

**WINCHESTER MUNICIPAL-REGIONAL PLANNING COMMISSION
113 First Avenue N. W.
Winchester, TN 37398**

Special Called Meeting

Agenda

**February 1, 2007
5:00 p.m.**

- I. Minutes**
- II. New Business**
 - 1. Rezoning – R-1 to R-3A - Highway 50 (Lynchburg Hwy.) –
Anderton Property – Bill Anderton – Franklin County Property
Map 65, Parcel 9.00 (part)**

WINCHESTER MUNICIPAL-REGIONAL PLANNING COMMISSION

Minutes

Special Called Meeting

February 01, 2007

ROUGH DRAFT

Members Present

Jack Rose, Chairperson
Mayor Terry Harrell
Councilman Glen Glasner
Bill Cowan
Lee Brannon

Members Absent

Dr. Richard Bagby
Warren Christiansen, Secretary

Other

Art Brown
Jimmy Crownover
Don Cofer
Diana Cox
Pam Peck
John Payne
C. Bobby Scharber
Larry D. Phillips
John Larkin
Barry Barnes
Ian Skotte

The Winchester Municipal-Regional Planning Commission meeting was called to order at 5:21 p.m. by Chairperson Jack Rose.

There were no minutes presented for approval.

NEW BUSINESS

Bill Anderton, representing the property owners, requested a favorable rezoning recommendation from the Planning Commission to the Winchester City Council. Rezoning is being sought from R-1, Low Density Residential to R-3A, High Density Residential for approximately 25-acres located on the Lynchburg Highway (State Highway 50). An adjoining 40+/-acre tract was rezoned from R-1 to R-3A to allow a high density residential development. Twin Creeks Development LLC is developing the tract as a Planned Development with approximately 400 residential condominium units. Twin Creeks is pursuing the acquisition of the 25-acre tract to expand its high-density residential development opportunities. Bill Cowan made the motion to recommend to the Winchester City Council a favorable recommendation for rezoning. Councilman Glen Glasner seconded the motion. All members present voted in favor of said motion.

OLD BUSINESS

Certificates for October 26, 2006, Planning Commission/Board of Zoning Appeals

Training Workshop - At the November 20, 2006, the Board voted unanimously to certify the training hours received at the October 26, 2006, workshop. The certification was for four hours of continuing education credit. Certificates were handed out by Art Brown to those that successfully completed the Spring and Fall training before the end of the 2006 year.

SECRETARY

DATE

WINCHESTER BOARD OF ZONING APPEAL

Minutes

Special Called Meeting

February 01, 2007

ROUGH DRAFT

Members Present

Jack Rose, Chairperson
Mayor Terry Harrell
Councilman Glen Glasner
Bill Cowan
Lee Brannon

Members Absent

Dr. Richard Bagby
Warren Christiansen, Secretary

Other

Art Brown
Jimmy Crownover
Don Cofer
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The Winchester Board of Zoning Appeals meeting was called to order at 5:02 p.m. by Chairperson Jack Rose.

There were no minutes presented for approval.

NEW BUSINESS

Planned Development – Final Development Plan – Fox Run Estates Phase II – John and Pam Peck – Franklin County Property Map 76, Parcel 4.02 - John and Pam

Peck, representing the developers of Fox Run Estates Planned Development, requested final development plan approval from the Board of Zoning Appeals for Phase II. Preliminary Development Plan approval was received at the February 28, 2005, meeting of the Board of Zoning Appeals. A preliminary development plan that satisfied all conditions of approval is on file in the Planning and Code Office. The 8.60-acre, 40 parcel planned development is located off Halfmoon Road between Fox Run Estates Phase I and Veterans Memorial Parkway. This development phase is approved for zero lot line attached and detached (a minimum eight-foot separation) single-family residences. All utilities are in place and have been approved by the Winchester Utility System. Bill Cowan made the motion to approve Phase II of Fox Run contingent upon satisfactorily addressing the following:

1. Place vicinity map on the plan/plat.

2. Continue identification of sidewalk easement on the east and north boundaries of the site.
3. Complete construction of the street or place an “Irrevocable Letter of Credit” with the City guaranteeing the completion of the street as well as associated grading and seeding.
4. Construct a sidewalk as specified in the development plan along the boundary of the site or place a letter of credit with the City guaranteeing its completion.
5. Submit final copy of restrictive covenants for the development.
6. Submit prospective drawings or pictures of proposed structures in the development.
7. Submit narrative or plan addressing landscaping.

Councilman Glen Glasner seconded the motion. All members present voted in favor of said motion.

Note: A copy of the seven items that is contingent for approval was handed to Mrs. Pam Peck at the meeting.

Setback Variance – Hamilton Kent Company (Old TKA Building)- Industrial Drive and Baxter Lane – Franklin County Property Map 66, Parcel 35.17 - Hamilton

Kent Company, a manufacturer of gaskets and seals for utility pipes and the new owners of the TKA building, requested approval of a setback variance from the Board of Zoning Appeals. The variance is to allow the addition of a scrubber to the face of the manufacturing section of the old TKA building as it fronts Industrial Drive. The minimum setback standard from the roadway in an I-2 zoning district is 45-feet. A variance was granted by the Board of Zoning Appeals in August 19, 1996 to allow the TKA building to be located 35-feet from the right-of-way. The variance was granted based upon the action of the Franklin County Industrial Board having approved a variance from the Industrial Park’s restrictive covenants. The 31.5 foot tall scrubber is proposed to be located on a 5’ x 5’ concrete pad that would be eight feet from the face of the building. This will result in the unit being 13-feet into the road setback area, 28-feet from the right-of-way/property line. This request is a seven-foot variance from that previously approved variance.

Councilman Glen Glasner made the motion to approve the variance as requested to permit the new manufacturing facility to meet air quality standards due to the variance having little or no impact on the traveling public or immediate area property owners. Lee Brannon seconded the motion. All members present voted in favor of said motion.

Lee Brannon made the motion to adjourn the Winchester Board of Zoning Appeals at 5:20 p.m. Bill Cowan seconded the motion. All members present voted in favor of adjournment.

SECRETARY

DATE