

**TULLAHOMA MUNICIPAL REGIONAL PLANNING COMMISSION
MEETING MINUTES**

July 7, 2022

The Tullahoma Municipal Regional Planning Commission met in a Special Call session on Monday, July 7, 2022 at 4:30 p.m. in the Board Room of the Tullahoma Municipal Building at 201 West Grundy Street.

1. **Call to Order:** Planning Commission Chairman Mr. Greg Sandlin called the meeting to order and welcomed commissioners, staff, and guests.
2. **Determination of a Quorum:** Mr. Greg Sandlin, Mr. Ray Knowis, Mr. Andy Hall, Mr. Paul Schwer, Mr. Daniel Berry, Mr. Bill Comer, and Mr. Andrew Rice. Seven (7) members were present. Other City and Staff Representatives present: Planning Director/Planning Commission Secretary Ms. Mary Samaniego, City Attorney Mr. Steve Worsham, and Ms. Nena Abbott, Recording Secretary.
3. **Pledge of Allegiance to the Flag**
4. **New Business:**
 - A. **Comprehensive Plan Amendment (Public Hearings)**

(1) Adoption of the Tullahoma Comprehensive Plan

Tullahoma's community-wide comprehensive development plan was last revised in 2011 and has become outdated in dealing with the current issues related to a growing community. A common Planning practice is to update/re-evaluate a plan every five (5) years. The City decided to update and replace the existing plan in 2020. Through a formal Request for Proposal (RFP) process, the City Board of Mayor and Aldermen retained the Walker Collaborative in 2021 to complete a new Comprehensive Plan. It was the City Administration and Planning Commission's desire that there be significant and meaningful community participation in preparation of the plan and that the consulting team includes substantial opportunities for citizen participation in the planning process. *(Applicant: Mary Samaniego, Tullahoma Planning Director)*

STAFF COMMENTS: Staff recommends adoption of the Tullahoma Comprehensive Plan: Think Tullahoma 2040 – Take-Off to Tomorrow and forwarding the item the Board of Mayor and Aldermen with a favorable recommendation.

PUBLIC COMMENTS: The following public comments were made:

1. George Wilson, 408 Albemarle Dr – Opposed to the plan; does not believe it has the community's best interests in mind nor does it properly address the "Macon Manor and Anderson Farms" concerns. He feels that it is designed to attract people to move into the City of Tullahoma and does not represent the needs, goals, dreams and desires of the people that already live in Tullahoma.

2. Mark Schempp, 204 East Lauderdale St – Has some pros and Cons with the plan. He is pleased that the City is looking for something that will help provide a vision to move forward with future changes.
3. Greg Gressel, 316 Oak Park Dr – Not in favor of an amphitheater, the location is poor and does not benefit the S. Jackson Street arts community. He does not feel that the steering committee had a good representative from the arts community.
4. Maureen Burke, 107 Breckenridge Rd – Not in favor of the plan. Overall, the plan is good, but is a little difficult to wade through, which made it hard to understand what the real vision is.
5. Donna Bradford, 404 Randolph Ct – Has concerns about the street capacity for extra traffic and the student load on the school system.
6. Ken Flager, 308 Tara Blvd – No comments on the comprehensive plan. He was opposed to any proposed developments near Macon Manor.
7. Steve Worsham – New high school: not a good choice to demolish the existing building and build a new school. Downtown Amphitheater: property owners of proposed location are not interested in selling the property.
8. Terri Flager, 308 Tara Blvd – “Urban” term should be removed from page 57 of the plan.
9. Beverly Lee, 104 Fairways Blvd – served on the steering committee for the proposed comprehensive plan. A lot of hard work has been done on the plan. Especially on the Waggoner Park Innovation Center. Arnold AFB is willing to assist new business owners if needed.
10. Tullahoma Area Economic Development Corp (TAEDC) – Planning Director Mary Samaniego presented a formal written recommendation of the plan.

A motion was made by Mr. Daniel Berry seconded by Mr. Paul Schwer to forward the proposed comprehensive plan to the board of Mayor and Aldermen with a favorable recommendation. Motion passed unanimously 7-0.

9. **Adjourn** – There being no further business, a motion was made by Mr. Ray Knowis seconded by Mr. Daniel Berry to adjourn the meeting. Motion passed 7

Respectfully submitted,

Greg Sandlin, Planning Commission Chairman

Mary Samaniego,
Director, Tullahoma Planning Department
Planning Commission Secretary

Nena Abbott, Recording Secretary



June 29, 2022

Planning Commission
Greg Sandlin, Chairman
201 West Grundy Street
Tullahoma, TN 37388

Dear Greg,

The TAEDC is pleased to recommend the adoption of the ThinkTullahoma2040 Plan and its recommendations for economic development. The objectives and strategies in the plan are consistent with our mission and will help promote growth and development. We are impressed with the amount of community input that went into this plan, and we believe the plan provides the tools for staff to help manage growth and develop a vibrant community that Tullahoma residents have envisioned.

One example of the updated policy is moving from a focus on land use to place types. This will allow Tullahoma to attract residential and commercial developers with planning tools that have not been used before and are designed to create a thriving community and quality of life that will attract the type of workforce needed for this area.

The Economic Development Strategy, along with other recommendations, will be useful guides for the future economic development growth in our region.

Sincerely,

A handwritten signature in black ink, appearing to read "Lynn Sebourn".

Lynn Sebourn
Chairman