

**REPORT OF MEETING
McMINNVILLE PLANNING COMMISSION
JUNE 30, 2020**

MEMBERS PRESENT

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

MEMBERS ABSENT

Connan Jones

STAFF PRESENT

Katie Kemezis, Community Planner
Rebecca Roach, CDStaff

OTHERS PRESENT

Lisa Hobbs
Stacey Harvey
Neva Nelson
Andy Jones
Lowery Mullican
And others

The June meeting of the McMinnville Planning Commission was held at 11:30 a.m. on Tuesday, June 30, 2020 at the Park Theater, 115 W. Main Street, McMinnville, TN 37110. Upon establishing a quorum was present, 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 26, 2020 Planning Commission meeting. The motion was seconded by Allison Moore and approved unanimously.

REZONING REQUEST

The McMinnville Regional Planning Commission reviewed a rezoning request for property located on Hyde Drive, McMinnville, TN, further described as Map 059J Group B Parcel 054.00 of the Warren County Tax Maps. The request asks to change from a R-1 low density residential zone to R-2 medium density residential. The owner of the property is Stacy Harvey. Mr. Harvey presented to the members his intent for the zoning change including the need for housing and to enhance the current area. The residents in the area including Neva Nelson, Andy Jones, Lowery Mullican, Joyce Mathney and others voiced their concerns about opposing this rezoning. These residents' concerns were more traffic, bad renters, building in a swampy area, and over-crowding at nearby school (West Elementary). Ben Newman along with the other members stated they needed more information from about the TDEC and City of McMinnville process for approving stormwater measures. The members concerns were to understand the process better to address the neighbors' concerns. A motion was made by Ben Newman to table this request until more information was obtained. Jim Brock seconded the motion and all members approved unanimously.

REZONING REQUEST FOR 209 MOUNTAIN STREET

The McMinnville Regional Planning Commission reviewed a rezoning request for 209 Mountain Street, McMinnville, TN, further described as Map 059L Group C Parcel 037.00 of the Warren County Tax Maps. The requested zone is C-2 General Commercial - a change from R-2 Medium Density Residential. Mt. View Cemetery is currently a non-conforming use. This zoning request would update the parcel to match our current zoning code which only allow cemeteries in C-2. The owner of the property is Ronald Lewis. There were no one in attendance with concerns. A motion was made by Jerry Williamson to approve this request and it was seconded by Jim Brock. All member voted to approve this request unanimously to send this request to the Board of Mayor and Alderman.

SUBDIVISION OF G & F PARTNERS ON BRADFORD ROAD

The McMinnville Regional Planning Commission reviewed a subdivision plat for G & F Partners on Bradford Road. City Planner Katie Kemezis stated that this subdivision meets all the city requirements. Jim Brock made the motion to approve and Ben Newman seconded this motion. All members voted in favor unanimously.

OTHER BUSINESS

Katie Kemezis informed the members that staff from the Community Development department along with herself is still compiling information on murals and housing in C-2 commercial district to bring back to a meeting in the near future.

ADJOURNMENT

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

Chairperson Signature _____

Secretary Signature _____

Date Approved: _____