



Municipal-Regional Planning Commission

Monday, May 18, 2026, 6:00p.m.

Meeting – Minutes

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

Barry Akin	Stephen Shopher	Matthew Peters	John Harber
Paul Martin	Don Schwartz		

Absent: Tyra Faircloth

Also attending: Jim Atkinson, Planning Coordinator, Marc Woernor, Town Administrator, Carla Grisham, Planning Clerk, *Attached Sign in Sheet.

Chair Stephen Shopher called the meeting to order at 6:00 p.m. and established a quorum.

Approval of Minutes - Approval of the April 20, 2026, Minutes –Commissioner John Harber made a motion for a correction to amend the minutes regarding Atoka Railroad commercial accessory structure to be recorded as a primary structure for a commercial building. Commissioner Peter seconded the motion. Chair Shopher did a roll call vote. Commissioner Harber, yes, Commissioner Martin, no, Commissioner Schwartz, no, Mayor, no, Commissioner Peters, yes. Motion failed, three to two. Commissioner Martin made a motion to postpone the approval of the minutes from the April meeting until the recording is reviewed to determine the correct verbiage. Commissioner Schwartz seconded the motion. The motion passed with four votes in favor and one opposed. Commissioner Harber opposed. Motion carried.

Public Comment – Tena Bryan at 2375 Meade Lake Rd. spoke about drainage to open field, ditches, and concerns about infrastructure in Maple Wood's Village.

Reports – Code Enforcement Monthly Report – The report was reviewed by the Planning Commission with no questions from the board.

Old Business – None





New Business –

- **Site Plan: Maple Woods Village** – Jim Atkinson presented the staff report and addressed questions from the Board. The applicant was in attendance to address any questions. The applicant also requests four variances from the Town of Atoka Subdivision Regulations.
 1. To allow a 28-foot-face-to-face pavement width and 9.5-foot grass strip on a collector road, related to Section 4.3.14.2.
 2. To allow a block length in excess of 900 feet, related to Section 4.2.6.
 3. To allow a dead-end public way without a temporary cul-de-sac, related to Section 4.3.26.1
 4. To allow a grade greater than 2% at an intersection, related to Section 4.3.20.6.

Commissioner Peters made a motion to postpone the Maple Woods Village site plan submittal until the June meeting. Commissioner Harber seconded the motion. All in favor. Motion carried.

- **Sign Permit Application: Milestone Electric** – Commissioner Martin made a motion to approve. Commissioner Peters seconded the motion. All in favor. Motion carried.

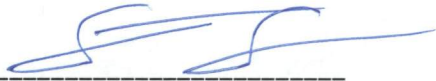
Miscellaneous Items from the Planning Commission –

- Jim Atkinson and the board discussed options for homeowners to request a streetlight.
- Discussion on utility lines to be run underground.
- Discussion on Farmstands vs. transient vendors.
- Commissioner Martin brought up discussion on putting markings on Kimbrough or Maple to show where the street veers off.
- Commissioner Peters discussed possibly getting the packets sooner, especially when it is a big project. Jim Atkinson explained the process and suggested we can adjust the internal review cycle for a site plan submittal from 30 days to 37 or 40 days prior to Planning Commission meeting.
- Commissioner Harber brought up discussion on Heyward/Newbury apartments being affordable housing. Chair Shopper suggested the Planning Commission have a training course on all the different affordable housing.



Town of **ATOKA**

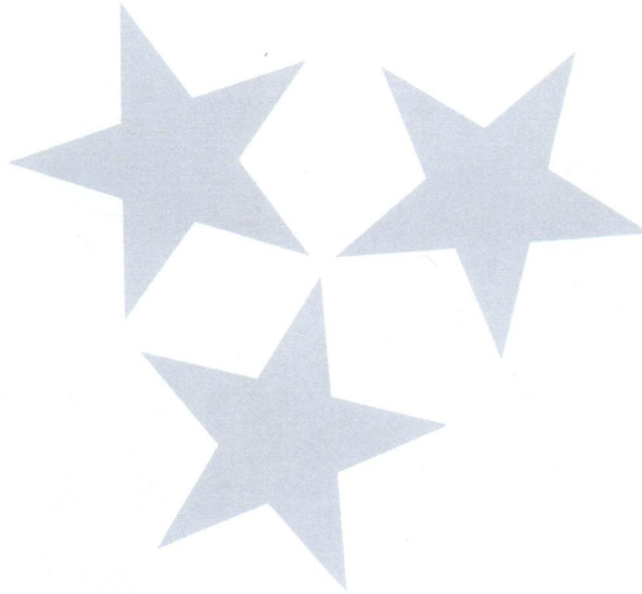
Commissioner Martin made a motion to adjourn. Without any objections Commissioner Shopher adjourned the meeting at 7:19 p.m.



Stephen Shopher, Chair



Carla Grisham, Clerk





Municipal-Regional Planning Commission MEETING

May 18, 2026, 6:00pm

PLEASE SIGN IN

Name	Address	Phone #
<u>Pam Martin</u>	<u></u>	<u>3584962</u>
<u>BARRY L. Akin</u>	<u></u>	<u>T.O.A</u>
<u>Walter Baker</u>	<u>72 Clay CV</u>	<u>451.3989</u>
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334 Atoka Munford Ave., Atoka, TN 38004

www.atokatn.gov



Municipal-Regional Planning Commission
PUBLIC COMMENT

May 18, 2026, 6:00pm

PLEASE SIGN IN TO SPEAK

Name	Address	Phone #
Tena Bryan	2375 Meade Lake Rd	901-734-7866

