

**TULLAHOMA MUNICIPAL REGIONAL PLANNING COMMISSION  
MEETING MINUTES**

**January 19, 2021**

Due to the COVID-19 Emergency, The Tullahoma Municipal Regional Planning Commission conducted its essential business by electronic means on Tuesday, January 19, 2021 at 4:30 p.m. rather than being required to gather a quorum of the members physically present in the same location due to the necessity to protect the health, safety, and welfare of Tennesseans. This meeting was in compliance with the Governor's Executive Orders No. 70, which remains in effect until 11:59 p.m. on January 19, 2021.

1. **Call to Order:** Chairman Chad Grimes called the meeting to order and welcomed commissioners, staff, and guests.

"It has been determined that meeting electronically is necessary to protect the public health, safety, and welfare in light of the coronavirus. A recording of this meeting will be made available to the public online."

2. **Determination of a Quorum:** Mr. Chad Grimes, Mr. Ray Knowis, Mr. Paul Schwer, Mr. Bill Comer, Ms. Rupa Blackwell, Ms. Shelley Smith, and newly appointed commissioner Mr. Greg Sandlin were present. Seven (7) members were present. Other City and Staff Representatives present: City Administrator/Interim Planning Commission Secretary Ms. Jennifer Moody, City Attorney Mr. Steve Worsham, Community Development Director Mr. Winston Brooks, Senior Planner Ms. Mary Samaniego, and Recording Secretary Nena Abbott.

3. **Election of Officers:** On a motion by Mr. Ray Knowis seconded by Ms. Rupa Blackwell, Mr. Chad Grimes was elected to serve as Chairman for a period of one (1) year. Motion passed 6-1 on a roll call vote with Mr. Chad Grimes abstaining.

On a motion by Mr. Paul Schwer seconded by Mr. Greg Sandlin, Ms. Shelley Smith was elected to serve as Vice-Chairperson for a period of one (1) year. Motion passed 5-1 on a roll call vote as Mr. Greg Sandlin was unable to voice his vote due to technical difficulties and Ms. Shelley Smith abstaining.

4. **Pledge of Allegiance to the Flag**

5. **Minutes:** On a motion by Ms. Rupa Blackwell seconded by Mr. Ray Knowis, the minutes of the December 21, 2020 Regular Session were approved 7-0 as submitted on a roll call vote.

6. **Reports of Officers and Staff:**

A. RFP for Comprehensive Plan – Update by Staff

7. **Old Business:** None

8. **New Business:**

A. **Zoning Amendment (Public Hearing)**

B. **Subdivision Plats (Public Hearings)**

1) *Christian Life Church Strides – Minor Subdivision Final Plat*

Staff received a request for the Planning Commission to approve a minor subdivision final plat for property located at 4772 Old Manchester Hwy (Coffee Co. Map 111, Parcel 001.02). The purpose of the final plat is to create one (1) residential lot from existing 11.29 acres. (*Applicant: Christian Life Center Inc*) **APPLICANT REQUESTED A CONTINUANCE**

2) **Howard/Ovoca/Riley Minor Subdivision Final Plat**

Staff received a request for the Planning Commission to approve a minor subdivision plat for recording on property located north of the intersection of Ovoca Road and Riley Creek Road and immediately south of the Emerald Meadows Subdivision (Coffee Co. Map 109, Parcel 053.12). The purpose of the final plat is to divide 2.03 acres into four (4) proposed residential lots. The size of the lots exceeds minimum lot size and minimum lot width for the R-1 Low Density Residential District with public sewer. Lots 1 and 2 have frontage on and will have driveways access to Ovoca Road (collector) and Lots 3 and 4 have frontage on and will have driveways access to Riley Creek Road (collector). (*Applicant: Mr. I. A. Howard*)

**STAFF COMMENTS:** Staff recommends approval of the minor subdivision final plat subject to all staff comments.

**PUBLIC COMMENTS:** Mr. I. A. Howard, property owner, was present to answer any project questions. The following public comments were made:

1. *Joyce Hiebert, 2105 Ovoca Rd – deferred her two (2) minutes to Mr. Bryan Hayes.*
2. *Renee Keene and Charlotte Oliver, 2108 Ovoca Rd – deferred their four (4) minutes to Bryan Hayes.*
3. *Darren Dykes, 2102 Ovoca Rd – deferred his two (2) minutes to Bryan Hayes.*
4. *Christy Hayes, 2106 Ovoca Rd – deferred her two (2) minutes to Bryan Hayes.*
5. *Adam Moon, 2100 Ovoca Rd – deferred his two (2) minutes to Bryan Hayes.*
6. *Deborah Clark, 448 Parkway Rd – deferred her two (2) minutes to Mike Lamas*
7. *Buddy Boulter, 201 Fairways Blvd North – deferred his two (2) minutes to Bryan Hayes.*
8. *Bryan Hayes, 2106 Ovoca Rd – Opposed to the proposed project - has two (2) minutes and twelve (12) minutes of deferred time – still has serious concerns about the increase in traffic flow and the increased drainage in the area that would come from an additional subdivision development.*
9. *Michael Lamas, 406 Parkway Rd –has two (2) minutes and two (2) minutes that were deferred to him. Opposed to proposed due to increased traffic flow and speed.*
10. *Per Staff – email comments were received from Amanda Thompson, William Bates, Michael Lamas, Christian Holmes, Dennis Horn, and Melissa Tant. These comments are on file in the Community Development office. Their concerns were regarding the traffic, storm water drainage, and size of the lots.*
11. *Per Planning Commissioner Mr. Paul Schwer – he received an email forwarded from City Administrator Jennifer Moody from John Miller, Fairways Subdivision HOA. The comments were regarding concerns of flooding in the area and the size and shape of some of the proposed lots.*
12. *Allen Howard, 4698 New Bushy Branch Rd, Manchester, TN – Property owner of proposed project - Has attempted to develop the property as commercial and it was opposed. He would prefer to develop his property instead of selling it. He briefly addressed the comments of Bryan Hayes. He is willing to address the submitted staff comments for the proposed project but does not feel that he should be “punished” due to work performed by previous developers and the City of Tullahoma.*

A motion was made by Mr. Bill Comer seconded by Ms. Rupa Blackwell to postpone the vote until the next regularly scheduled planning commission meeting on February 15, 2021. City Engineer Scot St. John was not present, and this will allow him time to review the proposed project and address the concerns about storm water drainage, traffic and the validity of the submitted traffic study. On a roll call vote, the Motion passed 5-2 with Mr. Paul Schwer and Ms. Shelley Smith opposed.

**C. Site Plans (Public Hearing):** None

**9. Other New Business**

*1) 2021 Required Planning Commissioner Online Training Instructions*

*2) Recommended text amendment for discussion – Nonconforming Lots or Record.*

*On a roll call of 7-0, all commissioners agreed that this item needed more research for discussion on a future text amendment.*

**10. Next Meeting:** Monday, February 15, 2021.

**11. Adjourn**

There being no further business, the meeting was adjourned.

Respectfully submitted,

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Chad Grimes, Planning Commission Chairman

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Jennifer Moody, Interim Planning Commission Secretary

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Mary Samaniego, Senior Planner

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Nena Abbott, Recording Secretary