

**SPECIAL CALLED MEETING OF THE
BOARD OF MAYOR AND COUNCIL
CITY OF MCKENZIE
MCKENZIE, TN
March 22, 2010**

Call to Order: Mayor Walter Winchester

Roll Call: All members of the council were present.

Mayor Winchester
Councilperson Arthur
Councilperson Broadbent
Councilperson Hale
Councilperson Holland
Councilperson Huffman
Councilperson Thompson

1. Discussion/Approval on 1st reading of Ordinance 443 (an ordinance amending the official zoning map of McKenzie, TN., to rezone Tax parcels 050.01 {Kenneth Ray & Shirley J. Nanney}, 050.02 {Branon Family} and 040.00 {State of TN. Department of Education Area Vocation Tech School} Carroll County Tax Map 011, located at the intersection of Highland and Eastwood Drives from R-1 {Low Density Residential} to B-2 {Highway-Business})

Discussion:

Councilperson Holland expressed her concerns about the possibility of property values declining and the privacy issues for the residential property owners close by. She requested the bank and the property owners work closely together to create a buffer that would be pleasing to both parties involved. Mayor Winchester stated the McKenzie Codes for B-2 (Highway Business) are now required to submit a site plan for site plan review to the McKenzie Planning Commission which addresses the issues such as buffering. Before a permit for construction is issued, this issue of buffering will be addressed. Property owners concerned about the buffering issue may attend the planning commission meeting(s) dealing with this issue.

Mr. George Atwood, representative for Farmers Merchant and Bank, told the council his designers and architects were working on designs for the site plan that would allow the Branon house to stay which would serve as a buffer and also would work to help construct a buffer that would be pleasing to the neighborhood. He stated he had six other facilities and had never received a complaint from any of them.

Councilperson Hale was concerned about the residential sewer line that runs through the property from Hwy 79 (Highland Drive) to Mr. Marvin Newman's house. The cost for relocating this sewer line would be the cost to the bank and there would not be a new tap

fee accessed to Mr. Newman. Mr. Atwood stated he would work with Mr. Newman on this issue.

Action taken:

Motion made by Councilperson Arthur, seconded by Councilperson Huffman, to pass on 1st reading of Ordinance 443.

Motion is by role call vote:

Councilperson Arthur	<u>Y</u>	Councilperson Holland	<u>Y</u>
Councilperson Broadbent	<u>Y</u>	Councilperson Huffman	<u>Y</u>
Councilperson Hale	<u>Y</u>	Councilperson Thompson	<u>Y</u>

Votes were as follows: Ayes - 6, Nays - 0, Abstain - 0, Absent - 0.

The motion passed.

Adjournment

With no further business, a motion was made by Councilperson Holland, seconded by Councilperson Hale, to adjourn. The motion passed.

APPROVED: _____
Walter Winchester, Mayor

Attest: _____
Charlie Beal, CMC
City Clerk/Recorder