

**MINUTES FOR THE
JOINT SPECIAL CALLED MEETING
OF THE BOARD OF MAYOR AND ALDERMAN AND THE TULLAHOMA
REGIONAL PLANNING COMMISSION**

September 19, 2022

The Board of Mayor and Aldermen of the City of Tullahoma, Coffee and Franklin Counties, Tennessee assembled at the Tullahoma High School Auditorium, in Tullahoma, for a joint special call meeting on Monday, September 19, 2022, at 5:30 p.m. with Mayor Ray Knowis presiding and the following named members of the Board of Mayor and Aldermen: Jenna Amacher, Daniel Berry, Robin Dunn, Kurt Glick, Jerry Mathis, and Bobbie Wilson. All Board Members were present.

Jennifer Moody, City Administrator; Stephen M. Worsham, City Attorney and Rosemary Golden, City Recorder were present at the meeting.

Mayor Ray Knowis called the meeting to order and he read the Special Call notice.

The Invocation was said by Rev. Elbert Smith and he led us in the Pledge of Allegiance.

City Recorder, Rosemary Golden, called the roll and all BMA members were present and were asked to sign the Special call notice.

Greg Sandlin, Chairman of the Planning Commission determined the Planning commission had a quorum and all members were present. (Alexander Rice, Andy Hall, Paul Schwer, Bill Comer, and Greg Sandlin)

SPECIAL PRESENTATION:

Mayor Ray Knowis recognized Ms. Mary Samaniego, the Planning Director. She thanked everyone for coming out tonight. Ms. Jennifer Moody, City Administrator, then stated how the flow of tonight's meeting would be handled. Ms. Moody stated we would first hear a presentation from the Walker Collaborative, then we will open the floor up for a Townhall-style Q & A (question and answer) format.

There were three (3) representatives from the Walker Collaborative present for tonight's meeting, Mr. Phillip Walker, Mr. Keith Covington and Ms. Liesel Goethert.

Mr. Phillip Walker stated he was here tonight for two things. First, he wanted to explain their thinking behind the 2040 Comprehensive Plan. Secondly to answer any questions. He stated the housing study assumptions they used for the 2040 Comprehensive Plan.

Mr. Kevin Covington described the Planning Topics and went into details about the Traditional Neighborhood New (TNN) concept.

Ms. Liesel Goethert spoke about the mobility assumptions they used in the plan. The Walker Collaborative thought that connectivity would be important in the future growth of Tullahoma.

PUBLIC COMMENTS: (Townhall-Style Question and Answer Format)

Ms. Cindy Watson, 803 Twelve Oak Rd., stated control growth is good, but her main questions had to do with how much was this going to cost the city.

Mr. Jerry Hoenicke, 200 Settlers Trace, stated his main concern was about a fiscal feasibility study and the implementation cost.

Mr. Bob Bates, 501 Marbury Road, he wanted an answer as to what actually/legally is the city considering this plan to be? Mr. Worsham said, "It is a Comprehensive Plan." Mr. Bates said the city should also have a resiliency plan for emergencies.

Mr. Greg Broussard, 302 Huntington Place, stated he is concerned for the high-density potential in the Traditional Neighborhood New (TNN) category that is in the plan currently. He said this will ultimately cost the tax payors more for infrastructure.

Mr. John Peres, 95 Blue Sky Court, stated spot zoning is illegal. He also talked about the Fire Department's current ISO rating and does not want to see that go up which will cost everybody more money on their home insurance. He wants to see a plan that reflects our community. He asked if the city is negotiating with the developers of the Anderson Farm area? He asked where is the fiscal responsibility?

Ms. Shala Glennon, 302 Twelve Oaks Road, had several concerns with the term "PUD's". Will there be strict or flexible rules? She suggested that new developments create their own exits and entrances and not to tie into older subdivisions. She suggested the Planning Commission listen to all of the comments made by the citizens. They city should take care of what we have currently, drainage problems and potholes.

Mr. Michael Glennon, 302 Twelve Oaks Road, said the plan calls for national and regional developers. Why not utilize local developers?

Mr. Greg Gressel, 306 Oak Park Drive, was upset that the arts community was not invited to the initial meetings. He did not agree with the plan where it stated the Traders National Bank should be torn down and an outdoor amphitheater be built in its place. They city can't handle two outdoor venues.

Mr. Marvin Sellers, 207 Tara Blvd., stated that “mixed use” does not work here and will not work here in Tullahoma. He stated you can get to anywhere in the city within ten minutes. Mixed use is designed for much larger cities. He stated the Planning Commission should be working with the citizens not outside developers. He also stated financial impacts need to be taken into consideration. He suggested they put extra fees onto the outside developers to be set aside to help future infrastructure costs and impact fees.

Mr. Chuck Deen, 419 Albemarle Drive, asked what is going to be done with all of the comments and suggestions received so far?

Mr. George Wilson, 408 Albemarle Drive, asked again what type of plan is the city considering this to be? A General plan? A Growth plan? or a Comprehensive plan? He stated they all have different ways to be changed or amended. He suggested that the BMA take a better more detailed look at their Charter, Code of Ordinances, Zoning Ordinances and Subdivision Regulations.

Ms. Maureen Burke, 107 Breckenridge Drive, stated she kept hearing the words, “Our Plan”, “Our Vision” from the Walker Collaborative group tonight. She stated the 2040 Comprehensive Plan is a beautiful plan but it does not match what the Tullahoma citizens want. She wanted to know what mechanism was in place to stop high density housing. She hopes the public comments have been heard by the Planning Commission and BMA.

Mr. Scott Van Velsor, Fairways Blvd., stated you should not socially engineer someone else’s property.

There were no more citizens who wished to comment or ask questions so Mayor Knowis and Chairman Sandlin led a discussion among their board members.

Mayor Knowis made a motion and it was seconded by Alderman Berry to schedule another special call meeting to discuss specific changes/proposals to the 2040 Comprehensive Plan and then send it back to the Planning Commission who ultimately has the responsibility of making the suggested changes or not.

On roll call all members present voted aye and it was so ordered.

There being no further business to come before the Board of Mayor and Aldermen at this time, the Board Meeting adjourned at 10:05 p.m.

CITY RECORDER

MAYOR

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