

**McKENZIE MUNICIPAL REGIONAL
PLANNING COMMISSION MEETING
FEBRUARY 24, 2011
4:30 PM**

I. Call to Order/Establishment of a Quorum

Members of the Planning Commission are: Chairperson Dean Robb, Commissioners Ed Dillon, Lisa Norris, Keith Priestley, Jeanene Jones, Jessie Townes and Mayor Jill Holland.

All members were present except Commissioner Townes.

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

II. Approval of Agenda

Motion was made by Commissioner Norris, seconded by Commissioner Dillon, to approve the agenda. The motion passed.

III. Reading and Approval of the Minutes

Motion was made by Commissioner Priestley, seconded by Mayor Holland, to approve the minutes of the January 27, 2011 Planning Commission meeting. The motion passed.

IV. Old Business

A. Review of the Sybil W. King Property Trust Subdivision – Final Plat.

Mr. Andrew Stokes of Stokes Surveying has resubmitted a final plat on behalf of Mr. Tom Oakley. The property has road frontage along Northwood Drive and U.S. Highway 79 (Highland Drive). The property comprises of 2.64 acres and does not appear to be located within an area of one percent chance of periodic flooding. The subject property is zoned both R-1 (Low Density Residential) and B-2 (General Business). Said the property is further described as tax parcel 002.00, Group “C” Carroll County tax map 11-G. This item was tabled during January meeting due to staff concerns and the lack of representation.

The plat depicts the creation of two (2) lots. Lot “1” is shown containing a residential structure fronting along Northwood Drive. This lot is proposed to contain 1.62 acres. The rear portion of Lot “2” from the center of the found magnolia tree to the proposed rear property boundary line is zoned B-2 (General Business). The proposed Lot “2” contains 1.02 acres and is vacant. Lot “2” is zoned B-2 (General Business) and fronts along U.S. Highway 79. Staff’s concerns pertaining to needed easements for water and sewer have been satisfied.

As a result of a City staff meeting, the issue regarding water availability has been resolved also. Staff was told water will be made available to the subject property.

Motion was made by Commissioner Dillon, seconded by Commissioner Norris, to approve on final plat subject to administrative review by Codes Officer Morris, State Planner Merrell and Chairman Robb and then have the Secretary to sign off on it. The motion passed.

V. New Business

A. Review and Recommendation for Ordinance 447 establishing the McKenzie Historic Preservation Overlay District

The City of McKenzie has created the McKenzie Historic Preservation Commission under the guise of Tennessee Code Annotated Section 13-7-403. This body has met and recommended a proposed historic preservation overlay district as prescribed in Tennessee Code Annotated Section 13-7-405. A recommendation on the proposed district is needed from the McKenzie Municipal-Regional Planning Commission which is also prescribed in Tennessee Code Annotated Section 13-7-405.

The McKenzie Historic Preservation Commission has proposed the following for your review and consideration for a positive recommendation to the McKenzie Board of Mayor and Council.

For record a copy of Ordinance 447 can be viewed in the office of the City Clerk located at City Hall, 2470 Cedar Street, McKenzie, TN. 38201.

Motion was made by Commissioner Dillon, seconded by Commissioner Jones, to forward Ordinance 447 establishing the McKenzie Historic Preservation Overlay District to the City Council with a positive recommendation for approval. The motion passed.

VI. Other Business

A. Discussion on Portable Signs

State Planner Shelton Merrell updated the Commission on the definition of a portable sign. The signs that are in question are the signs that have the lights that point into an arrow and are on wheels. They are also used for advertising. He stated a lot of the businesses in McKenzie have taken the use of this portable sign and turned it into the use of a permanent sign. Codes Officer Jim Morris told the Commission that our sign ordinance is more than adequate and covers everything. Codes Officer Morris states there is a company that rents these signs to most of the businesses in McKenzie. He states the problem McKenzie is having with the

sign ordinance is that it is not being enforced. He thinks education is our best tool right now in educating the public on ordinances such as the sign ordinance.

Motion was made by Commissioner Dillon, seconded by Commissioner Norris, to set a deadline of June 1, 2011 for businesses to be in compliance on portable signs. The motion passed.

B. Any other properly presented business

Mayor Holland explained to the Commission, it was recommended by the Park and Recreation Board to the Planning Commission that Triangle Park's name be changed back to its original name of Hillcrest Park.

Motion was made by Commissioner Priestley, seconded by Commissioner Dillon, to change the name from Triangle Park to Hillcrest Park. The motion passed.

C. Discussion and Regular Meeting Schedules Dates

Schedule for March Planning Commission Meeting dates:

Agenda/Workshop: 2:30 PM, Thursday, March 10, 2011

Monthly: 4:30 PM, Thursday, March 24, 2011

VII. Adjournment

A motion was made by Commissioner Norris, seconded by Commissioner Priestley, to adjourn. The motion passed.

Meeting was adjourned at 5:30 p.m.