

McKENZIE MUNICIPAL REGIONAL PLANNING COMMISSION MEETING

April 24, 2008; Rescheduled to April 28, 2008

4:30 PM

I. Call to Order/Establishment of a Quorum

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

Members of the Planning Commission are: Chairperson Dean Robb, Commissioners Ed Dillon, Lisa Norris, Keith Priestley, Wade Allen, Melissa Hawkins and Mayor Walter Winchester.

All Commissioners were present.

II. Reading and Approval of the Minutes

A motion was made by Commissioner Dillon seconded by Commissioner Priestley, to accept the minutes with corrections. The motion passed.

III. Old Business

A. Review of the proposed McKenzie Regional Major Road Plan Map

Background / Analysis:

Staff explained to the Commission the plotter is still broken and he was unable to provide the Commission with the major road plan maps but promised to have them available for the next scheduled meeting as well as the update zoning maps.

IV. New Business

A. Review and Recommendation regarding the proposed Zoning Map Amendment relative to properties situated along Highway 79 and Cedar Street

Background:

Staff had been informed to devise an amendment ordinance regarding properties located at the intersection of Highland Drive and South Oak Street and Clark Street in efforts to ameliorate the present zoning problem in that area. The subject properties are currently zoned M-1 (Light Industrial). The City has requested they become rezoned to B-2 (Highway Business). The properties are further described as tax parcels 5.00 and 6.00, Group "C", Carroll County tax map 12M, and 15.01 and 24.03, Group "K", Carroll County tax map 12L.

Analysis:

The proposed rezoning if granted would make the existing uses in this area conforming. Staff has prepared the following amendment ordinance for your perusal:

A motion was made by Commissioner Priestley, seconded by Commissioner Hawkins to forward Ordinance 429 to the City Council with a positive recommendation. The motion passed.

Other Business

A. Any other properly presented business

Staff stated zoning committee has been working hard on a new zoning ordinance and at the next agenda meeting will discuss some landscaping requirements. Will bring in some models to choose from and based upon Staff's recommendation which ones will be best for McKenzie. Staff also will be taking care of another zoning district issue that will take care of any special impact uses and will be discussed by Staff at a later date.

Chairman Dean Robb stated he had heard a mobile home was being placed on a lot on Cherry Street. Mayor Winchester told the Commission that it was a modular home and had been purchased by grant money the City had received from Tennessee Housing Development Agency. Chairman Robb also asked about any development on the Southern Biological property and Codes Officer Ray Berryman said it had been put on hold until further notice.

May Meetings:

Next agenda planning meeting – Thursday May 8, 2008, 2:30 pm

Next monthly meeting – Thursday May 22, 2008, 4:30 pm

A motion was made by Commissioner Dillon, seconded by Commissioner Allen to adjourn.
The motion passed.

Meeting adjourned at 4:45 pm.