

**TULLAHOMA MUNICIPAL REGIONAL PLANNING COMMISSION
MEETING MINUTES**

August 17, 2020

Due to the COVID-19 Emergency, The Tullahoma Municipal Regional Planning Commission conducted its essential business by electronic means on Monday, August 17, 2020 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. 51, which remains in effect until 11:59 p.m. on August 29, 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. Ray Knowis, Mr. Paul Schwer, Mr. Bill Comer were present. *Four (4) members were present. Mr. Larry Crabtree, Ms. Rupa Blackwell, and Ms. Shelley Smith were unable to attend. Other City and Staff Representatives present: City Administrator and Interim Planning & Codes Director Ms. Jennifer Moody, City Attorney Mr. Steve Worsham, and Ms. Nena Abbott, Recording Secretary. *Ms. Shelley Smith joined the meeting after the minutes were approved.
3. **Pledge of Allegiance to the Flag**
4. **Minutes:** On a motion by Mr. Paul Schwer seconded by Mr. Ray Knowis, the minutes of the July 20, 2020 meeting were unanimously approved as submitted.
5. **Reports of Officers and Staff:** None
6. **Old Business:** None
7. **New Business:**

A. Subdivision Plats (Public Hearings)

(1) Concord Heights Phase III Major Subdivision Preliminary Plat

Staff received a request to approve a major subdivision preliminary plat for recording on property located on the west side of New Manchester Hwy and the Caney Fork and Western Railroad, south of Concord Road and Jesse Court inside the Urban Growth Boundary (Coffee County Tax Map 111, Parcel 001.00). The purpose of the preliminary plat is to divide an 18.68 acre tract into twenty (20) proposed residential lots. (*Applicant: Mr. Jeff Bowen, Property Owner*)

STAFF COMMENTS: Staff recommends approval of the preliminary plat.

PUBLIC COMMENTS: Property owner's Agent, Mr. Andy Best, Best Land Surveying was present to answer any questions about the proposed project. There were no public comments.

A motion was made by Mr. Ray Knowis seconded by Ms. Shelley Smith to approve the preliminary plat. Motion passed unanimously 5-0.

B. Site Plans (Public Hearings)

(1) Real Wood Products Site Plan

Staff received a request to approve a site plan for a proposed new commercial accessory building with an area of 5,760 square feet on property located at 152 Freeman Street (Coffee County Tax Map 124E, Group J, Parcel 003.00). The purpose of the proposed building is for covered, open-sided storage of oak barrels. Due to the size of the proposed structure, and the owners' future intentions for additional structures, the applicant has submitted a landscaping plan with the site plan that will meet the current landscaping standards. (*Applicant: Mr. Kenny Sadler, P.E., Agent for Heritage Barrels*)

STAFF COMMENTS: Staff recommends approval of the site plan

PUBLIC COMMENTS: Mr. Lonnie Self, OLG Engineering was present to answer any questions about the proposed project. There were no public comments.

A motion was made by Mr. Ray Knowis seconded by Ms. Shelley Smith to approve the site plan. Motion passed unanimously 5-0.

C. Zoning Map Amendments (Public Hearings)

(1) Zoning Map Amendment #237

Staff received a request to rezone three (3) vacant contiguous properties located at 713, 715, and 717 East Lincoln Street (Coffee County Tax Maps 124K, Group F, Parcels 019.00, 020.00, and 020.01) from C-2 General Commercial to R-3 High-Density Residential. The purpose of the rezoning is to support construction of a single-family residential dwelling on each lot with the driveway access being served off the alley. (*Applicant: Mr. I. A Howard, Property Owner*)

STAFF COMMENTS: Staff recommends forwarding this item to the Board of Mayor and Aldermen with a favorable recommendation.

PUBLIC COMMENTS: Property owner I. A. (Allen) Howard was present to answer and questions on the proposed project. There were no public comments.

A motion was made by Mr. Ray Knowis seconded by Ms. Shelley Smith to forward this item to the Board of Mayor and Aldermen with a favorable recommendation. Motion passed 5-0.

