

OFFICIAL MINUTES
McKENZIE MUNICIPAL-REGIONAL PLANNING COMMISSION
26 APRIL 2017 MEETING
MCKENZIE MUNICIPAL COMPLEX @ 3:00 P.M.

1. Call to Order:

The Meeting was called to order by Chairman Robb at 3:00 P.M.

2. Roll Call/Establish of Quorum:

a. Quorum Present

- i. MMRPC:** Chairman, Dean Robb; Mayor, Jill Holland**; Vice-Chair, Bobby Young; Council Liaison, Charles Pruneau; Acting Secretary, Peggy Kee; Ken Mitchum.
 - ii. Absent:** Council Liaison, Charles Pruneau; Secretary, Garlon Prewitt (Medical).
 - iii. Other:** Shelton I. Merrill, SWTDD Regional Planner; Terry McCoy, City Recorder; Terri Lynn Drewry, representing herself and Casey Drewry; Tony Reasons, Reasons Engineering & Associates; Mike Creasy, citizen.
 - iv. Media:** None
- ** Joined meeting in progress.

3. Review and Approval of 26 April 2017 Agenda:

Motion by: Bobby Young;
*** Absent**

Second By: Ken Mitchum;

Passed: 4-0-3*

4. Review and Approval of 22 March 2017 Minutes:

Motion by: Peggy Kee;

Second By: Bobby Young;

Passed: 4-0-3*

4. Old Business: None.

5. New Business:

A. Review of the Casey Drewry Storage Unit Building Site Plan

Background:

Reasons Engineering & Associates has submitted a site plan concerning a proposed storage building facility for Casey & Terri Drewry to be located on property fronting along Highland Drive. The subject property is zoned B-2 (Highway Business) (parcel 22.00) and is partially located outside of the Corporate Limit Boundary of McKenzie, Tennessee. It is not situated within an area of one percent (1%) chance of periodic flooding and is further described as tax parcels 22.00 and 23.00 (located outside of McKenzie), Carroll County Tax Map 011.

Analysis:

The State of Tennessee Comptroller of the Treasury Property Data Assessment Page shows the image for the above-mentioned tax parcels: The site plan depicts the creation of approximately 60 storage units proposed on the aforementioned two (2) parcels of property belonging to both Casey & Terri Drewry.

These said units have been proposed to be housed within two metal buildings. The regional staff planner has the following concerns:

- (1) The storage units are proposed along the common boundary line between tax parcels 22.00 & 23.00 without adhering to the required 10 feet side yard setback. This may be made better if the two parcels were combined into one (1);

- (2) Storage units are not a permitted use within the uses permitted section for B-2 (Highway Business) Districts.

Recommendation:

The regional staff planner defers recommending approval of the Casey & Terri Storage Unit Site Plan until the McKenzie Board of Zoning Appeals grant the following:

- (1) A special exception/use permitted on appeal;
- (2) 10 feet side yard variances for the proposed units or assemblage (combination) subdivision plat being provided and approved by the McKenzie Municipal-Regional Planning Commission.

Discussion: Site plan was presented to the commissioners by Tony Reasons, Reasons Engineering & Associates and Terri Lynn Drewry, representing herself and Casey Drewry. Commissioners commented on the lack of any landscaping, paving, buffer or building structure details. It was noted that other storage units in this same area were constructed before that property was within the McKenzie city limits.

Since storage units are not a permitted use within the uses permitted section for B-2 (Highway Business) Districts the process for further consideration by the planning commission for this proposal requires board of zoning review/recommendation.

Speaking for the board of zoning appeals, chairman Robb advised the applicants to file a request/application for a McKenzie Board of Zoning Appeals public hearing. Adequate Public Hearing Notice (10 business days) must be published as required by TCA (Tennessee Code Annotated). Any such public hearing date will be determined will only be scheduled after the formal request/application is complete and fee(s) paid. If such a request/application is completed before the next McKenzie Banner publishing deadline, the earliest date for a McKenzie Board of Zoning Appeals Public Hearing would be Tuesday, 16 May 2017 at 4:30 PM.

Motion to table the Drewry/Reasons storage units proposal pending the decision of the McKenzie Board of Zoning Appeals.

Motion by: Bobby Young;

Second By: Peggy Kee;

Passed: 5-0-2*

6. Other Business:

A. Review and Discussion on the Current Dormant Land Use along University Drive.

Planner Merrill led a general discussion relative to existing zoning pattern along University Drive. Planner Merrill cautioned and encouraged the planning commission concerning a plan to consider, in the coming monthly meetings and work sessions, a detailed review of zoning and possible action by the planning commission for the University Drive properties on a lot by lot basis in accordance with the land use map and other concerns and employing zoning considerations; INS Institutional and I-R Restricted Institutional, R-2 Medium Density Residential, M-1 Light Industrial and UAG Urban Agricultural.

B. Municipal Reports:

Mayor Holland announced the Farmers Market opening this Saturday, 29 April 2017 and every Saturday until the season ends. Vendors will vary depending on the growing season and merchandise availability. The Farmers Market Volunteer Manager Nancy Holland will continue to preside.

C. Meeting Dates and Adjournment:

a. Agenda Meeting and Formal Monthly Meeting Scheduled Dates:

MAY:

Agenda Meeting: 10 MAY 2017, Wednesday @ 3:00 P.M.

Formal Monthly Meeting: 24 MAY 2017, Wednesday @ 3:00 P.M.

Adjournment:

Motion By: Jill Holland;

Second By: Peggy Kee;

Passed: 5-0-2*

b. Adjournment Time: 3:53 P.M.