

***“OFFICIAL MINUTES.Rev01”***

**McKENZIE MUNICIPAL REGIONAL  
PLANNING COMMISSION MEETING  
SEPTEMBER 22, 2011  
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 Commissioners Ed Dillon, Jessie Townes and Mayor Jill Holland.

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

**II. Approval of Agenda**

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

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

Motion was made by Commissioner Priestley, seconded by Commissioner Mitchum, to approve the minutes of the August 25, 2011 Planning Commission meeting. The motion passed.

**IV. Old Business**

**A. Carroll County Lumber site plan**

Andy Wilson from Carroll County Lumber presented a site plan for construction at 16037 Highland Drive.

Codes Officer Cliff Wheelock recommendation was to approve the site plan as presented.

Motion was made by Commissioner Priestley, seconded by Commissioner Norris to approve the Carroll County Lumber site plan for Highland Drive. The motion passed.

**B. Sonic site plan, fence details**

Codes Officer Cliff Wheelock updated the commission with the revised fence details. Wheelock recommended that the commission accept the fence site plan for the Sonic Building.

Motion was made by Commissioner Norris, seconded by Commissioner Mitchum to approve the revised site plan for the fence. The motion passed.

**C. Lepanto site plan**

Codes Officer Cliff Wheelock stated a site plan was not necessary for Lepanto's, the interior design is being remolded at this location. This item was closed for discussion.

**D. Farmers & Merchant Bank subdivision recording**

Codes Officer Cliff Wheelock reported to commission that he spoke to Chuck Sisson with regard to recording the deed. Sisson is in process of getting this handled. Wheelock will report back to commission when the process is complete.

Question: Commissioner Keith Priestley addressed the commission with regard to the zoning. Priestley stated for point of clarity will both the home and bank be zoned B-2? Chairperson Robb stated they both are B-2 zoned per the official zoning map.

**E. Habitat for Humanity subdivision**

This item will be addressed at the next Planning Commission meeting.

**F. Stonewall Street Bethel University construction road/entrance/paving issue**

Chairperson Robb reported that the Director of McKenzie Special Schools Districts, Lynn Watkins was not able to attend the meeting, however submitted a letter with his concerns of the entrance becoming permanent to avoid traffic congestion and for the safety of the children. Robb requested that this issue be postponed for the end of the meeting so all public concerns could be heard.

**G. Access drive for McKenzie Medical Complex**

Chairperson Robb stated that the request made at the prior meeting for the street name at McKenzie Medical Complex was not in the Planning

Commission's jurisdiction. Robb recommended that it be sent to the McKenzie City Council as proposed to the Planning Commission in the minutes of the August 25<sup>th</sup> meeting.

Request: Pat Turner with the McKenzie Medical Center request to name the new street *McKenzie Medical Center Drive*.

A motion was made by Commissioner Norris, seconded by Commissioner Priestley to accept Chairperson Robb's recommendation to send this request to the McKenzie City Council. The motion passed.

**H. Old fire station (HCI) & AT&T (Bell South) zoning review**

Community Planner Donny Bunton will review zonings for both said properties and report back to commission with a recommendation for zoning.

**I. Any other properly presented old business**

NONE

**V. New Business**

**A. Certificate of Occupancy discussion**

Codes Officer Cliff Wheelock reported to the commission that the Certificate of Occupancy is covered by the International Building Codes Council. Community Planner Donny Bunton noted it was also covered by the Planning Commission guidelines.

Chairperson Robb stated it was discussed in a previous meeting; Robb wanted the item addressed for point of clarification.

**B. McElhiney building inquiry**

Chairperson Robb reported that there was an inquiry for the McElhiney building; however the discussion did not go any further.

Item not addressed.

**C. 591 Stonewall Street demolition**

Codes Officer Cliff Wheelock reported to commission that a demolition occurred on a Saturday without a demolition permit. The fee to obtain a demolition permit is \$12.50 and \$25.00 if a permit is not properly obtained.

Chairperson Robb noted that the fee/permit schedules need further review.

No action was taken.

**D. B-3 Central Business District; 1<sup>st</sup> floor residence zoning issue**

Community Planner Donny Bunton discussed to the commission guidelines for residential uses in the B-3 district. Currently such uses are only allowed in multi-story buildings, not on the first floor.

Chairperson Robb noted that a situation had occurred at a location in this district recently when the property was sold; the new property owner was going to live on the first floor. This process was stopped.

Chairperson Robb said his understanding is that if a verbal agreement was approved between prior administrations/officials, the commission is duty bound to honor such agreement regarding residential living on first floor.

No action was taken.

**E. Any other properly presented new business**

Jerome Crawford a city resident presented a plat to divide property belonging to TAMCO/Terry Blakemore (TGB Inc), located on Highway 22, approximately 51 acres. Crawford's requesting line variance to subdivide the property to three (3) properties.

Codes Officer Cliff Wheelock met with Crawford previously and reviewed the plat. Wheelock recommended to the commission to approve the plat.

Motion was made by Commissioner Norris, seconded by Commissioner Priestley to accept temporary approval of the plat as presented by Jerome Crawford. The motion passed.

Chairperson Robb requested that when the deeds are recorded for Crawford to convey the information to Codes Officer Wheelock to present to the commission.

**NOTE: the plat was signed by Secretary Keith Priestley, one plat was retained for Planning Commission.**

## **VI. Other Business**

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

Schedule for October Planning Commission Meeting dates:

Agenda: 2:30 PM, Thursday, October 13th, 2011

Monthly: 4:30 PM, Thursday, October 27th, 2011

## **VII. PUBLIC COMMENT**

A sign in sheet was submitted with all attending McKenzie residents.

Attendance sheet names: Nola Hobbs, Andy Wilson, Gena Manner, Carolyn Goodwin, Charles Pruneau, Joe and Elaine Williams, Mike Ferguson, Roland Argo, Lynda Lankford, Donna Taylor, Jerome Crawford and Joel Washburn.

Chairperson Robb opened the floor for the public to address the commission with concerns.

Carolyn Goodrum resident of Stonewall Street presented a document from The Historic Commission guidelines page 47; and quoted paragraph "destroying streetscape and landscape features by widening existing streets, changing paving material, or introducing inappropriately located new streets or parking lots". Goodwin requests that any commissioners affiliated with Bethel University abstain from motions or comments concerning this issue.

Mike Ferguson resident of Stonewall Street objects to the entrance.

Roland Argo resident of Stonewall Street objects to the entrance.

Joe Williams resident of Stonewall Street asked if Bethel University closed Baker Drive appropriately. Williams also noted he was unable to get a firm answer on the future plans from Bethel concerning the Stonewall entrance.

Debbie Broadbent said she was attending the meeting to voice concerns from residents in her ward that she represents as councilperson. Broadbent is in favor of the growth of Bethel and wants to be partners with Bethel. However the concerns from residents and requests she presented were as follow: buffer zone, speed limit signs, noise, and fence. Broadbent said a compromise should be met and a safer plan is in place.

Commissioner Robb expressed the City of McKenzie and Bethel University need to work together and continue with discussions about the universities growth. Robb said as a citizen of McKenzie we're all in this together and should be good neighbors.

Robb thanked all citizens for their comments and attendance.

### **VIII. Adjournment**

Chairperson Robb closed the meeting. Meeting adjourned at 5:41 P.M.

