

**AGENDA FOR THE
OBION MUNICIPAL PLANNING COMMISSION MEETING
MONDAY, FEBRUARY 5, 2024
2:00 PM
OBION TOWN HALL**

- I. DETERMINATION OF QUORUM AND CALL TO ORDER**
- II. REVIEW AND APPROVAL OF MINUTES**
- III. CITIZENS COMMENTS**
- IV. NEW BUSINESS**
- V. OLD BUSINESS**
 - A. Discussion on proposed Zoning Ordinance
 - B. Discussion on proposed Major Road Plan
 - B. Discussion on proposed subdivision regulations
- VI. OTHER BUSINESS**
- VII. ADJOURNMENT**



MEMORANDUM

TO: Obion Municipal Planning Commission
FROM: Donny Bunton, Community Planner, NWTDD
DATE: January 30, 2024
SUBJECT: STAFF REPORT ON AGENDA ITEMS

- I. DETERMINATION OF A QUORUM AND CALL TO ORDER**
- II. REVIEW AND APPROVAL OF MINUTES**
- III. CITIZENS COMMENTS**
- IV. NEW BUSINESS**
- V. OLD BUSINESS**

- A. Discussion on proposed revised Zoning Ordinance**

The staff planner will go over several chapters of the proposed revised Zoning Ordinance with the Planning Commission. This month the Planning Commission to review the provisions of the commercial and industrial zoning districts. Also, the staff planner made the following revisions to the Zoning Ordinance based on the discussion held during last month's Planning Commission meeting:

- Made duplexes and multi-family uses permitted uses in R-3 districts.
- Added criteria to allow for apartments in the central business district.
- Created a proposed, revised zoning map which includes all properties within the Town of Obion.

- B. Discussion on proposed Major Road Plan**

The proposed Major Road Plan will be reviewed another time to ensure no additional revisions are needed. If no changes are needed, the Planning Commission may wish to schedule an adoption date for the Major Road Plan. An adopted Major Road Plan is necessary prior to the adoption of Subdivision Regulations.

- C. Discussion on proposed subdivision regulations**

The proposed Subdivision Regulations will be reviewed another time to ensure no additional revisions are needed. If no changes are needed, the Planning Commission may wish to schedule an adoption date for the proposed Subdivision Regulations. Since an adopted Major Road Plan is necessary prior to the adoption of Subdivision Regulations, the two items are generally adopted together.

- VI. OTHER BUSINESS**
- VII. ADJOURNMENT**