(2) Zoning Map Amendment #238

Staff received a request to rezone approximately 2 acres of vacant undeveloped property located at the “Y” intersection of Ovoca Road and Riley Creek Road, near the Fairways Subdivision (Coffee County Tax Map 109, Parcel 053.12) from R-1 Low Density Residential to C-3 Neighborhood Commercial District. The purpose of the rezoning is to allow a future small scale commercial development to serve the neighborhood. (*Applicant: Mr. I. A. Howard, Property Owner*)

STAFF COMMENTS: Staff recommends forwarding this item to the Board of Mayor and Aldermen with an unfavorable recommendation.

PUBLIC COMMENTS: Property owner I. A. (Allen) Howard was present to answer and questions on the proposed project. He is not proposing a convenience center or gas station – perhaps a coffee shop. He would like to work with the Planning Commission and the City of Tullahoma to determine a use that would improve traffic and street flow. The following public comments were made:

1. Renee Keene, 2108 Ovoca Rd – deferred her 2 minutes to Bryan Hayes
2. Charlotte Auber, 2108 Ovoca Rd – deferred her 2 minutes to Bryan Hayes
3. Lee Yoder, 101 Fairways Blvd North – deferred his 2 minutes to Bryan Hayes
4. Derrick Dykes, 2102 Ovoca Rd – deferred his 2 minutes to Bryan Hayes
5. Melinda Tant, 2014 Ovoca Rd – deferred her 2 minutes to Bryan Hayes
6. John Nichols, 214 Fairways Blvd North – deferred his to minutes to whomever wanted them (chairman added them to Bryan Hayes)
7. Joyce Heber, 2105 Ovoca Rd – deferred her 2 minutes to Bryan Hayes
8. Ginger Ennis, 109 Fairways Blvd North – deferred her 2 minutes to Bryan Hayes
9. Christy Hayes, 2106 Ovoca Rd – deferred her 2 minutes to Bryan Hayes
10. Adam Noon, 2100 Ovoca Rd – deferred his 2 minutes to Bryan Hayes
11. Cecil Bowler, 201 Fairways Blvd North – deferred his 2 minutes to John Miller
12. Bryan Hayes, 2106 Ovoca Rd – Opposed – drainage – submitted a power point presentation showing drainage issues.
13. John Miller, 109 Troon Way – Opposed – traffic, drainage. Stated that he had received 3 more signed petitions opposed to the rezoning for a total of 44 of the 77 individual property owners.
14. Jeff & Allison Roe, 40 Spring Breeze Dr – Opposed to commercial use and traffic increase

Public Comments via Letters and Emails read into the minutes by Staff:

1. John & Melinda Tant, 2014 Ovoca Rd - Opposed – commercial use and increase in traffic
2. Cameron Ray, 925 N Washington St – Opposed – drainage and congestion issues
3. Brandon Waller, Somerset Subdivision – Opposed – increase in traffic
4. John Miller on behalf of the Fairways Community Association submitted signed petitions with 41 of the 77 individual property owner signatures, all opposed to the rezoning.
5. Ed & Brenda Lavieri, 2325 Ovoca Rd – Opposed – traffic safety & volume
6. Laura Vaughn, 307 Somerset Ln – Opposed – increase in traffic
7. Beverly Lee, 114 Fairways Blvd – traffic visibility
8. Cindy Jones, 2107 Ovoca Rd – Opposed traffic & commercial land use
9. Kim Morris, 2019 & 2021 Ovoca Rd – Opposed – traffic

A motion was made by Mr. Paul Schwer seconded by Mr. Bill Comer to forward this item to the Board of Mayor and Aldermen with an unfavorable recommendation. Motion passed 5-0.

8. New Business: None

9. Next Meeting: Monday, September 21, 2020.

10. Adjourn

There being no further business, the meeting was adjourned.

Respectfully submitted,

Nena Abbott, Recording Secretary

Jennifer Moody, Interim Planning Commission Secretary