

McKENZIE MUNICIPAL-REGIONAL PLANNING COMMISSION
12 DECEMBER 2013 MEETING MINUTES
McKENZIE MUNICIPAL COMPLEX @ 2:30 PM

- I. **Call to Order:** Chairman Dean Robb called the November 26, 2013 meeting to order at 3:29 P.M.
- II. **Roll Call / Establishment of a Quorum:** Quorum established with four members present.
- MMRPC:** Dean Robb, Chair; Keith Priestly, Vice Chair; Garlon Prewitt, Secretary & Commissioner Ken Mitchum.
- Absent: Jill Holland, Mayor; Commissioner Lisa Norris & Council Liaison Jessie Townes,
- PLANNING STAFF PRESENT:** Shelton I. Merrell, Southwest Tennessee Development District
- OTHER:** Beau Pemberton, Attorney at Law; Bryce Loring, Representing Casey's General Store; and Joel Washburn, McKenzie Banner
- III. **Approval of Agenda:**
- A. Approval of December 12, 2013 Agenda.
- B. Motion by: Garlon Prewitt; Second by: Ken Mitchum; **Passed: YES, 4-0**
- IV. **Approval of Minutes:**
- A. The November 26, 2013 meeting minutes were reviewed.
- B. Motion by: Garlon Prewitt; Second by: Keith Priestly; **Passed: YES, 4-0**
- V. **Old Business: Review of the Henderson Street Dedication Plat**
- A. The staff planner presented the following during the meeting:
- A plat has been submitted by Milestone Land Surveying, Inc. It dedicates right-of-way for Henderson Street and also provides a shared parking easement. The properties are located on U.S. Highway 79 (Highland Drive), Forrest Avenue, and an existing private street "Henderson Road". The subject properties are zoned B-2 (Highway Business). The properties are further described as tax parcels 020.00 (Stafford) and 020.02

(Lowrance), Carroll County Tax Map 012L, Group "E". The subject properties contain a total area of 2.67 acres.

The submitted plat shows the following:

- 1) The abandonment of Henderson Street (implied/prescriptive access easement right-of-way);
- 2) It provides a 25' wide right-of-way for a relocated "Henderson Street";
- 3) It shows a 5,700 square feet area being a shared parking easement which has been proposed on tax parcel 020.00 belonging to Mr. Nicky Stafford; and
- 4) The relocated Henderson Street will serve as access for the parcel owned by Ms. Lee Ann Lowrance.

B. Staff submitted the following concerns regarding the submitted plat:

1. The proposed measuring scale is not accurate. It has a 1" = 30' scale notation, but site measurements do not conform to the scale.
2. The 25' public dedication is insufficient. However, since this street will only serve one (1) lot, staff recommends the planning commission to waive the 50' right-of-way dedication required.
3. The plat lacks a certification stamp and seal of the surveyor.
4. The proposed street name should be the same as the existing address for the Lowrance Property. (Henderson Street/Road/Drive)

Staff also stated for the record he received a revised plat via express mail correcting items 1, 3, and 4. He recommended he planning commission waive the 50' right-of-way requirement due to the proposed street merely providing access to the property and could possibly be extended in the future.

Staff recommended approval of the Henderson Drive Dedication Plat.

C. Motion by: Keith Priestly; Second by: Ken Mitchum; **Passed: YES, 4-0.**

1. Review of the Casey's General Store Inc Development Site Plan

The staff planner provided the following during the meeting:

Representatives of Casey's General Store Inc. submitted a site plan for a proposed gasoline station and convenient store on property located at the intersection of Forrest Avenue and Highland Drive (U.S. Highway 79). The property comprises of 1.6 +/- acres and is not situated within an established area of one percent (1%) chance of periodic flooding. The

property is owned by Mr. Nicky Joe Stafford and is further described as Tax Parcel 020.00, Carroll County Tax Map 012L, Group "E" and is zoned B-2 (Highway Business). This site plan was tabled during the October and November Planning Commission meetings due to the lack of landscaping and lighting plans.

The submitted site plan depicts a 4,223 square feet convenient store building with a proposed finished floor elevation of 487.12 feet. It also illustrates 12 regular and two (2) handicapped parking spaces. The canopy area covers approximately 5,544 square feet six gasoline pumps. There are three existing lampposts that will be removed. There are two access points provided, one is 35 feet in width and the other is 45 feet.

Part of the proposed construction will take place over an existing undedicated street named "Henderson Drive". The revised site plan illustrates the road becoming a publically dedicated street entitled "Henderson Drive". It will serve the existing business named "A Place Called Home." The site plan shows an existing 20' drainage easement located near Forrest Avenue close to its intersection with Highland Drive.

The proposed dumpster enclosure will contain a 28' chain link fence with vinyl slats. Adequate landscaping has been illustrated.

Staff has the following concerns regarding the proposed site plan:

- 1) A separate subdivision plat should be separated from the provided site plan, and submitted separately illustrating the proposed "Henderson Drive" public dedication prior to approval;
- 2) The proposed dumpster pad should be moved to be within the 25' setback line;
- 3) The illustrated parking spaces "13" and "14" should be resituated to be parallel along the property line or illustrated to be turned around to face the northern property line at an 90 degree angle;
- 4) The proposed parking scheme as proposed is not compliant. This may be ameliorated by the 10 parking spaces that have been proposed along the joint property line of Lowrance and Stafford to be utilized by the existing "Place Called Home" business, be labeled shared and utilized to satisfy the parking requirements for convenient stores / fueling stations. Ordinarily, staff would not count the parking spaces located under the proposed canopy. However, in this case it would be prudent as opposed to having the Board of Zoning Appeals granting a variance related to parking;
- 5) The proposed sign should be set within the front yard setback line.

Staff stated item 1 had been adequately addressed and that Items 2, 3, and 5 should be corrected at the time of construction. The staff planner stated the proposed parking scheme would work as long as the parking spaces provided within the parking easement were to be shared.

Motion: Approve the site plan subject to the items 2, 3, and 5 being corrected at the time of construction; the sign being located within the front yard setback line; the dumpster pad area being shifted to be located within the setback line, and parking spaces "13" and "14" being relocated away from the northern access point for the property.

Motion by: Garlon Prewitt Second by: Ken Mitchum **Passed: YES, 4-0.**

2. Discussion of the Working Sign Provisions

A. Background / Analysis:

Reorganization of the current sign provisions is progressing well and the McKenzie Historic Zoning Commission will be providing input regarding signage in the downtown area.

VII. Other Business:

A. Chairman Dean Robb stated the following:

Agenda Meeting: Thursday, January 9, 2014 at 2:30 P.M

Regular Meeting: Thursday January 23, 2014 at 4:30 P.M.

(Election of Officers)

VIII. Adjournment: Motion to Adjourn:

Motion by: Keith Priestly Second by: Ken Mitchum **Passed: Yes, 4-0**

Meeting adjourned at 3:50 P.M.