

Coffee County Strategic Planning Committee

March 9, 2023 Meeting Minutes

Members Present: Claude Morse, Lynn Sebourn, Jimmy Hollandsworth, Dennis Hunt, Ron Fuller, Brent Willis, Robert Norfleet, David Young, Dennis Hunt

Members Absent:

Guests: Jimmy Jernigan - Coffee County Realty and Joe Orr - Weichert, Realtors - Joe Orr & Associates - Tullahoma

Chairman Sebourn called the meeting to order at 5:30 pm.

The committee met with Jimmy Jernigan and Joe Orr to discuss the growth of the Coffee County and issues in real estate in the county.

Topics discussed included:

- An overview of the demand for housing in Coffee County
 - Noted that demand for housing is high
 - There is a limit on the number of lots available for home building, especially in the city of Tullahoma. There is also a shortage of available rental properties, both homes and apartments.
 - Available inventory for sale is being impacted by both the high demand and the increase in mortgage interest rates. Many potentially sellers opting to keep current low interest rates mortgages instead of selling homes.
- Committee received feedback that the setbacks in county rural lots is excessive and is unique in the state. Typical process is to appeal to BZA for a variance which is nearly always approved. However, this incurs an application fee that is perceived as unfair. Recommendation to reduce the lot setbacks to be consistent with the majority of the state. This would have to be approved by the County Planning Commission and the County Commission.
- Many new residents coming from other states, especially California.

Meeting was adjourned at approximately 7 pm.