

PLANNING COMMISSION REPORT OF MEETING  
MAY 25, 2021

**MEMBERS PRESENT**

Jim Brock  
Allison Moore  
Rachel Kirby  
Connan Jones  
Ryle Chastain

**MEMBERS ABSENT**

Jerry Williamson  
David Marttala - Chairman

**STAFF PRESENT**

Katie Kemezis, Community Planner  
Rebecca Roach, CDStaff

**OTHERS PRESENT**

Lisa Hobbs  
Jose Hernandez  
Haydee Caballero (on phone)  
Brad Hennessee  
Will and Lauren Sweeton  
Donald Hillis

The May 2021 meeting of the McMinnville Planning Commission was held at 11:12 a.m. on Tuesday, May 25, 2021 in the second floor Board Room of City Hall (101 E. Main Street). Stepping in as Chair Jim Brock, upon establishing a quorum was present, called the meeting to order.

**APPROVAL OF PLANNING COMMISSION MEETING MINUTES**

A motion was made by Ryle Chastain to dispense with reading and approve the minutes from the April 27, 2021 Planning Commission meeting as written. Connan Jones second the motion and it was approved unanimously.

**FINAL PLAT FOR BRAD AND TINA HENNESSEE ON PEPPER BRANCH ROAD**

Community Planner Katie Kemezis stated this plat meets all the requirements of the Subdivision Regulations with the exception of approval from TDEC. Mayor Chastain made the motion to approve this plat with the condition of obtaining TDEC approval. Rachel Kirby seconded the motion, and it was approved unanimously.

**MINOR SUBDIVISION FOR MAYFIELD PHOTOGRAPHY ON DUSTY ROAD**

This property is located on Dusty Drive, further described as Tax Map 059 044.04. The owner of the property is asking to move a lot line over to get it out from under a building. Community Planner Katie Kemezis stated this plat meets all the requirements of the Subdivision Regulations, but it would require a variance since the new line is within 8 feet of two existing buildings. Mayor Chastain made the motion to approve this plat with the variance, and Allison Moore seconded the motion. The motion to approve this final plat was approved unanimously.

**REZONING REQUEST REVIEW**

A rezoning request was brought before the Planning Commission to rezone 623 & 625 N. Spring Street, further described as Tax Map 059M A 004.00. The applicant is Haydee Caballero who own the property and her representative Jose Hernandez. The property is currently zoned R-2 Medium Density Residential District. The proposed new district is R-5 Residential Commercial. R-5 is a transitional area allowing a mixture of residential and commercial uses. The applicant would like to use the front of the building for a Barber Shop. The members discussed spot zoning and how this would be harmonious with the neighborhood. Ryle Chastain made a motion to table the request and bring it back to the next meeting with further research from the Community

Development Department on spot zoning and alternative options. Rachel Kirby seconded the motion which passed unanimously.

**ZONING AMENDMENT: AUCTION HOUSES AND THE LIKE IN LIGHT INDUSTRIAL (I-1)**

The Community Development Department had a request from Donald Hillis for a zoning amendment to add auction houses in I-1, Light Industrial District. The McMinnville Zoning Code states I-1 zone provides a district for light manufacturing, assembly plants, processing, storage, wholesaling, warehousing, and distribution. Mr. Hillis stated that the codes have not been updated in a long time and that other communities are doing this. Katie Kemezis stated she reviewed other zoning codes in comparable cities and found that only Cookeville permits auction house in their Commercial Industrial Mixed District. She shared staff's recommendation to approve as a special exception use. Mayor Chastain made the motion to approve the zoning amendment to allow auction houses in the I-1 district as a special exception use. Rachel Kirby seconded the motion, and it was approved unanimously.

**ADMINISTRATIVE REVIEW**

Katie Kemezis stated that staff have reviewed and approved the following subdivisions:

- Final Plat for Pioneer Community Church /1707 Yager Road
- Final Plat for Lot two John Malone / 198 Old Post Road
- Final Plat for Brandon and Kristin Hodges / Pistol Lane

**ADJOURNMENT**

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

Chairperson Signature \_\_\_\_\_

Secretary Signature \_\_\_\_\_

Date Approved: \_\_\_\_\_