

**REPORT OF MEETING
MCMINNVILLE BOARD OF ZONING APPEALS
JUNE 30, 2020**

MEMBERS PRESENT

Jim Brock
David Marttala
Jerry Williamson
Tom Ward
Joey Haston

STAFF PRESENT

Katie Kemezis, Community Planner
Rebecca Roach, Staff

MEMBERS ABSENT

OTHERS PRESENT

Lisa Hobbs
Stacy Harvey
John Pelham
Andrea Jones
Howard Jones
Todd Hutchins
And others

The meeting of the McMinnville Board of Zoning Appeals was held at 11:00 a.m. on Tuesday, June 30, 2020. The meeting was held at the Park Theater at 115 W. Main Street. Upon establishing a quorum was present, Chairman David Marttala called the meeting to order.

APPROVAL OF MINUTES FROM THE MAY 26, 2020 MEETING OF THE MCMINNVILLE BOARD OF ZONING APPEALS

A motion was made by Jerry Williamson to dispense with reading and approve the minutes from the Board of Zoning Appeals May 26, 2020 meeting as presented. Jim Brock seconded the motion that was approved unanimously.

VARIANCE REQUEST REVIEW

The McMinnville Board of Zoning Appeals reviewed a variance request for property located on Peers Street, McMinnville, TN, further identified as Map 059K, Group C Parcel 010.00 of the Warren County Tax Maps. The owner of the property is Todd Hutchins. Mr. Hutchins request a variance to build a duplex on a lot of 11,250sf; the Zoning Code requires a 14,500sf lot for duplexes in R-2 zoning. Katie Kemezis, Planner for the city gave her staff report. Ms. Kemezis recommendation was to deny this request based on it not meeting two criteria. It did not meet criterion a since the property did not have a topographic condition or shape that provided a particular hardship nor did the surrounding physical conditions impede development of the site. It also didn't meet criterion d since financial returns are not a valid basis for granting a variance. Owner Todd Hutchins stated that these lots were cut out years ago. Katie Kemezis stated that he could build a single-family dwelling on this lot but not a duplex according to his square footage. Jim Brock stated it was a lot of record, and Katie noted that the zoning code only entitles owners to build a single-family home on a lot of record – not a duplex. Joey

Haston stated that each lot in the area is different and made the motion to approve this lot for a duplex. Jim Brock second the motion and it was approved unanimously.

VARIANCE REQUEST REVIEW

The McMinnville Board of Zoning Appeals reviewed a variance request for property located on S. Chancery Street, McMinnville, TN, further identified as Map 077, Parcel 044.03. The property is zoned C-2 General Commercial. Community Planner Katie Kemezis gave her staff report for a variance to reduce the number of required parking spaces from 45 to 31. Staff found that the physical conditions of the site and topographical conditions warranted an extensive amount of stormwater infrastructure which limited the area available for the parking lot and so the project met criterion a. The variance request is for the new proposed Dollar General store. Jerry Williamson made the motion to approve this request. Jim Brock abstained from voting for personal reasons. The motion was seconded by Tom Ward. All other voting members were in favor and was approved unanimously.

SPECIAL EXCEPTION REVIEW

The McMinnville Board of Zoning Appeals reviewed a special exception request for property located at 401 W. Main Street, further identified as Map 068S Group E Parcel 025.00 of the Warren county Tax Maps. The property is zoned C-1/H-1 Central Business District with the Historic District overlay. The request is to allow the use of the property for automobile sales. Katie Kemezis gave her staff report which stated that the staff recommends approval of his Special Exception request, as the use meets the requirements of the Zoning Code, the operators are familiar with the provisions regulating automobile storage, and there are similar uses nearby. Jim Brock made the motion to approve this Special Exception request and it was seconded by Tom Ward. All members were in favor and was approved unanimously.

OTHER BUSINESS

No other business was discussed

ADJOURNMENT

With no other business, Jim Brock made a motion to adjourn the meeting at 11:28 a.m. Tom Ward seconded the motion with the members voting all ayes.

Next meeting July 28, 2020

Chairperson Signature _____

Secretary Signature _____

Date Approved: _____