

MINUTES
MCMINNVILLE BOARD OF ZONING APPEALS
JULY 27, 2021

MEMBERS PRESENT

Jim Brock
David Marttala
Tom Ward
Jerry Williamson

STAFF PRESENT

Katie Kemezis

MEMBERS ABSENT

Joey Haston

OTHERS PRESENT

Lisa Hobbs
Bradley Bratcher
Lloyd Weast
Chris Lemmer
Lyndon Bussell
Laura Jones

The July 2021 meeting of the McMinnville Board of Zoning Appeals was held at 11:00 a.m. on Tuesday, July 27, 2021, at City Hall (101 E. Main Street, McMinnville, TN on the 2nd floor Board Room)). Upon establishing a quorum was present Chairman David Marttala called the meeting to order at 11:02 a.m.

APPROVAL OF BOARD OF ZONING MEETING MINUTES

A motion was made by Jerry Williamson to dispense with reading and approve the minutes from June 29, 2021, as written. The motion was seconded by Tom Ward and approved unanimously.

PUBLIC HEARING AND SPECIAL EXCEPTION REVIEW

The McMinnville Board of Zoning Appeals held a public hearing and special exception request for property located at 601 & 603 Red Road. The applicant and owner of the property is Donald Hillis of Salt Mine Investments. The applicant requests approval to use the lot, which is zoned as I-1 Light Industrial, as an auction house. He has already started using the building as an auction house. Staff Planner, Katie Kemezis gave her report stating that the project met the standards of the special exception use. Jerry Williamson made a motion to approve this variance request and it was seconded by Tom Ward. The motion was approved with all members voting in favor.

PUBLIC HEARING AND VARIANCE REVIEW

The McMinnville Board of Zoning Appeals held a public hearing and Variance request for property located at 310 Parkview Drive. Lloyd Weast is the contractor and Jamie Garrett is the owner of the property. Staff Planner, Katie Kemezis gave her report stating that the owners are seeking to remove a carport (currently setback 9 ft from the property line) and attach an addition to the primary structure (which would have a setback of 12 ft from the property line). The addition requires a variance of 3 ft from the 15 ft required

PLANNING COMMISSION REPORT OF MEETING
July 27, 2021

MEMBERS PRESENT

Jim Brock
Allison Moore
Rachel Kirby
Connan Jones
David Marttala
Jerry Williamson

MEMBERS ABSENT

Ryle Chastain

STAFF PRESENT

Katie Kemezis, Community Planner

OTHERS PRESENT

Lisa Hobbs
Laura Jones
Jon Troutt
Michael Moore
Lyndon Bussell

The July 2021 meeting of the McMinnville Planning Commission was held at 11:22 a.m. on Tuesday, July 27, 2021 in the second floor Board Room of City Hall (101 E. Main Street). 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 June 29, 2021 Planning Commission meeting as written. Allison Moore second the motion and it was approved unanimously.

PRELIMINARY PLAT: Old Morrison Road

Katie Kemezis gave her staff report on this Old Morrison Road plat and stated it meets all regulations for a preliminary plat with the exception of drainage plan but the project team is already working developing it to share with staff. Lyndon Bussell spoke about the drainage on the site and answered questions about stormwater. Jim Brock made a motion to approve this plat, seconded by Allison Moore. The motion was approved unanimously.

AMENDMENT TO SUBDIVISION REGULATIONS: Standards for Flag Lots

The commission discussed whether to develop standards for Flag Lots for the subdivision regulations. Katie Kemezis gave the staff report and walked through the draft standards which follow Warren County's standards. The commission discussed whether to limit flag lots to lots served by a septic system which tend to be in the planning region or to allow them for all lots. They also debated whether to limit the length of the access strip. The commissioner asked for survey of lots deeper than 300 ft in the city limits.

AMENDMENT TO SUBDIVISION REGULATIONS: Amending Minimum Width of Residential Lots on Public Water/Public Sewer

The commission discussed whether to amend standards for minimum width at the building setback line in the subdivision regulations. Katie Kemezis shared the staff's analysis and walked the commissioners through the illustrations of impacts on lot size and shape. The commissioners discussed the impact of changing the standards but took no action.

STAFF UPDATES

- Community Transportation Planning Grant presentation on July 27 at 5:45 pm by CDM Smith in the City Board Room

ADJOURNMENT

With no other business the meeting was adjourned with a unanimous vote on a motion by Jerry Williamson, seconded by Allison Moore by a roll call vote. Adjourn 11:47 a.m.

Chairperson Signature _____

Secretary Signature _____

Date Approved: _____