

**THE MANCHESTER PLANNING COMMISSION MINUTES**  
**March 21, 2022**

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

**MEMBERS PRESENT:** Vice Mayor Mark Messick, Chairman Mark Williams, Vice Chairman Steve Jernigan, Secretary Linda Bryan, Leif Swanson and David Pennington

**MEMBERS UNABLE TO ATTEND:** Mayor Marilyn Howard

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

**NON-MEMBERS UNABLE TO ATTEND:** NONE

**APPROVAL OF FEBRUARY 21, 2022 MINUTES:**

Motion by Vice Mayor Messick to approve, seconded by Leif Swanson. Approved unanimously.

**BUSINESS:**

**Site Plan:** Lot 1, McArthur St., Map 086L, Group A, Parcel 006.01. Zoned C-3

This site plan is for a new 10,640 sf building and site located across from Shady Lane on McArthur Street at an undeveloped lot. Utilities are available and stormwater detention is being provided. This store will replace the existing store in the adjacent shopping center.

**Recommendation:**

Staff recommends approval of the site plan subject to the following punchlist items:

1. Provide a backflow valve and cleanout on the sanitary sewer service line at the edge of The easement near the manhole.
2. Regrade the existing main drainage ditch crossing the property to achieve positive drainage.
3. Provide drainage/detention calculations for review
4. Provide a copy of the TDOT entrance permit once obtained.
5. Provide a copy of SWPPP for review
6. Provide a copy of TDEC Notice of Coverage once received
7. Provide a completed, signed Detention Maintenance Agreement form

Motion by Secretary Bryan to approve pending punchlist items, seconded by David Pennington. Approved unanimously.

**Site Plan:** 1316 Willow Dr. for BS Properties. Zoned R-4

This site plan is for 22 apartments on a 1.63 acre site at the end of Willow Drive. The property was recently subdivided off of the lots fronting the highway and rezoned to R-4 A sewer line is being relocated as part of the site plan and a water line is being extended with a new fire hydrant installed. The developer is also installing a cul-de-sac and dedicating public right-of-way for the street extension. Stormwater detention is being provided as well as other drainage improvements that will benefit adjacent properties.

Page 2

Staff recommends approval of the site plan subject to the following punchlist items:

1. Provide a copy of the TDEC Notice of Coverage once received.
2. Provide a completed, signed Detention Maintenance Agreement form
3. Site plan approval is subject to final approval of plans by MWSD and TDEC approval of sewer and water plans.

Motion by Vice Chairman Jernigan, seconded by Secretary Bryan. Approved unanimously with Leif Swanson abstaining.

Rezoning: 514 S. Spring St. for Elissa & Stephen Fletcher from R-3 to R-4

This request is so the property owner may either sale or develop the lot with multi-family housing. At this time the owner is not sure what the plans are for the lot.

Motion by Vice Chairman Jernigan to send to the BOMA with a positive recommendation to rezone and also to change the Land Use Plan to show the high density residential, seconded by Leif Swanson. Approved Unanimously.

Rezoning: Haley Drive for Galleon Properties from R-2 to R-4.

**DEFERRED UNTIL THE APRIL 2022 MEETING**

Rezoning: 402 Interstate Drive for Donald Parker from C-3 to R-4

This request is so the property owner can use the property for multi-family housing as well as single family housing.

Motion by David Pennington to send to BOMA with a positive recommendation and to amend the Land Use Plan to show high density residential, seconded by Leif Swanson. Approved unanimously.

Right of way closure off Haley Dr.

**DEFERRED UNTIL THE APRIL 2022 MEETING**

Annexation and Zoning request: 2056 Old Tullahoma Hwy. 58 acres +/- in the UGB from RS-1 to R-4 for Stacey Ann MHP LLC.

Owners have requested annexation with a zoning of R-4. They would like City water and sewer to service the property. They would also like to build single family homes on approximately 53 acres of the property. The owner will need State & TDEC approval for the utility plan & MWSD will also have to approve the utility plan.

Motion by Vice Chairman Jernigan to send to BOMA with a positive recommendation, seconded by David Pennington. Approved unanimously.

**Report of Chairman: NONE**

**Report of Engineer/Codes Dir.:**

**There was discussion of forming a subcommittee to work on the Land Use Map and update.**

**Motion by Vice Mayor Messick to approve, seconded by Linda Bryan. Approved unanimously.**

**Motion to adjourn at 6:15 PM by Leif Swanson, seconded by Vice Mayor Messick. Approved unanimously.**

---

**Chairman**

---

**Secretary**

**MANCHESTER BOARD OF ZONING APPEALS MEETING  
March 21, 2022**

**Chairman Mark Williams called the meeting to order at 6:16 P.M.**

**MEMBERS PRESENT: Vice Mayor Mark Messick, Chairman Mark Williams, Vice Chairman Steve Jernigan, Secretary Linda Bryan, Leif Swanson and David Pennington**

**MEMBERS UNABLE TO ATTEND: Mayor Marilyn Howard**

**NON-MEMBERS PRESENT: City Engineer Scot St. John, Codes Director Brittan Fiske, Codes Office Assistant Grace Frazier and others.**

**NON-MEMEBERS UNABLE TO ATTEND: NONE**

**APPROVAL OF MINUTES: February 21, 2022**

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

**BUSINESS: NONE**

**Report of Chairman: None**

**Report of Engineer/Codes Director: None**

**Motion to adjourn at 6:17 P.M. by Leif Swanson, seconded by Vice Chairman Jernigan.**

---

**Chairman**

---

**Secretary**