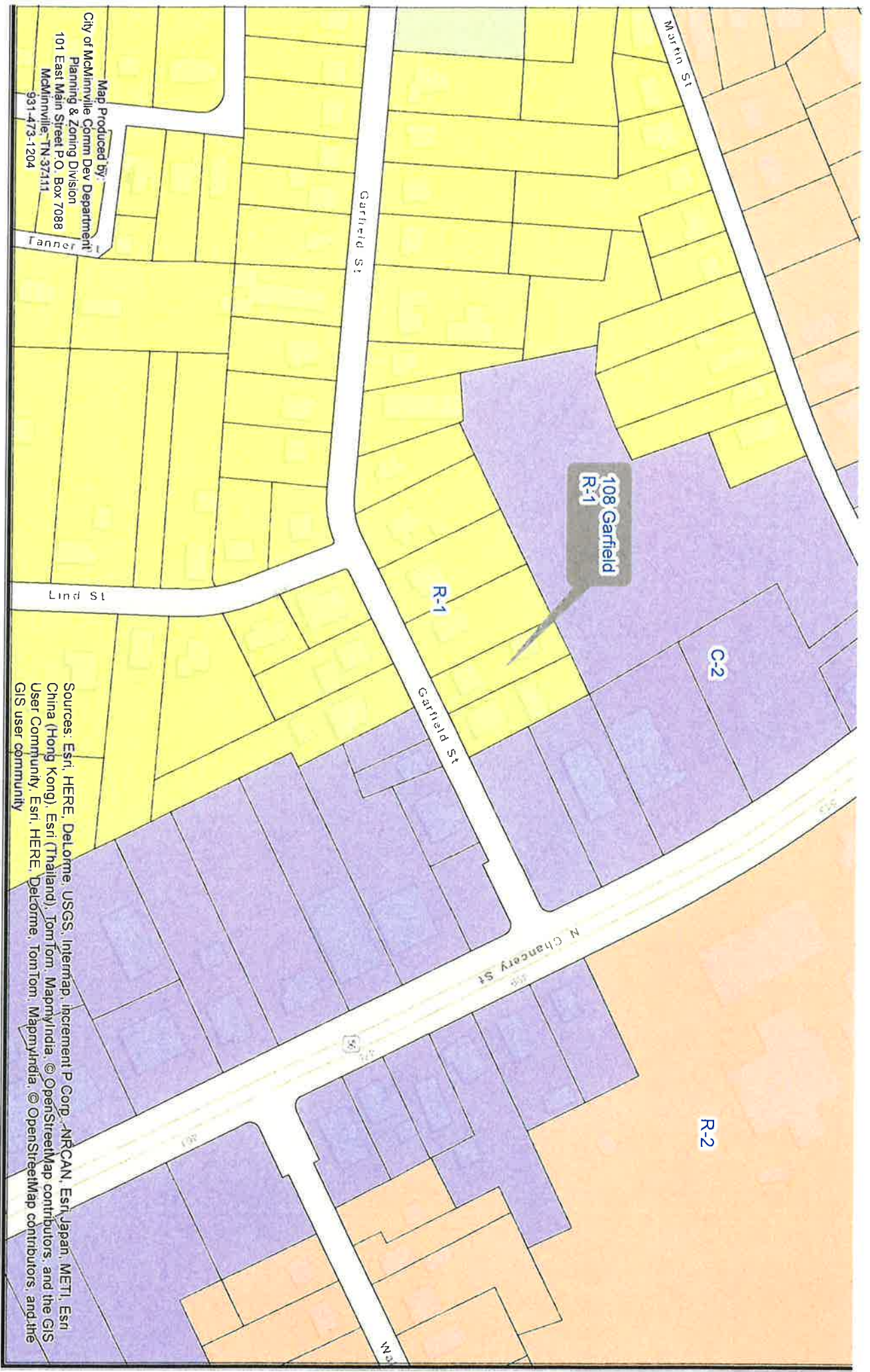
Date Received 10/10/2018 By Rebecca Beach \$100 Fee Paid CK# 1213

Approved ___ Date Approved _____

Disapproved ___ Date Approved _____

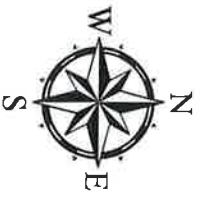
Continuance (to a later meeting) ___

Meeting Date
October 30, 2018



Map Produced by:
 City of McMinnville Comm Dev Department
 Planning & Zoning Division
 101 East Main Street P.O. Box 7088
 McMinnville, TN 37111
 931-473-1204

Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., ANRCAN, Esri, Japan, METI, Esri
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PROPOSED REZONING
REQUESTING CHANGE FROM R-1 TO C-2
108 GARFIELD STREET
059N C 037.00



CITY OF MCMINNVILLE
COMMUNITY DEVELOPMENT DEPARTMENT

101 EAST MAIN ST. MCMINNVILLE, TN 37110
(931) 473-1204

Proposed Zoning Code Amendments 10/30/18

I would like to discuss removing the following sections of the zoning code;

- 14-506.2J Single-family detached dwellings; excluding mobile homes. (Currently a permitted use)
- 14-507.2M Single-family detached dwellings; excluding mobile homes. (Currently a permitted use)
- 14-508.3E Single-family detached dwellings; excluding mobile homes. (Currently a special exception)

I would like to discuss revising the following sections of the zoning code;

- 14-504.2C Mobile homes on individual lots when meeting the conditions set forth in Section 14-603 of this Official Zoning Code. (Currently a permitted use – Make this a Special Exception)
- 14-205.3 Number of principal buildings on a lot.

In all residential districts (Should say commercial as well), only one (1) principal building and its customary accessory buildings shall be erected on any individual lot. This provision shall not apply to legally located multi-family dwellings nor legally located mobile home parks.

Best regards,

A handwritten signature in blue ink, appearing to read "Nolan Ming".

Nolan Ming | Community Development Director | City of McMinnville, Tennessee

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