

**REPORT OF MEETING  
McMINNVILLE PLANNING COMMISSION  
AUGUST 25, 2020**

**MEMBERS PRESENT**

Jim Brock  
Allison Moore  
Rachel Kirby  
Jerry Williamson  
David Marttala  
Connan Jones

**STAFF PRESENT**

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

**OTHERS PRESENT**

Lisa Hobbs

**MEMBERS ABSENT**

Ben Newman

The August meeting of the McMinnville Planning Commission was held at 11:00 a.m. on Tuesday, August 25, 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 JULY 28, 2020 PLANNING COMMISSION MEETING MINUTES**

A motion was made by Jim Brock to dispense with reading and approve the minutes from the July 28, 2020 Planning Commission meeting. Jerry Williamson seconded the motion and approved unanimously.

**REGULATING MURALS VIA THE SIGN CODE**

Community Planner Katie Kemezis gave her staff report. She gave two options to the committee: Option one which would adopt new language in our Sign Code clarifying how murals are regulated under the sign code. Option 2 gives staff an opportunity to capture the mural information, confirm if the mural meets the standards, and confirm the mural is not an advertisement for a business with a no-fee permit. She also presented an example of a no fee application for a mural permit. With discussion about allowing murals affixed to walls, the committee members decided to review this again at the next meeting.

**DIVERSIFY HOUSING IN C-2 GENERAL COMMERCIAL**

Community Planner Katie Kemezis gave her staff report. She brought two options for discussion on diversify housing in the C-2 General Commercial district – allowing accessory dwelling units in C-2 commercial buildings and allowing large-scale mixed-use developments in C-2 both as special exception uses. The discussions were held among the members considering parking, maintenance of accessory dwelling units, and suitability of location. The commission viewed adding accessory dwelling units as a special exception use as the most favorable for our community. Jim Brock made a motion to go with the language under the condition that up to two apartments be allowed in a commercial building and in standard no. 3 “accessory apartment” be changed to “residential areas” in the amendment language. Connan Jones second the motion and all members voted unanimously. Jim Brock made a motion to table a vote on mixed-use infill development in the C-2 until a future meeting and Rachel Kirby seconded the motion. It passed unanimously.

**REVIEWING THE MIMINUM LOT REQUIREMENTS FOR R-2**

Community Planner Katie Kemezis gave her staff report. She stated that R-2 is a bridge between R-1 and R-3 and shared the staff's analysis of density in the three zoning districts (see attached report). Jerry Williamson had questions about the land use policy and the character of the R-2 zoning district which sparked a discussion from the committee members about whether to prioritize a mix of single family homes and duplexes in R-2 as currently promoted in the Zoning Code or allow for more duplexes by reducing the required lot size. The committee members decided to revisit the lot requirements for R-2 when the Land Use Policy is updated and the commission has more understanding of the housing needs in the community. Jim Brock made a motion to this matter until the Land Use Policy is updated and Allison Moore seconded the motion. The motion passed.

**OTHER BUSINESS**

Community Planner Katie Kemezis shared that the TDOT Community Transportation Planning Grant should start in September, and also we anticipate work starting on the Rural Planning Innovation Grant this fall as well. TDOT is finalizing their contracts with the consultants who will be working on the grant and then TDOT will send us a selection of consultants to pick from and start the grant work.

**ADJOURNMENT**

The meeting was adjourned with a unanimous vote on a motion by Jim Brock, seconded by Rachel Kirby.

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

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

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