

**THE MANCHESTER PLANNING COMMISSION MINUTES
SPECIAL CALLED
FEBRUARY 22, 2021**

Chairman Mark Williams called the meeting to order at 5:30 P.M.

MEMBERS PRESENT: Mayor Marilyn Howard, Vice Mayor Mark Messick, Chairman Mark Williams, Vice Chairman Steve Jernigan, Secretary Linda Bryan, Gary Trail and David Pennington

MEMBERS UNABLE TO ATTEND: NONE

NON-MEMBERS PRESENT: City Engineer Scot St. John, Codes Director Jamie Sain, Office Mgr. Grace Frazier & others.

NON-MEMBERS UNABLE TO ATTEND: NONE

APPROVAL of January 21, 2021 MINUTES:

Motion by Vice Mayor Messick to approve, seconded by David Pennington. Approved unanimously.

BUSINESS:

Prem./Final Plat: 3 lot subdivision 1400 Hillsboro Blvd. for Roman Fonseca, owner of El Molcajete Restaurant. Zoned C-3

This preliminary/final plat resubdivides and combines four lots into three lots. The property is at the corner of Hillsboro Boulevard, Clover Lane, and Summer Street. Lot 1 is intended for the new El Molcajete Restaurant as presented to the Planning Commission in January 2021. Lots 2 and 3 contain existing single-family houses. The owner intends to market lots 2 and 3, as well as a rear lot on Summer Street for a future commercial use. Utilities are available to all lots. One new fire hydrant is being added by El Molcajete on Lot 1 for fire coverage.

Recommendation:

Staff recommends approval of the preliminary/final plat. All review comments have been addressed.

Motion by Vice Chairman Jernigan to approve, seconded by Secretary Bryan. Approved unanimously.

Rezoning Request: Bartlett Drive, Map 085H, Group A, Parcel 021.00, which consists of 2.121 acres. Howard Ridner and James Riddle, owners request rezoning from I-1 Industrial to R-4 High Density Residential.

Mr. Ridner and Mr. Riddle addressed the Planning Commission and informed them that their intentions for the property was townhouses or multi-family units. Director Sain made the Planning Commission aware that the rezoning would not meet the Land Use Plan, which shows the property for future commercial use, and if it was rezoned that the Land

Use Plan would have to be amended. Director Sain made a negative recommendation to the Planning Commission because of the Land Use Plan for the rezoning to R-4. Scot St. John made the comment that the committee that last reviewed the Land Use Plan had a hard time finding areas for high-density residential. When the Land Use Plan is reviewed again, this may be a good area for high-density residential.

Motion by David Pennington to send to the BOMA with a positive recommendation to rezone to R-4 and amend the Land Use Plan, seconded by Gary Trail. Approved unanimously.

Right-of-way closure Lakeview Dr., as shown on the Hendrixson Lake View S/D plat.

The Coffee County Fair Board Association requests abandonment of city owned property across from the Coffee County Fairgrounds that has an address of 99 Lakeview Rd. The Fair Board wishes to utilize the area to expand and improve the parking area for the Fairgrounds. This was presented to the Street Committee on Feb. 11th, 2021 and was sent to the Planning Commission with a positive recommendation to close the right-of-way. The City will have to obtain a 20' waterline easement on the property before the abandonment.

Motion by Vice Chairman Jernigan to send to BOMA with a positive recommendation and to obtain the waterline easement for the City, seconded by David Pennington. Approved unanimously.

Acceptance of Grass Land Street in Sweet Grass S/D.

Director Sain informed the Planning Commission that he and George Gannon, Director of the Street Dept., inspected the drainage, curbing and roadway of Grass Land Street. It is the recommendation of both departments to accept the street.

Motion by Vice Chairman Jernigan to send to the BOMA with a positive recommendation to accept Grass Land Street, seconded by Secretary Bryan. Approved with a vote of 5 with Mayor Howard abstaining.

Report of Chairman: Chairman Williams would like to review the requirements for new construction building facings and the orientation or angle that a building is on the property to determine the architectural standards for new construction at our March meeting.

Report of Engineer/Codes Director: NONE

Motion to adjourn at 5:55 PM by Mayor Howard, seconded by Gary Trail. Approved unanimously.

Chairman

Secretary

MANCHESTER BOARD OF ZONING APPEALS MINUTES
February 22, 2021

NO BUSINESS FOR THE MONTH OF FEBRUARY