

**OFFICIAL MINUTES
MCKENZIE MUNICIPAL-REGIONAL PLANNING COMMISSION
25 JUNE 2015 MEETING
McKENZIE MUNICIPAL COMPLEX @ 4:30 PM**

I. **Call to Order:** Chairperson Dean Robb called the 25 June 2015 meeting to order at 4:35 P.M.

II. **Roll Call / Establishment of a Quorum:** Quorum of four present.

MMRPC: Dean Robb, Chairman; Jill Holland, Mayor; Ken Mitchum; Bobby Young

Absent: Keith Priestley, Vice-Chair; Garlon Prewitt, Secretary; Gene Hale (Council Liaison)

Quorum Present: Yes

Planning Staff: Shelton I. Merrell, Regional Planner, SW TN Development District

Other: David M. Kelly, Codes Officer Consultant; Sue Kelly

Media: None

III. **Approval of Agenda for 25 June 2015:** Reviewed.

Motion by: Jill Holland; Second by: Ken Mitchum; Passed: 4-0 (3 absent)

IV. **Reading and Approval of the 26 May 2015 Minutes:**

Motion by: Bobby Young; Second by: Ken Mitchum; Passed: 4-0 (3 absent)

V. **Reports:**

A. **Main Street Progress:**

Mayor Holland updated the MMRPC on the progress of the McKenzie Main Streets application. The application including photos, letters of support, 3-year budget, maps, and final printing has been forwarded to Nancy Williams, Community Development Program Director, Tennessee Main Street for review. Mayor Holland outlined the landscaping project for Waldren Street underwritten by the landscape firm, Morning Glory Garden Club and Beta Sigma Phi Service Sorority.

B. **Codes Officer Consultant Report:**

1. David Kelly, Codes Officer Consultant reported on the Bethel University library/Safe Shelter project.
2. Two new house constructions are underway on Plantation Cove. There are still other lots not committed on Plantation Cove.
3. The Laundromat on Circle Drive is planning to open within the near future.
4. O'Reilly Auto Parts have made inquiry about codes and qualifications in regard to locating in McKenzie.
5. The Family Dollar under construction on Highland Drive, Oak Street and Warren Road has seen little if any activity. The original permits for this

construction issued in 2013 have expired without any request for extension.

Attempts by David Kelly and Mayor Holland to contact the contractor, Team Development and Family Dollar have not been successful.

We understand the transition and merger negotiations undertaken by Family Dollar, Dollar Tree and other investors, but that has not resulted in any positive responses.

Chairman Robb suggested exploring their legal representatives for any response.

VI. Old Business:

- A. Discussion of the 2029 McKenzie Municipal-Regional Land Use Amendment:**
Areas of concern and possible alternatives and future uses discussed for Highland Drive, Commercial or Residential; Office/Residential, Cedar Street from the ravine to the intersection with Highland Drive or any other suitable locations; Future Land Use and Zoning considerations require maintaining a balance of business, residential, institutional, industrial, etc. These are not undertaken lightly, but must address the issues involved. Further recommendations and discussion will be on the July and other months agendas.
- B. The discussion of the Meeting times may be placed on the July agenda pending State Planner Merrill discussions with Brownsville.**

VII. New Business:

- A. Discussion of Design Review Commissions:** Due to time constraints this item will be addressed in July.

VIII. Other Business:

- A. July Agenda and Regular Planning Commission Meeting:**
Meeting Schedule:
Agenda Meeting: Thursday, 9 July 2015 at 2:30 P.M.
Regular Meeting: Thursday, 23 July 2015 at 4:30 or 7:00 P.M.
(Pending State Planner Merrill discussions with Brownsville regarding time commitments.)

IX. Adjournment

Motion by: Bobby Young; Second by: Ken Mitchum; Passed: 4-0 (3 absent)

The 25 June 2015 McKenzie Municipal-Regional Planning Commission meeting adjourned at 5:55 P.M.