



Municipal-Regional Planning Commission

Public Hearing -Minutes

Atoka Town Hall
334 Atoka-Munford Avenue

Thursday January 20, 2022
6:30pm

Meeting – Minutes

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

Keith Moore
John Harber

Michael Smith
Stephen Shopher

Jonathan Fortenberry
Vicki Shipley

Absent: Danny Feldmayer

Also attending:

Amanda Faurbo, Assistant to the Town Administrator
Marc Woerner, Town Administrator
*Attached Sign In sheet

- I. Chair Shopher called the meeting to order at 6:30pm and established a quorum.
- II. **Approval of the November 18, 2021, Minutes-** Commissioner Harber made a motion to approve the November 18, 2021, minutes as presented. Commissioner Moore seconded. All Approved. Motion carried.
- III. **Old Business-** None
- V. **New Business**

Consideration of Tipton Farms-Planned Unit Development- Kyle Hamm with Wilbanks Architecture and Associates presented the facts on the proposed PUD zoning overlay. The Tipton Farms Development will be a 344-lot, single family detached, mixed use subdivision, consisting of R1, R2 and R4 zoning with 3 common open spaces and 2 playground amenities. The property would extend Walker Parkway west to the property line.

Commissioner Harber clarified that the zoning would stay FAR with an overlay of the PUD with mixed zoning, if the Planning Commission recommended approval to the Board of Mayor and Alderman, the Town would hold a public hearing before a decision would be made. Administrator Woerner confirmed the statement from Commissioner Harber and advised the commission that the motion should only be for the PUD overlay not the preliminary plat.

Ben Ledsinger with SSR answered questions on the roundabout within the subdivision. Paul Frazier, PFMT Holdings answered questions concerning the previous denial of the proposed

subdivision in 2018. He advised there were no answers to the sewer issues in 2018 and the traffic concerns were not resolved. Ben Ledsinger advised the Commission of his recollection of the 2018 submittal and denial and explained that circumstances have changed. Director Patrick answered questions in regard to sewer capacity.

Commissioner Harber made a motion to table the request to the February meeting until a traffic study is completed. Commissioner Moore seconded, adding that the drainage and the pattern book needs more detail. All Approved. Motion carried.

IV. Miscellaneous Items from the Planning Commission-

- A. Commissioner Moore asked for an update on the fence for Aire Serv. Town Administrator Woerner advised there has been some contact but inconclusive at this point. Town Attorney Kasey Culbreath advised the commission of her findings on the issue after research. Commissioner Harber advised that since they moved in, a storage box has been located on the site. He requested town staff check into documentation for Aire Serv and proceed as needed to remedy the issue.

V. Citizens' Concerns-

1. Susan Payne, 336 Julia Ann Dr- wanted clarity on 2000sq.ft houses. She asked if that was heated or under roof. She advised the commission to get someone that can answer the sewer questions: Does the sewer system have capacity and it can handle the volume for this development.
2. Keith Richter, 124 Smithers Ave- stated that three retention ponds will not be enough for the magnitude of this development. He wanted more conversation on drainage and consideration for the wildlife.
3. Scott Cooper, 447 Julia Ann Dr.- Requested the commission sit back and take a break when looking at the development. He feels that the infrastructure cannot handle this development. He wanted to know who would be inspecting the houses since the town does not have an inspector at the moment. Commission addressed the concern about inspecting.
4. Derick Brunt-348 Harper St. - his main concern is there are homes that flood on Kearns Circle.He stated there is not enough hydrological studies done on these properties. (is Kearns near this?)
5. Tena Bryan, 2375 Meade Lake Rd.- Flooding is her concern on Tipton Farms PUD. As a health care provider, she would like to know how the town will be able to care for the new residents (ambulances, fire and police). Her second issue is the property on Meade Lake that has large pieces of concrete that if placed in the ditch could cause flooding if the concrete moves down stream. Town Administrator Woerner advised that the property owner was in contact with TDEC.
6. Brian Willemssen, 36 W. Scottsdale Cv.- A resident for over 20 years, he would like to know if anyone had looked at the impact of the schools. The second concern is what type of developer is this and what type of development; will the development end up rental property?
7. Chris Giann, 480 Julia Ann Dr - He stated that he was on Lot 186 with a retention pond.He is concerned that the pond would overflow onto his property.
8. Bill Anderson, 452 Beverly Dr. – He advised that with 350 homes, 2 vehicles per home will be approximately 700 vehicles, between six and eight in the morning and four and six in the afternoon, there is going to be as many as 500 additional vehicles on the road. Can 206

handle that kind traffic if they are employed at the Ford Company? He was also concerned with how close the houses are to each other.

9. Kayla Oates, Realtor, not a resident of Atoka- She stated that she and other realtors are not in agreement with these types of houses that are proposed to be built. She stated that there are local builders that could build houses that would better fit Atoka than developers coming in from other places.
10. Donna Harden, 72 Harper St- She stated that she wanted to address the aftereffects on HOAs. She believes they do not work, and they have no teeth. She advised that smaller lots and smaller homes will bring low-income individuals.
11. Brett Cohen, 465 Julia Ann Dr.- He and his wife built in 2008, They built because of the size of the lots and homes. He feels the smaller homes, and lots are a negative effect on the existing homes.
12. Beth Zvolanek, 1341 Meade Lake Rd – She stated the traffic is minimal until they hit her family in a blind curve. The development could bring 600 more cars at a bare minimum that could hit her while she is pulling out of her driveway.
13. Kaylin Greganti, 480 Julia Ann Dr- She wanted clarity that the individuals that own the land from this proposed property to Highway 51 are indeed on board to develop the land out to Highway 51.
14. Joyce Wood, 414 Kearns Circle- Her concern is the sewer issues and drainage issues. She would like a thorough hydrological study done on the area.
15. Nathan Fryer, 67 Carson Cv.- He thinks the houses coming in should be consistent with the existing houses.

VI. **Adjourn**

Commissioner Harber made a motion to adjourn. Commissioner Smith seconded. All approved.

Meeting adjourned at 8:13pm.



Stephen Shopher, Chair



Amanda Faurbo, Clerk