

**PLANNING COMMISSION REPORT OF MEETING  
JUNE 29, 2021**

**MEMBERS PRESENT**

Jim Brock  
Rachael Kirby  
Connan Jones  
David Marttala  
Jerry Williamson

**MEMBERS ABSENT**

Ryle Chastain

**STAFF PRESENT**

Katie Kemezis, Community Planner  
Rebecca Roach, CDStaff  
Nolan Ming, City Administrator

**OTHERS PRESENT**

The June 2021 meeting of the McMinnville Planning Commission was held at 11:12 a.m. on Tuesday, June 29, 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 May 25, 2021, Planning Commission meeting as written. Jerry Williamson second the motion and it was approved unanimously.

Rachel Kirby made a motion to approve the June 17, 2021, minutes as written and dispense with the reading from the special called meeting. Jim Brock seconded the motion, and it was approved unanimously.

**FINAL PLAT FOR MUNCEY, SUNSET POINT ROAD**

Community Planner Katie Kemezis stated this plat meets all the requirements of the Subdivision Regulations including approval from TDEC. Jerry Williamson made the motion to approve this plat. Connan Jones seconded the motion, and it was approved unanimously.

**REZONING REQUEST FOR 623 & 625 N. SPRING STREET**

The members discussed options for Mr. Cutts to operate his Barber Shop at 623 & 625 N. Spring Street. The conclusion is rezoning Mr. Cutts property to R-3 making Barber and Beauty shops a permitted use in R-3 with a special exception. A motion was made by Jerry Williamson, and it was seconded by Jim Brock to add the special exception in R-3. David Marttala stated that a condition should be made so a Barber or Beauty shop may not have more than 2 operator chairs. A motion was made by Jerry Williamson to rezone 623 and 625 N. Spring Street to R-3. Jim Brock seconded the motion, and it was approved unanimously. A motion was made by Jim Brock to make Barber and Beauty shops in R-3 a Special Exception limited to only 2 operators. Jerry Williamson seconded the motion, and it was approved unanimously. The rezoning request will be continued to the next Board of Mayor and Alderman meeting.

**PUBLIC HEARING: AMENDMENT TO SUBDIVISION REGULATIONS FOR STANDARDS FOR FLAG LOTS**

Katie Kemezis gave her staff report on the subdivision regulations concerning the standards for flag lots. She gave her definition from the APA Planning Dictionary which states "a lot that has access to a public right-of-way by means of a narrow strip of land." Kemezis stated the best practice is either prohibit them or have specific and defined regulations and to not decide them on a case-by-case