

**McKENZIE MUNICIPAL REGIONAL  
PLANNING COMMISSION MEETING**

**May 27, 2010**

**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, Melissa Hawkins, Councilperson Shaun Thompson and Mayor Walter Winchester

Commissioner Melissa Hawkins notified the mayor that she was resigning for personal reasons.

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

Commissioners present were Chairperson Robb, Commissioners Dillon, Norris, Mayor Winchester and State Planner Shelton Merrell.

**II. Approval of Agenda**

Motion was made by Commissioner Dillon, seconded by Mayor Winchester to approve the agenda. Motion passed.

**IV. Reading and Approval of the Minutes**

Motion was made by Mayor Winchester, seconded by Commissioner Norris to approve the minutes of the April 22, 2010 Planning Commission meeting. Motion passed.

**V. Old Business**

**1. Review of the revised Farmer's & Merchants Bank Site Plan**

A site plan has been resubmitted by PLS (Professional Land Services) on behalf of Farmer's & Merchants Bank in order to construct a new facility. The property is located at the intersection of U.S. Highway 79 (Highland Drive) and Eastwood Drive. The property is zoned B-2 (Highway Business) and contains 2.88 acres. It is not located within an area of one percent (1%) chance of periodic flooding and is further described as tax parcels 50.01 and 50.02 Carroll County tax map 11.

The existing tax parcels 50.01 and 50.02, Carroll County tax map 11 were proposed to be combined during the April meeting. The site plan depicts a proposed 4,000 sq. ft. bank facility with a finished floor elevation of 525.50 feet. There are 28 parking spaces illustrated with two (2) being reserved for disabled persons. A three (3) lane area for automatic teller transactions with a canopy is also shown adjacent to the proposed building. Landscaping has been adequately depicted along the front and side elevations of the subject building. It is also shown along the western periphery of the property. There is one (1) ingress point and one (1) egress point shown for the proposed bank facility located along Highland Drive. There is also one (1) ingress / egress point proposed on Eastwood Drive. Drainage has been shown to occur toward Highland Avenue. The site plan meets the minimum requirements established for such within the McKenzie Municipal Zoning Ordinance. However, the Planning Commission has required the developer to also submit their detailed lighting plan for the proposal. The lighting plan has not been provided thus far.

State Planning Staff recommended approval subject to the abovementioned submittal of an adequate lighting plan for the proposal.

A motion was made by Commissioner Norris, seconded by Commissioner Dillon to approve the revised site plan for Farmers and Merchants Bank. Motion passed

## **VI. New Business**

### **1. Distribution of the Draft 2010 McKenzie Municipal Zoning Ordinance**

State Planning Staff distributed draft copies of the above mentioned document to the zoning committee members present. Since agenda meeting, corrections have been made regarding Tennessee Code Annotated References and etc. The draft ordinance includes all of the newly proposed zoning districts that have already been discussed. Provisions for well head protection and a preservation overlay district have been included as well. Copies of the revised draft were distributed to the members for review.

### **2. Review of the proposed 2010 McKenzie Municipal Zoning Maps**

State Planning Staff presented the above mentioned map during the meeting. The maps have been based on the adopted McKenzie Municipal-Regional Land Use and Transportation Plan. State Planning agency prepared and presented two (2) maps for review and consideration for recommendation purposes.

## **VII. Other Business**

None

### **A. Discussion and Regular Meeting Schedules Dates**

Schedule for May Agenda and Planning Commission Meeting dates:

Agenda/Workshop: 2:30 PM, Thursday, June 10, 2010

Monthly: 4:30 PM, Thursday, June 24, 2010

## **VIII. Adjournment**

Motion was made by Commissioner Norris, seconded by Commissioner Dillon to adjourn. Motion passed.

Meeting was adjourned at 5:41 p.m.