

**REPORT OF MEETING
McMINNVILLE PLANNING COMMISSION
OCTOBER 29, 2019**

MEMBERS PRESENT

Jim Brock
Allison Moore
Rachel Kirby
Jerry Williamson
Ben Newman
David Marttala

MEMBERS ABSENT

Connan Jones

STAFF PRESENT

Nolan Ming, Community Development Director
Katie Kemezis, Community Planner
Rebecca Roach, CDStaff

OTHERS PRESENT

Lisa Hobbs
Martha Womack
Odie Mae Womack
Jeff and Donna Pelham
Terry and Teresa Warren
Karen Jones
Howard M. Jones
Stacey and Allison Maynor
And others

The October 2019 meeting of the McMinnville Planning Commission was held at 11:00 a.m. on Tuesday, October 29, 2019 in the board of the Public Works/Community Development building located at 1266 Belmont Drive, McMinnville, TN 37110. Upon establishing a quorum was present, Chairman David Marttala called the meeting to order.

APPROVAL OF PLANNING COMMISSION MEETING MINUTES

A motion was made by Jerry Williamson to dispense with reading and approve the minutes from the August 27, 2019 Planning Commission meeting. The motion was seconded by Jim Brock and approved unanimously.

REZONING REQUEST FOR HYDE DRIVE

Rezoning request for property described as Tax Map 059J Parcel 054.00. The owner of the property is Stacey Harvey (Independent Living, LLC). The request is to rezone 9.30± acres from R-1 Low Density Residential District to R-3 High Density Residential District. Katie Kemezis, Community Planner for the city request that comments be made to 2 minutes per person and clarified that since the application has come in, the property has changed hands from the Allen Hitchcock, Michael Hitchcock, and Martha McGregor to Independent Living, Inc. Owner of the property Stacey Harvey turned the meeting over to his engineer Mark Kawczynski, of Manous Design, 142 Public Square, Lebanon, TN 37087. Mr. Kawczynski stated the intent for this property is to build single family independent homes for seniors which would be affordable. Some of these homes would be built with the intent of special needs residents stated Mark Kawczynski. Many neighbors came to the meeting with questions and concerns. These neighbors were not in favor of this rezoning. Mark Kawczynski also stated there could be as many as 49 lots on this property depending on any stormwater issues. He also stated that Mr. Harvey just wanted for the elderly to live comfortably. Jerry Williamson stated that this property could also be considered as R-2 as well. Mark Kawczynski stated that Mr. Harvey would not want duplexes. Mr. Williamson stated that if we rezone this property anything could go there that is allowed in R-3.

Katie Kemezis gave her staff report which she stated that the staff does not recommend rezoning the parcel from R-1 to R-3. She also stated that staff does recommend that the owner seek a Planned Residential Development to develop this property.

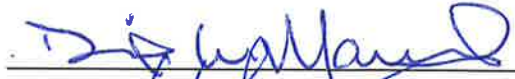
Jim Brock made the motion to deny this request. The motion was seconded by Rachel Kirby and all members voted to deny this rezoning request. Ben Newman stated that this commission only recommends to the Board of Mayor and Alderman. An ordinance denying this rezoning request will be presented to the Board of Mayor and Alderman for two readings. Attached are letters from other property owners in the neighborhood that could not make the meeting against rezoning this property.

OTHER BUSINESS

No other business was discussed

ADJOURNMENT

With no other business the meeting was adjourned with a unanimous vote on a motion by Jim Brock, seconded by Allison Moore.

Chairperson Signature 

Secretary Signature 

Date Approved: _____