

OFFICIAL MINUTES

McKENZIE MUNICIPAL REGIONAL PLANNING COMMISSION MEETING

March 28, 2013

4:30 PM

I. Call to Order/Establishment of a Quorum

Meeting was called to order by Chairperson Robb and a quorum was established.

All members of the Planning Commission were present except Keith Priestley and Jessie Townes. Codes Officer Cliff Wheelock was absent.

Members of the Planning Commission are: Chairperson Dean Robb, Vice-Chairperson Keith Priestley, Secretary Lisa Norris, Commissioners Garlon Prewitt, Jessie Townes, Ken Mitchum and Mayor Jill Holland.

II. Approval of Agenda

Motion to approve the agenda by Lisa Norris, second by Ken Mitchum. Motion passed.

III. Reading and Approval of the Minutes

Motion to approve the February 28, 2013 minutes by Mayor Holland, second by Ken Mitchum. Motion passed.

IV. Old Business

A. Discussion of the proposed Amendments to the McKenzie Major Road Plan Map

Discussion: Regional Planner Shelton Merrell explained in great detail about the proposed Amendments to the McKenzie Major Road Plan Map.

1. To add a portion of Cedar Street (State Route 124) and W. Magnolia Avenue as arterial status roads;
2. Recommended the eastern portion of E. Paris Avenue be classified as a collector, a portion of this street has already been classified as such.
3. Kencindot Avenue to be a collector status road as well due to it connecting onto State Route 124.

The public hearing for the amendment to the McKenzie Municipal-Regional Major Road Plan Map has been scheduled for the 25 April 2013.

Action taken: Motion made by Mayor Holland, second by Garlon Prewitt to accept proposed Amendments to the McKenzie Major Road Plan Map to be discussed at public hearing next month. Motion passed.

B. Review of the proposed Text Amendment to the Zoning Ordinance of McKenzie, Tennessee to address fences

Discussion: Regional Planner Shelton Merrell presented the ordinance prepared with assistance from Codes Officer Wheelock addressing fences for both single-family and multi-family properties.

The section on privacy fences for multi-family properties was clarified by adding punctuation to tie the fence types not permitted to complete the intended meaning.

Action Taken: Motion made by Mayor Holland, second by Garlon Prewitt, to approve the amended version of the Fence Ordinance and forward to the Board of Mayor and Council with a positive recommendation. Motion passed.

Chairman Robb requested an addition to the agenda. He asked Walter Butler to present any updates on Bethel University. Mr. Butler stated no new buildings at this time. The Chapel is in next phase. All other buildings are up to date. Chairman Robb extended an open invitation to Mr. Butler for him or his representative to address the Commission on a quarterly basis.

V. New Business

A. Review of the Steven Sherwood Rezoning Application for Properties located along Grandberry Street

Discussion: Several issues concerning the request were discussed in great detail prior to the Commission recommending Mr. Sherwood request a Board of Zoning Appeals hearing concerning the properties.

Action taken: Mr. Sherwood withdrew the rezoning request and understands the need to sub-divide the single-family residence from the dance studio building and further incorporate any other parcels to achieve the intended final parcels for transfer. The setback and other property requirements can be addressed by the Board of Zoning Appeals if a variance is requested.

Item tabled by acclimation.

Chairman Robb made another request to add item to the agenda at this time. Mr. Walter Butler, on behalf of Bethel University, made a request to rezone property located at 1035 Stonewall Street described on Carroll County tax map 012, Group "B", parcel 013.00; from I-R (Institutional Restricted) to R-2 (Medium Residential). Matter was discussed. Motion was made by Lisa Norris, second by Mayor Holland to rezone described property for tax records to R-2 (Medium Residential). Motion passed.

B. Review of the Historic Zoning Commission's proposal to reduce the current Historic District Overlay Zone

Discussion: Regional Planner Shelton Merrell presented information concerning certain issues. The omission of Conservation Districts to encompass the balance of the former Historic District was discussed at length.

Action taken: Item tabled by acclimation Recommendation to the Historic Zoning Commission is to provide the necessary documentation to provide for Conservation Districts as previously recommended by the Planning Commission and Dan Brown, Tennessee State Certified Local Government Coordinator

VI. Other Business

A. Any other properly presented business

None

Agenda and Regular Meeting Schedules Dates

Agenda meeting Thursday April 11, at 2:30 P.M.

Regular meeting Thursday April 25, at 4:30 P.M.

VII. Adjournment

Motion to adjourn Lisa Norris, second by Ken Mitchum.
Motion passed.

Meeting adjourned at 5:46 pm