

**TULLAHOMA MUNICIPAL REGIONAL PLANNING COMMISSION
MEETING MINUTES**

May 16, 2022

The Tullahoma Municipal Regional Planning Commission met in a Regular session on Monday, May 16, 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. Ray Knowis, Mr. Andy Hall, Mr. Paul Schwer, Mr. Greg Sandlin, Mr. Bill Comer, and Mr. Andrew Rice. Mr. Daniel Berry was unable to attend. Six (6) members were present. Other City and Staff Representatives present: Senior Planner/Planning Commission Secretary Ms. Mary Samaniego, City Engineer Mr. Scot St. John, and Ms. Nena Abbott, Recording Secretary.
3. **Pledge of Allegiance to the Flag**
4. **Minutes:** On a motion by Mr. Paul Schwer seconded by Mr. Andy Hall, the minutes of the April 18, 2022, meeting were approved as presented. Motion passed 6-0.
5. **Reports of Officers and Staff:** Ms. Samaniego reported that hundreds of comments have been received for Draft #1 of the Comprehensive Plan and suggests that a Planning Commission study session be scheduled for the commissioners to thoroughly review the comments and the Comprehensive Plan.
6. **Old Business:** None
7. **New Business:**
 - A. **Subdivision Plats (Public Hearings)**
 - (1) **Legacy Preserve – Major Subdivision Preliminary Plat**

Staff received a request to approve a preliminary plat to create sixty-four (64) lots from existing 23.50 acres at the 200 block of Ledford Mill Road. (*Applicant: Ira A. Howard*)

STAFF COMMENTS: Staff stated that this item would be continued to the June 20, 2022 Planning Commission meeting.

PUBLIC COMMENTS: Mr. Ira A. Howard, property owner/developer was present and voiced his concerns regarding stormwater and fire ordinances which need to be addressed immediately to encourage residential growth and development in Tullahoma. There were no public comments.

A motion was made by Mr. Ray Knowis seconded by Mr. Paul Schwer to continue this item to the June 20, 2022 Planning Commission meeting. Motion passed 6-0.

(2) *Tisha Estates – Major Subdivision Preliminary Plat*

Staff received a request to approve a preliminary plat to create fifty-three (53) lots from existing 27.17 acres at the 100 block of Stewart Street. (*Applicant: Joe Denby*)

STAFF COMMENTS: Staff stated that this item would be continued to the June 20, 2022 Planning Commission meeting.

PUBLIC COMMENTS: There were no public comments.

A motion was made by Mr. Paul Schwer seconded by Mr. Andrew Rice to continue this item to the June 20, 2022 Planning Commission meeting. Motion passed 6-0.

(3) *Shields – Minor Subdivision Final Plat*

Staff received a request to approve a final plat to create three (3) lots from existing 4.98 acres at 2041 W. Lincoln Street (Coffee County Tax Map 126, Parcel 006.00). (*Applicant: Debra Shields*)

STAFF COMMENTS: Staff recommends approval of the final plat subject to all staff comments.

PUBLIC COMMENTS: Mr. Nicholas Northcutt, land surveyor of record was present to answer any project questions. There were no public comments.

A motion was made by Mr. Paul Schwer seconded by Mr. Ray Knowis to approve the final plat subject to all staff comments. Motion passed 6-0.

B. Zoning Text Amendment (Public Hearing)

(1) *Franklin County text amendment request*

Staff received a request to approve a text amendment to Franklin County Zoning Resolution to revise the setbacks for the Mixed-Use Districts in Franklin County. (*Applicant: Franklin County Planning & Zoning Department*)

STAFF COMMENTS: Staff recommends approval of this request and that a favorable recommendation be forwarded to the Franklin County Planning & Zoning Department.

PUBLIC COMMENTS: There were no public comments.

A motion was made by Mr. Paul Schwer seconded by Mr. Ray Knowis to forward the request to the Franklin County Planning & Zoning Department with a favorable recommendation. Motion passed 6-0.

8. Next Meeting – Monday, June 20, 2022 at 4:30 p.m.

9. Adjourn – There being no further business, a motion was made by Mr. Andrew Rice seconded by Mr. Ray Knowis to adjourn the meeting. Motion passed 6-0.

10. Adjourn

There being no further business, a motion was made by Mr. Daniel Berry seconded by Mr. Paul Schwer to adjourn the meeting. Motion passed 7-0.

Respectfully submitted,

Greg Sandlin, Planning Commission Chairman

Mary Samaniego, Senior Planner, Planning Commission Secretary

Nena Abbott, Recording Secretary