

REPORT OF MEETING MCMINNVILLE PLANNING COMMISSION MARCH 30, 2021

MEMBERS PRESENT

Rachel Kirby
Mayor Ryle Chastain
Jim Brock
Jerry Williamson
Allison Moore
David Marttala

MEMBERS ABSENT

Connan Jones

STAFF PRESENT

Katie Kemezis, Community Planner
Rebecca Roach, CD Staff

OTHERS PRESENT

Lisa Hobbs, Kerri Morton, Joe O'Neal, Brandon Wingate, Mike Weatherspoon, Juanita Boren, Tommy Lee and others.

APPROVAL OF PLANNING COMMISSION MEETING MINUTES

A motion was made by Jerry Williamson to dispense with reading and approve the minutes from the February 23, 2021 as written. The motion was seconded by Jim Brock and approved unanimously.

COMPREHENSIVE PLAN VS LAND USE PLAN

Tommy Lee of the Upper Cumberland Development District spoke briefly about the differences between the 2018 Economic Development Comprehensive Plan and the General Plan.

RESUBDIVISION: WARREN PROPERTIES LLC FINAL PLAT

Brandon Wingate is requesting approval for his final plat for the Warren Properties LLC Resubdivision of two lots. He is requesting to move the property line to increase Lot 1 to approximately 24,000 sf and to reduce Lot 2 to approximately 7,500 sf. Staff Planner Katie Kemezis gave her report and recommended approval. Juanita Boren a resident of Warren Street spoke to discourage the members voting to deny this plat. She explained that Warren Street was a quiet little street and adding a triplex would increase traffic and noise which she was against. Other neighbors shared they had spoken Brandon about his plans and did not have an issue with it. After discussing the members called for a vote. Allison Moore and Mayor Chastain voted in favor of this final plat with Jim Brock, Jerry Williamson and Rachel Kirby voting no. The Warren Properties LLC Final Plat was denied.

ZONING AMENDMENT: GENERAL CONTRACTOR USE IN GENERAL COMMERCIAL (C-2)

The staff has had two requests for over the last year and half for contractors to build a primary structure for the predominate use of storing equipment and supplies in the C-2 zoning district. Staff Planner Katie Kemezis gave her report on the zoning amendment research and shared

recommended provisions. City Administrator/Director of Community Director Nolan Ming spoke to the context of this request. After discussing this Zoning Amendment, the commission asked the staff for further research and tabled the matter until the next meeting.

UPDATE ON BIKE/PEDESTRIAN MASTER PLAN PROJECTS

Katie Kemezis updated the member of the Bike/Pedestrian Master Plan progress and shared that a first draft is due in May. Stay tuned.

REVIEW OF SEWER TAP FEES IN SUBDIVISION

The members were given a copy of Ordinance 1333 to review on the sewer tap program.

ADJOURNMENT

With no other business the meeting was adjourned with a unanimous vote on a motion by Jim Brock, seconded by Jerry Williamson. All members approved and the meeting was adjourned.