



## *Municipal-Regional Planning Commission*

# Meeting - Minutes

Atoka Town Hall  
334 Atoka-Munford Avenue

Thursday October 20, 2020  
6:30 p.m.

The **Atoka Municipal/Regional Planning Commission** met with the following members present:

Michael Smith  
John Harber

Keith Moore  
Stephen Shopher

Brett Giannini  
Vicki Shipley via Zoom

Absent:

Also attending:

Shelly Johnstone, AICP, Town Planner  
Amanda Faurbo, Acting Clerk  
\*Attached Sign In sheet

Bill Scott, Atoka Fire Department  
Marc Woerner, Town Administrator

Rex Wallace, Director  
Ben Ledsinger, Town Engineer

**Planning Commission Meeting** was called to order at 6:31 pm.

**Previous Minutes September 17, 2020 – Commissioner Moore made a motion to approve the September 17, 2020 minutes as presented. Commissioner Harbor seconded.** Commissioner Shopher called for a roll call vote. Commissioner Harber, Yes. Commissioner Shipley, Yes. Commissioner Moore, Yes. Commissioner Smith, Yes. Commissioner Shopher, Yes. Commissioner Giannini, Yes. All Approved. Motion Carried.

### **REPORTS**

**Code Enforcement Monthly Activity Report** – Rex Wallace, Director reviewed as presented.

### **OLD BUSINESS**

1. **Consideration of Sterling Meadows Preliminary Plat** – **Tony Terhune, Apex Home Builders** Town Planner Shelly Johnstone, AICP presented the Preliminary Plat staff report from the previous meeting, where the plat was tabled for further work on the issues presented in the report. She reported that the staff and Town Engineer met with the developer's engineers after the September meeting, but that because there were no changes in the plat from what was presented at that meeting, there were no new staff recommendations. Tony Terhune, Apex asked how the Commission could deny the Plat if it meets all the requirements of the regulations. Will Patterson, Apex attorney spoke on the concerns of the definition of a legal subdivision and how the project does meet the legal description of a subdivision. Bill Scott, Atoka Fire Department, spoke in regard to the adoption of the 2015 Fire Code which addresses the required emergency vehicle access. Chair Shopher stated that citizens in Sterling Ridge have started a petition against any further development in the area due to emergency access concerns. Pinky Dike of WH Porter asked the Commission if he could give them a history of the project. He stated that conversations about this project and Sterling VII began with a prior Town Administrator, Brian Koral. Mr. Dike stated that they discussed a cut through on the Nugget Lane cul-de-sac as a possible option to improve emergency apparatus access. The cut through option did not happen and the builder is building homes on the lots in that cul-de-sac. Three citizens stated their concerns about safety if additional houses are added to the series of subdivision sections already built. Commissioner Giannini made a motion to deny the Preliminary Plat for Sterling Meadows for the following reasons: The proposed subdivision does not adequately address the overall health, safety, and well-being of the citizens of Atoka, it does not provide adequate emergency apparatus which is in violation of the 2015 Fire Code and does not provide adequate general traffic access, and has a future road extension that is planned to be too close to the TVA tower. Commissioner Smith seconded. Commissioner Shopher called for a roll call vote.

Commissioner Harber, Yes. Commissioner Shopher, Yes. Commissioner Moore, Yes. Commissioner Smith, Yes. Commissioner Shipley, Yes. Commissioner Giannini, Yes. All Approved. Motion Carried.

**2. Consideration of Amendments to the Atoka Zoning Ordinance & Subdivision Regulations/ appointment of a committee to review - Shelly Johnstone, AICP** requested the Commission to establish a committee to review an annotated version with all corrections and changes to the zoning ordinance. Commissioner Giannini requested a temporary moratorium on all sign permits until the review is complete and presented to the Board for approval. The Commission agreed to establish a committee which will include some citizens, a developer, a couple of Planning Commissioners, a Board member and staff. Commissioner Giannini made a motion to send a recommendation to the Board of Mayor and Alderman to approve a temporary moratorium on issuing any sign permits until December. Commissioner Smith seconded. Commissioner Shopher called for a roll call vote. Commissioner Harber, Yes. Commissioner Shopher, Yes. Commissioner Moore, Yes. Commissioner Smith, Yes. Commissioner Shipley, Yes. Commissioner Giannini, Yes. All Approved. Motion Carried.

#### **NEW BUSINESS**

**1. Ledcor Site Plan Review for telecommunications facility.** Town Planner Shelly Johnstone, AICP presented the site plan for the Viasat telecommunications facility. Ledcor representative Tom Hodges answered questions from the Commission via ZOOM. Commissioner Harbor made a motion to approve the Site Plan as presented with the fencing recommendation from the Town Planner. Commissioner Giannini seconded. Commissioner Shopher called for a roll call vote. Commissioner Harber, Yes. Commissioner Shopher, Yes. Commissioner Moore, Yes. Commissioner Smith, Yes. Commissioner Shipley, Yes. Commissioner Giannini, Yes. All Approved. Motion Carried.

**2. Report on staff approval of minor subdivisions** Town Planner Shelly Johnstone, AICP presented Smith and Bethel Minor Plat, Lot 8 & 108 Williamsburg and Vucon Commercial Subdivision which were all approved in house.

**3. Plat Amendment- Lochmeade III Subdivision Lots 37 and 38** Town Planner Shelly Johnstone, AICP presented Lochmeade III Lots 37 and 38 as a minor subdivision needing approval of the Planning Commission. David Tucker, D & D explained the circumstances for the request to amend the plat. The plat was reviewed by the BZA for a variance request which was granted prior to the Planning Commission meeting. Commissioner Harber made a motion to approve the minor subdivision. Commissioner Giannini seconded. Commissioner Shopher called for a roll call vote. Commissioner Harber, Yes. Commissioner Shopher, Yes. Commissioner Moore, Yes. Commissioner Smith, Yes. Commissioner Shipley, Yes. Commissioner Giannini, Yes. All Approved. Motion Carried.

#### **OTHER BUSINESS - NONE**

**MISCELLANEOUS ITEMS FOR THE PLANNING COMMISSION** – Commissioner Harber asked the Town Administrator if there were any updates on the appointment for the Regional Planning Commissioner. Marc Woerner, Town Administrator advised he would be putting the information out the following week.

**CITIZEN CONCERNS**– Trisha Phelps, Sterling Ridge Subdivision Property Owner, thanked the Commission for taking the citizens' concerns into consideration during the Sterling Meadows Plat review.

#### **ADJOURNMENT**

**Commissioner Harber made a motion to adjourn. Commissioner Moore seconded. All approved.**

**Meeting adjourned at 7:42pm.**



Stephen Shopher, Chair



Vicki Shipley, Secretary

*Commission*