Municipal-Regional Planning Commission

Atoka Town Hall
334 Atoka-Munford Avenue

Monday, August 7, 2023
6:00pm

Meeting – Minutes

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

Paul Martin	John Harber	Vicki Shipley
Matthew Peters	Barry Akin	
Tyra Faircloth		

Absent: Stephen Shopher

Also attending: Amanda Faurbo, Assistant to the Town Administrator
Marc Woerner, Town Administrator
Shelley Johnstone, Orion
*Attached Sign In sheet

Vice Chair Martin called the meeting to order at 6:02pm and established a quorum.

Public Comment – Stephanie Bohrman Adkison Circle, advised that the proposed zoning map does not show an industrial zone on the East side of the railroad tracks on the North side of town off Faulkner Road. After discussion, staff stated that the correction would be made to the map before adoption of the zoning map.

New Business –

Recommendation to the Board of Mayor and Alderman to adopt the Atoka OnTrack Zoning Ordinance. Shelley Johnstone presented for Orion the Zoning Ordinance revisions. Commissioner Harber made a motion to make a positive recommendation to the Board of Mayor and Alderman to adopt the Atoka On Track Zoning Ordinance. Commissioner Shipley seconded. Vice Chair Martin opened for discussion. Vice Chair Martin stated that he had a few things:

1. Manufactured homes currently in the region in agricultural land you can have a mobile home on an acre of land. In the new document it does not allow mobile homes in agriculture. Shelley addressed the concern.
2. 4.2.17 Religious Assembly Small and Large. Is there a reason for that? Also, would limited to indoor activity prohibit them from having an outdoor service? Shelley responded No, not a service, that is a gathering not a use.
3. 4.2.28 Vehicle Repair or Maintenance Facility. After discussion, Add Use on Appeal in Neighborhood Center District to Table 4.1.

4. Commissioner Peters asked one question. Has there been any discussion on what the mixed residential between Kroger and the tunnel on the East side of Maple is? When looking at the proposed map, the location in question was identified as a previous R-3 district. Also, the regional r-3 district on Tracy Road in the South end of town was not identified correctly.
5. Mayor Akin questioned why Table 4.1 Colors do not match the proposed zoning map legend colors. Shelley advised that the colors on Table 4.1 will be updated to match the proposed zoning map colors.
6. Alderman Harber asked to review 2.4 Number of Buildings per lot. He wanted clarity on whether mother-in-law accessory dwellings would be permitted. Shelley advised that yes, they are in a different section permitted, and this is only for primary dwellings.
7. Commissioner Faircloth 4.1.2.4 change Director of Planning pr designee to Director of Planning or designee.

Alderman Harber amended the motion to make a recommendation to the Board of Mayor and Alderman to adopt the Atoka On Track Zoning Ordinance with the modifications discussed tonight by the Planning Commission. Commissioner Shipley seconded. All Approved. Motion Carried.

Miscellaneous Items from the Planning Commission-

Commissioner Shipley made a motion to adjourn the meeting at 6:56 pm. Commissioner Faircloth seconded.

Paul Martin, Vice Chair

Amanda Faurbo, Clerk