

**TULLAHOMA MUNICIPAL REGIONAL PLANNING COMMISSION
MEETING MINUTES**

July 20th, 2020

The Tullahoma Municipal Regional Planning Commission met in a Virtual Session Monday, July 20th, 2020 at 4:30 pm by electronic webinar. *Due to the COVID-19 emergency, this meeting is following the Governor's Executive Order No. 51, which remains in effect until 11:59 p.m. on August 29th, 2020.*

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. Larry Crabtree, Mr. Ray Knowis, Mr. Bill Comer, Mr. Paul Schwer, Ms. Shelley Smith and Ms. Rupa Blackwell were present. Seven (7) members were present. Other City and Staff Representatives present: City Administrator and Interim Planning Director Ms. Jennifer Moody, City Engineer Mr. Scot St. John, and Ms. Angela Morales Recording Secretary.
3. **Pledge of Allegiance to the Flag**
4. **Minutes:** On a motion made by Mr. Ray Knowis, seconded by Ms. Rupa Blackwell, the minutes of the June 15th, 2020 meeting were approved as presented. Motion passed 7-0.
5. **Reports of Officers and Staff** – None
6. **Old Business:**

A. Zoning Amendment (Public Hearing)

1. Zoning Map Amendment 236 – 1800 E Lincoln Street

The applicant is requesting to rezone a 28.4-acre parcel located at 1800 E. Lincoln Street (Coffee Co. Tax Map: 124K , Group E, Parcel: 006.00) from medium density residential district (R-2) to high density residential district (R-3).

(Applicant(s): Flavil Hatcher, Cindy Shepard, and Charna Laughmiller (Heirs/Owners).

STAFF COMMENTS: Staff gives an unfavorable recommendation to the Board of Mayor & Alderman.

PUBLIC COMMENTS: The following public comments were made:

- Tammy Luna – 2003 E. Lincoln St. – via email: opposed due to overcrowding of schools, too many apartments in the area already, traffic and decrease in property values.
- Freddy Whaley – 815 E Lincoln – via phone call: opposed due to flooding, school overcrowding and states the city has enough public housing already.
- Rick Shepard – (on behalf of applicant, Cindy Shepard) – in favor because rezoning could generate tax revenue for City, says property is an eyesore that could be improved, and he believes any concern with flooding would likely be addressed by engineers and City planners. Also states the property is for sale for \$200,000 and that the property owners on Ham St could buy sections behind their own property if they chose to.
- Celina Trussell – 202 Ham St – opposed due to potential increase in flooding and does not want this to add to crime that is already a problem in the area. Concerned with increase in vehicle and pedestrian traffic as it relates to safety & accidents, concerned with over population of schools, and states the wooded area is not an eyesore, but is a habitat to many animals that they enjoy seeing.
- William Trussell – 202 Ham St – yields 2 minutes to Celina Trussell
- Joy Morgan – 127 Ham St – yields 2 minutes to Celina Trussell
- Max Jarrell – 204 Ham St – yields 2 minutes to Celina Trussell
- Roni Jarrell – 204 Ham St – yields 2 minutes to Celina Trussell

- Terry Beauregard – 118 Ham St – opposed due to concerns with crime, drugs, criminals and problems that public housing brings.
- Matt Crawford – 211 Ham St – opposed stating that his property already floods by 4’ and developing will add to the flooding they’re already having.
- Dwayne Stocky – 210 Ham St – opposed due to a potential increase in crime and flooding. Also concerned with a decrease in property value and shares the same concerns as stated by Ms. Trussell.

A motion to approve an unfavorable recommendation for the rezoning of 1800 E Lincoln St from R-2 medium density residential to R-3 high density residential was made by Mr. Ray Knows seconded by Ms. Rupa Blackwell. Motion passed 7-0.

7. New Business:

A. Zoning Text Amendment (Public Hearing)

1. **FCZTA 6**—A proposed text amendment to the Franklin County Zoning Resolution.

(Applicant(s): Steve Macon, President of Broadview Volunteer Fire Department).

The Franklin County Planning Commission is purposing a text amendment to the Franklin County Zoning Resolution Article IV, General Provisions, Section 10.1 to add the following subsection: “10.1(14) On site signs not exceeding thirty-two (32) square feet are allowed for all Fire Departments in all zoned districts.”

STAFF COMMENTS: Staff recommends approval of this request.

PUBLIC COMMENTS: There were no public comments.

A motion to approve was made by Ms. Rupa Blackwell seconded by Mr. Larry Crabtree. Motion passed 7-0.

8. Other New Business:

A. Bonds

1. **Approve a Performance Bond Amount for The Woodlands Phase I (Map: 109, Parcel: 053.3)** in the amount of \$38,000 for improvements including sidewalks, erosion and sediment controls, and construction of ingress/egress for phase I, including 4 lots along Riley Creek Road.

STAFF COMMENTS: The commission is recommended to approve and establish the bond amount.

A motion to approve was made by Mr. Larry Crabtree seconded by Mr. Bill Comer. Motion passed 7-0

9. Next Meeting: Monday, August 17th, 2020

10. Adjourn

There being no further business, the meeting was adjourned.

Respectfully submitted,

Ms. Angela Morales, Recording Secretary

Ms. Jennifer Moody, Interim Planning Commission Secretary