

**TULLAHOMA MUNICIPAL REGIONAL PLANNING COMMISSION
MEETING MINUTES**

March 15, 2021

The Tullahoma Municipal Regional Planning Commission met in a Regular session on Monday, March 15, 2021 at 4:30 p.m. in the Board Room of the Tullahoma Municipal Building at 201 West Grundy Street.

- 1. Call to Order:** Chairman Chad Grimes called the meeting to order and welcomed commissioners, staff, and guests.
- 2. Determination of a Quorum:** Mr. Chad Grimes, Mr. Ray Knowis, Mr. Paul Schwer, Ms. Rupa Blackwell, Mr. Bill Comer, and Mr. Greg Sandlin were present. Ms. Shelley Smith was unable to attend. Six (6) members were present. Other City and Staff Representatives present: City Administrator Ms. Jennifer Moody, Senior Planner Ms. Mary Samaniego, Community Development Director Mr. Winston Brooks, City Attorney Mr. Steve Worsham, and Ms. Nena Abbott, Recording Secretary.
- 3. Pledge of Allegiance to the Flag**
- 4. Minutes:** On a motion by Ms. Rupa Blackwell seconded by Mr. Ray Knowis, the minutes of the February 15, 2021 meeting were approved 6-0 as submitted.
- 5. Reports of Officers and Staff:** None
- 6. Old Business:**
 - A. 1) Howard/Ovoca/Riley – Minor Subdivision Final Plat**

Staff received a request to approve a minor subdivision final plat for recording on property located at the intersection of Ovoca Road and Riley Creek Road (Coffee County Tax Map 109-053.12). The purpose of the final plat is to divide 2.03 acres into four (4) proposed residential lots. (*Applicant: Mr. I. A. Howard*) **WITHDRAWN**
- 7. New Business:**
 - A. Zoning Map Amendment (Public Hearings)**
 - (1) Zoning Map Amendment 247 Request**

Staff received a request to rezone property located in the 1600 block of Cedar Lane (Coffee County Tax Map 124-006.13) from the R-3 zoning district to the C-2 zoning district. The property adjoins the Restricted Industrial and Warehousing District (I-1) to the North and West, the High -Density Residential District (R-3) to the South, and the General Commercial District (C-2) to the East. The general character of this area is mixed-use with industrial, office, and general commercial uses. The purpose of the rezoning is to support commercial development of the property. (*Applicant: J&J Tullahoma, LLC*)

STAFF COMMENTS: Staff recommends sending a favorable recommendation to the Board of Mayor and Aldermen.

PUBLIC COMMENTS: Don Harrell, Sain Construction, developer of record was present to answer any questions about the proposed project. There were no public comments.

A motion was made by Ms. Rupa Blackwell seconded by Mr. Bill Comer to send a favorable recommendation to the Board of Mayor and Aldermen. Motion passed 6-0.

B. Subdivision Plats (Public Hearings)

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

Staff received a request to approve a minor subdivision final plat on property located at 4772 Old Manchester Hwy. The purpose of the final plat is to create one (1) residential lot from an existing 11.29 acres. (*Applicant: Christian Life Center Inc*)

STAFF COMMENTS: Staff continued this item until the April 19, 2021 Planning Commission meeting at 4:30 pm.

PUBLIC COMMENTS: Staff continued this item until the April 19, 2021 Planning Commission meeting at 4:30 pm. There were no public comments.

(2) Rutledge Estates– Major Subdivision Preliminary Plat

Staff received a request for the Planning Commission to approve a major subdivision preliminary plat for property located at the North corner of Rutledge Falls Road and Old Manchester Highway. (*Applicant: Lance Howard*)

STAFF COMMENTS: Staff continued this item until the April 19, 2021 Planning Commission meeting at 4:30 pm.

PUBLIC COMMENTS: Staff continued this item until the April 19, 2021 Planning Commission meeting at 4:30 pm. There were no public comments.

8. Other New Business

1) Selection Committee Recommendation for Comprehensive Plan Update

Staff and the Selection Committee had anticipated being prepared to present a recommendation of a consultant firm at this time. However, due to the overwhelming response from candidates, they have not had enough time to review all proposals and need to delay the recommendation. They have scheduled the interviews with the top three (3) candidates for March 18, 2021 to review these proposals and will present a formal recommendation at the April 19, 2021 Planning Commission meeting.

2) Directing Staff to write a letter to area realtors regarding Zoning and Land Use Verification

Staff is requesting Planning Commission approval to contact local realtors, closing agencies, escrow companies, etc. in writing with information regarding the need to contact Staff to verify zoning and land use verification prior to listing properties for sale and auction.

9. Next Meeting: Monday, April 19, 2021 at 4:30 pm

10. Adjourn

There being no further business, the meeting was adjourned.

Respectfully submitted,

Chad Grimes, Planning Commission Chairman

Mary Samaniego, Senior Planner
and Planning Commission Secretary

Nena Abbott, Recording Secretary