

**REPORT OF MEETING
McMINNVILLE PLANNING COMMISSION
APRIL 27, 2021**

MEMBERS PRESENT

Jim Brock
Allison Moore
Rachel Kirby
Jerry Williamson
Connan Jones

MEMBERS ABSENT

David Marttala
Mayor Ryle Chastain

STAFF PRESENT

Katie Kemezis, Community Planner
Rebecca Roach, CDStaff

OTHERS PRESENT

Lisa Hobbs
Earl Smith and others

The April 2021 meeting of the McMinnville Regional Planning Commission was held at 11:33 a.m. on Tuesday, April 27, 2021 in the board room of City Hall (101 E. Main Street, McMinnville, TN 37110) second floor. Upon establishing a quorum was present, Jerry Williamson called the meeting to order in absence of chairman David Marttala.

APPROVAL OF PLANNING COMMISSION MEETING MINUTES

A motion was made by Allison Moore to dispense with reading and approve the minutes from the March 30, 2021 Planning Commission meeting as presented. The motion was seconded by Rachel Kirby and approved unanimously. A motion was made by Allison Moore to dispense with the reading and approve the minutes from a special called meeting on April 9, 2021 Planning Commission meeting as presented. The motion was seconded by Rachel Kirby and approved unanimously.

PLAT REVIEW: HIGGINBOTHAM ROAD (Tax Id: 069 94.00 & 069 05.03)

The owner of the property is Ray Talbert. The purpose of Ray Talbert's Plat is to create a new lot out of two lots. These lots are owned by two different individuals, and the intent is they will be combined onto one deed. Staff Planner, Katie Kemezis recommends approval with conditions due to the 800 ft flag. The members discussed the plat and whether to require the access drive to be widened to 50 ft. Allison Moore stated that it meets all the city's requirements being in the planning region and made a motion to approve without conditions. Jim Brock seconded the motion and approved unanimously. The commission members asked staff to research flag lots and present a draft amendment to the subdivision regulations for their review.

ZONING AMENDMENTS: TWO-FAMILY DWELLINGS IN GENERAL COMMERCIAL

After the members had time to review this information, the Community Planner Katie Kemezis recommends adding the use of two-family dwellings (duplexes) as a Special Exception use in the C-2 General Commercial District. Rachel Kirby asked about the setbacks. Katie Kemezis stated that the setbacks would be the same as R-3 High Density Residential District and the off-street parking requirements of Section 14-301 of the Official Zoning Code shall be complied with. Connan Jones made the motion to recommend adding two-family dwellings in the C-2 General Commercial District to the Board of Mayor and Alderman. The motion was seconded by Jim Brock and approved unanimously.

ADJOURNMENT

With no other business the meeting was adjourned with a unanimous vote on a motion by Jim Brock, seconded by Allison Moore. The meeting was adjourned at 12:09 p.m.

Chairperson Signature _____