

**TULLAHOMA MUNICIPAL REGIONAL PLANNING COMMISSION
MEETING MINUTES**

August 16, 2021

The Tullahoma Municipal Regional Planning Commission met in a Regular session on Monday, August 16, 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. Paul Schwer, Mr. Greg Sandlin, Ms. Rupa Blackwell, Mr. Ray Knowis, and Mr. Chad Grimes were present. Mr. Bill Comer was unable to attend, and there is one (1) vacancy on the Planning Commission. Five (5) members were present. Other City and Staff Representatives present: 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. Greg Sandlin, the minutes of the July 19, 2021, meeting were approved as submitted and the minutes of the July 26, 2021 continuation meeting were approved as amended: *Correct the meeting date from July 19, 2021 to July 26, 2021.* Motion passed 5-0.

5. **Reports of Officers and Staff:** None

6. **Old Business:** None

7. New Business:

A. Subdivision Plats (Public Hearings)

(1) Macon Manor Phase IV – Major Subdivision Preliminary Plat

Staff received a request for the Planning Commission to approve a major subdivision preliminary plat for property located at the Eastern portion of Map 109, Parcel 051.09 (Coffee County Tax Map 109, Parcel 051.09). The purpose of the plat is to divide 3.52 acres into five (5) proposed residential lots for a single-family dwelling use. The property is currently developed with a barn and surrounded by the R-1 zoning district with single-family dwelling uses. Each of the proposed lots is generally at or over 0.27 acres (or +/-12,000 square feet) in size. The size of the lots exceeds minimum lot size (12,000) and minimum lot width at the front yard setback (75') for the R-1 (low density residential district) with public sewer. The subdivision will have a new roadway within a 50' right-of-way and sidewalks are required. All lots will have direct driveway access to the newly created right-of-way and not directly onto Albemarle Road (local). (*Applicant: Josh and Chelsea Sudbury*)

STAFF COMMENTS: Staff recommends denial of the preliminary plat based on the deficiency in the Connectivity Index from 1.4 to 1.0 and on the findings of facts for the variance request to Section 4-13.1.

PUBLIC COMMENTS: Property owner Josh Sudbury was present to answer any project questions. The following public comments were made:

1. Jason Garner, 426 Albemarle Dr - Macon Manor HOA Vice-President – in favor of project but is opposed to the requirement of sidewalks and the street requirements for the entrance to the Sudbury personal property.
2. Jeff Bowen, 1278 Riddle Rd, Shelbyville, TN – will be overseeing the development of the proposed subdivision and the Sudbury personal home.

A motion was made by Ms. Rupa Blackwell seconded by Mr. Ray Knowis to approve the preliminary plat with all staff comments and the following contingencies:

1. *There will be no further major development on the remaining property until the year 2061, based on the recorded restrictive covenants.*
2. *Without approval of the variance request for the installation of sidewalks due to current size of streets.*

Mr. Joshua Sudbury acknowledges and understands the requirement of a recorded restrictive covenant stating the above contingencies. Motion passed 5-0.

B. Zoning Map Amendment (Public Hearings)

(1) Zoning Map Amendment #256

Staff received a request to rezone property located at 510 and 512 S. Washington Street (Coffee County Tax Map 127C, Group D, Parcels 006.00) from the I-1 Restricted manufacturing and Warehousing District to the C-2 General Commercial District to allow all permissible uses within the C-2 zoning district. The subject property is in an area of mixed uses with commercial, residential, and industrial property. The current structures appear to have been historically used as a single-family residence (512) and a commercial use (510); however, the current zoning is Restricted Manufacturing and Warehousing (I-1). The lot is approximately +/-0.98 acres (43,000 SF) in area and 135' in width. In the C-2 district, there are no minimum lot area or minimum lot width requirements. The land use plan identifies this property for light industrial use. (*Applicant: Brenda Moore Prince*)

STAFF COMMENTS: Staff recommends sending a favorable recommendation to the Board of Mayor and Aldermen based on the Findings of Fact for Section 1006-E of the City of Tullahoma Zoning Ordinance.

PUBLIC COMMENTS: Property owners Larry and Brenda Prince were present to answer any project questions. The following public comments were made:

1. *Thelia Grace, 506 S. Washington St. – concerned about any restrictions for building/remodeling on current residential properties within the zoning district.*
2. *Jackie Duncan – owns 507 S. Washington St – concerned about future uses in the neighborhood. Mr. Duncan is also the County Commissioner for this district.*
3. *Bill Judkins – 1643 S. Jackson Street – Current commercial tenant, provided details of their plans for a proposed business at this location.*

A motion was made by Ms. Rupa Blackwell seconded by Mr. Paul Schwer to send a favorable recommendation to the Board of Mayor and Aldermen. Motion passed 5-0.

8. Next Meeting: Monday, September 20, 2021

9. 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