

OFFICIAL MINUTES

McKENZIE MUNICIPAL REGIONAL PLANNING COMMISSION MEETING

April 26th, 2012

4:30 PM

I. Call to Order/Establishment of a Quorum

Meeting was called to order by Vice-Chairperson Priestley and a quorum was established.

All members of the Planning Commission were present except Chairperson Robb and Mayor Holland.

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

II. Approval of Agenda

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

III. Reading and Approval of the Minutes

Motion was made by Commissioner Dillon, seconded by Commissioner Norris, to approve the minutes of the March 22nd, 2012 meeting. The motion passed.

V. Old Business

A. Discussion of Farmers & Merchants Bank/Residence located on at the intersection to Highland and Highland Drives

Discussion:

Shelton Merrell, Regional Planner updated commission. Mrs. Linda Lankford asked the members of the Planning Commission about the status of grandfather designation for the residence behind the Farmers & Merchants Bank. Mrs. Lankford also questioned the existence of the agreed upon buffering and landscaping of the subject properties. Shelton reported the City Staff has determined the bank has complied with the established landscaping / buffering requirements agreed upon as reflected on the site plan for that proposal. Currently, the house may be continued

to be used as a residence according to the General Provisions Section of the Zoning Ordinance of McKenzie, Tennessee.

Action Taken:

After discussion and hearing comments from McKenzie residents, Mrs. Linda Lankford and Mr. Danny Bobo concerning their opinion that the commission have not followed what they felt was established in regard to regulations on behalf of Farmers Merchant Bank concerning the residence behind Farmers Merchant to be allowed to continue being occupied. Commission advised Mrs. Lankford to review minutes and recordings from the meeting concerning this issue. All minutes and recordings are kept on file at City Hall and all minutes are available on the McKenzie Web-site for the public's convenience.

B. Any other properly presented old business

None

V. New Business

A. Review of the Grace Baptist Church Rezoning Request

Discussion:

Shelton Merrill, Regional Planner addressed commission that Mr. Fred Morris acting on behalf of Grace Baptist Church has submitted a rezoning petition in order to have property located at the intersection of Magnolia and Randal Streets rezoned. The subject property is currently zoned M-1 (Light-Industrial). The application states the Grace Baptist Church desires for the property to be rezoned to R-3 (High Density Residential). The subject property comprises of 4.10 acres and is not situated within an area of one (1%) percent chance of periodic flooding. Grace Baptist Church owns the property in question which is further described as Carroll County Tax Parcel 001.00, Carroll County Tax Map 012F, Group "G". Merrill reported the request has been made in order to convert church classrooms into apartments for "widows".

Merrill continued to say he believes the property is better suited for R-3 (High Density Residential) due to the surrounding dominance of

residential use. The likelihood of any manufacturing facility ever being located at that location is highly unlikely. There is an existing R-3 district which abuts the subject property to the north, west, and east which would negate the possible argument of “spot zoning”.

Merrill concluded that Southwest Tennessee Development District regional planning staff recommends the Planning Commission to send the McKenzie Board of Mayor and Council a positive recommendation in favor of the aforementioned Grace Baptist Church rezoning request.

Action taken:

Motion was made by Commissioner Dillon, seconded by Commissioner Norris to send the rezoning request to the McKenzie Board of Mayor and Council with a positive recommendation. The motion passed.

B. Any other new properly presented business

None.

VI. Other Business

A. Discussion of the Value Inn/McKenzie Motor Inn proposed Restaurant Inquiry

Discussion:

This item required no necessary action.

B. Discussion of the Manufactured Home Orientation on Property Inquiry

This item required no necessary action.

C. Discussion of Status Reports on Downtown Master Plan and Other Projects

Shelton Merrill recommended this item be suspended to the following Planning Commission Meeting.

D. Any other properly presented business

Agenda and Regular Meeting Schedules Dates

Agenda meeting Thursday May 10th at 2:30 P.M.

Regular meeting Thursday May 24th at 4:30 P.M.

VII. Adjournment

Motion made by Commissioner Norris, seconded by Commissioner Townes, to adjourn. Motion passed.

Time ended **5:05 P.M**

Immediately following Planning Commission Meeting:

Training for Planning Commission on Municipal Annexation. Shelton Merrill conducted the training for members.