

THE MANCHESTER PLANNING COMMISSION MINUTES
April 18, 2022

Chairman Mark Williams called the meeting to order at 5:35 P.M.

MEMBERS PRESENT: Mayor Marilyn Howard, Vice Mayor Mark Messick, Chairman Mark Williams, Leif Swanson and David Pennington

MEMBERS UNABLE TO ATTEND: Secretary Linda Bryan was absent, Leif Swanson was appointed acting Secretary. Chairman Williams announced the resignation of Vice Chairman Steve Jernigan effective 04/13/22.

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 March 21, 2022 MINUTES:

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

BUSINESS:

Prem./Final Plat: 2490 Woodbury Hwy. for Kenneth Crouch in the UGB zoned C-2/ RS-1. The preliminary/final plat subdivides one lot into two lots.

Recommendation:

Staff recommends approval of the preliminary/final plat subject to the following punchlist items:

1. Correctly show the boundaries of the C-2 zone and the RS-1 zone.
2. Label the zoning of adjacent parcels

Motion by Leif Swanson to approve pending punchlist items, seconded by David Pennington. Approved unanimously.

Prem./Final Plat: 1 McArthur St. for Turner & Associates for a Dollar General Store, Map 086L, Group A, Parcel 006.01. Zoned C-3

This plat is a modification of lot lines for a drainage ditch. Turner & Associates would like to section off an area of a drainage ditch and add it to the adjacent property owned by Mr. Smotherman, who previously owned the lot that Dollar General is to be built on. Mr. Smotherman addressed problems with property line modification and drainage issues with run off from adjacent properties.

Staff recommends approval of the preliminary/final plat subject to signed surveyor plat with property lines.

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

Rezoning: 3781 New Tullahoma Hwy. from C-2 to M-1 in the UGB.

Request to rezone is so the property owner can use the property for manufacturing of lumber products.

Motion by Vice Mayor Messick to send to the County with a positive recommendation to rezone, seconded by David Pennington. Approved Unanimously.

Rezoning: Haley Drive for Galleon Properties/Donald Parker from C-3 to R-4.

Donald Parker request the rezoning to allow for multi-family housing. There was discussion between R-3 and R-4 allowances. R-3 would allow for 17 families and R-4 would allow for 34 families. There was also discussion of the increase of traffic on the dead-end road between the two zonings.

Motion by Vice Mayor Messick to send to BOMA with a positive recommendation, seconded by David Pennington. The vote was 3 yes and 1 no with Mayor Howard voting no.

Right of way closure W. Taylor St. and Coffee St.

The Street Committee met April 11, 2022 to discuss the right-of-way closure. It was sent to the Planning Commission with a recommendation to close.

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

Report of Chairman: Chairman Williams announced the resignation of Steve Jernigan and that applications are being accepted in the Mayor's Office to fill the position.

Report of Engineer/Codes Dir.: Discussion of recommendation to the Land Use Committee. Those that was recommended are: Mark Williams, Leif Swanson, Katy Riddle, Ryan French and Allan Howard.

Motion to adjourn at 6:20 PM by David Pennington, seconded by Leif Swanson. Approved unanimously.

Chairman

Secretary

MANCHESTER BOARD OF ZONING APPEALS MEETING
April 18, 2022

Chairman Mark Williams called the meeting to order at 6:21 P.M.

MEMBERS PRESENT: Mayor Marilyn Howard, Vice Mayor Mark Messick, Chairman Mark Williams, Leif Swanson and David Pennington

MEMBERS UNABLE TO ATTEND: Secretary Linda Bryan. Chairman Williams announced the resignation of Steve Jernigan at the PC meeting.

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: March 21, 2022

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

BUSINESS:

Variance: 607 Hickerson St. for Storehouse Food Pantry for awning.

The Storehouse Food Pantry is requesting this variance so that an awning can be constructed on the side of the building so that people can pull up under it and pick up their boxes without them getting damaged by the weather.

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

Special Exception: 155 Fairlane Dr. for Glenn Chapman. Zoned R-3

This special exception of being requested so that the property owner can build a triplex on the property. The property is zoned R-3 which allows for a duplex but with a special exception a triplex would be allowed. Several residents in the area spoke and stated concerns about the special exception to allow a triplex. The main concern was that they just do not want it in the neighborhood with single family houses, they voiced concerns about traffic increase, to close to other houses and they do not want that small of rental property in the area.

Motion by Mayor Howard to deny the special exception, seconded by Leif Swanson.

Motion approved with Vice Mayor Messick voting for the special exception.

Report of Chairman: None

Report of Engineer/Codes Director: None

Motion to adjourn at 6:50 P.M. by Vice Mayor Messick, seconded by David Pennington. Approved unanimously

Chairman

Secretary