

DRAFT MINUTES NOT YET APPROVED BY THE BZA  
MINUTES  
MCMINNVILLE BOARD OF ZONING APPEALS  
APRIL 27, 2021

MEMBERS PRESENT

Jim Brock  
Jerry Williamson  
Tom Ward

STAFF PRESENT

Katie Kemezis  
Rebecca Duncan-Roach

MEMBERS ABSENT

Joey Haston  
David Marttala

OTHERS PRESENT

Lisa Hobbs, Gary Smith, Earl Smith,  
Cotey Tanner, Shirley Hyde and  
others

The April 2021 meeting of the McMinnville Board of Zoning Appeals was held at 11:00 a.m. on Tuesday, April 27, 2021 in the Board Room of City Hall (101 E. Main Street, McMinnville, TN. Second floor). Upon establishing a quorum was present, acting Chairman Jerry Williamson (due to absence of Chairman David Marttala) called the meeting to order at 11:02 a. m.

APPROVAL OF BOARD OF ZONING MEETING MINUTES

A motion was made by Tom Ward to dispense with reading and approve the minutes from March 30, 2021 as written. The motion was seconded by Jim Brock and approved unanimously.

ADMINISTRATIVE REVIEW LOCATED AT 623 & 625 N. SPRING STREET

The Board of Zoning Appeals reviewed an Administrative Review for a barber shop at 623 & 625 N. Spring Street. The owner filed an Administrative Review after their business license was denied for a barber shop in the location since it is zoned Medium Density Residential (R-2). A barber shop or similar use is not a permitted or special exception use in the R-2 zoning district. Community Planner, Katie Kemezis presented information about the property and also stated that there is no evidence a barber shop would qualify as a non-conforming use. A motion was made by Jim Brock to deny the Administrative Review. The motion was seconded by Tom Ward and passed unanimously. The members referred the application to the Planning Commission for consideration of rezoning the property to best support the needs of the neighborhood.

VARIANCE REQUEST FOR 529 WEST MAIN STREET

Gary Smith owner of the property located at 529 West Main Street requested approval for a variance to reduce the front required front setback to 33 ft from 40 ft. He sought the variance to build an 8 ft x 16 ft porch on the front of his house which would extend 7 feet into the setback. Mr. Smith stated that his house was built in 1947 and wants to build this porch to make his house look better; a 4 ft awning is currently over the front door. Community Planner Katie Kemezis shared the staff report and noted that the site did not have any topographical issues and the lot was of a regular shape with no extraordinary

surroundings which would make it difficult to use the property; due to these conditions, she noted the request did not rise to the level of a hardship. The Board discussed the request with the applicant. A motion was made by Tom Ward to deny the Variance Request based on Criteria A or Criteria F of the McMinnville Zoning Code. The motion was seconded by Jim Brock and it passed unanimously. Mr. Smith asked staff to provide information to him on the appeals process.

SPECIAL EXCEPTION FOR 415 BEERSHEBA HWY

Requesting a Special Exception for property located at 415 Beersheba Highway is applicant and representative Shirley Hyde of Fairview Auto Repair. The property is owned by Todd Hutchins. The property is zoned C-2 General Commercial District. Katie Kemezis stated in a C-2 zoning district an auto repair shop is allowed with a Special Exception approval and that this request meets all requirements require to approve. A motion was made by Jim Brock to approve the Special Exception. The motion was seconded by Tom Ward and approved unanimously.

OTHER BUSINESS

No other business was recorded.

ADJOURNMENT

With no other business, Jim Brock made a motion to adjourn the meeting at 11:32 a.m. Tom Ward seconded the motion with the members voting all ayes.

Next meeting May 25, 2021

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

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

The Special Exception