

**THE MANCHESTER PLANNING COMMISSION MINUTES
APRIL 19, 2021**

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, Gary Trail and David Pennington

MEMBERS UNABLE TO ATTEND: Mayor Marilyn Howard

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 MARCH 15, 2021 MINUTES:

Motion by Vice Chairman Jernigan to approve, seconded by Gary Trail. Approved unanimously.

BUSINESS:

Preliminary Plat: 36 lots in Forrest Ridge S/D for Allan Howard. Zoned R-4

This preliminary plat is for a 36 lot subdivision on an 8.50 acre tract. Stormwater detention is proposed at the rear of the site. The developer will install a sewer pump station at the rear of the site and pump to force main on the highway. A water line in the highway right-of-way will be extended through the subdivision. The property has recently been annexed into the City Limits and rezoned to R-4.

Recommendation:

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

- 1. Show proposed detention basin easement including access from the street right-of-way.**
- 2. Show proposed easement for the sewer pump station including access from the street right-of-way.**
- 3. Planning Commission to grant a waiver since a 25' radius at the street connection to highway on the north side cannot be provided.**
- 4. Show proposed sidewalk layout. If sidewalks are not planned, a waiver will need to be approved by the Planning Commission.**
- 5. Provide a form for endorsement of Planning Commission approval of the plat.**
- 6. It is our understanding from the developer that the subdivision is to be named Forest Ridge Subdivision. This will need to be reflected on this Preliminary Plat.**

The Planning Commission discussed the sidewalk along Hwy. 41 with Mr. Howard. Mr. Howard informed them that he plans on installing sidewalks inside the subdivision but would like the requirement for a sidewalk on Hwy. 41 waived since there are no adjoining sidewalks. Scot St. John also informed the Planning Commission of future intent by TDOT to widen Hwy. 41 in the area, which would mean that the sidewalk; if installed along Hwy. 41, would most likely have to be moved in the future.

Motion by Vice Chairman Jernigan to grant a waiver of Punchlist Item #3, grant a waiver of a sidewalk along the frontage of Hwy. 41, and approve the preliminary plat pending the remaining punchlist items, seconded by David Pennington, approved unanimously.

Site Plan: 24 townhouses on Haley Drive and Sitz Drive for Mark Williams. Zoned R-3

This site plan is for 24 townhouses on the 3.92 acre area. A portion of the townhouses have been constructed in a previous phase of development, including the detention basin and utilities. Planning Commission to provide a waiver for item #2 below.

Recommendation:

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

- 1. All current lots of record included in the development need to be combined.**
- 2. Planning Commission to approve increased driveway width of units E and F. The maximum width in residential areas is 30 ft.**

Motion by Secretary Bryan to waive Punchlist Item #2 and approve the site plan pending the remaining punchlist item, seconded by Gary Trail. Approved unanimously.

Site Plan: Stockyard Estates on S. Spring St. and Elm St. for Curl Properties. Zoned R-4

This site plan is for 31 townhouses in the 9.4 acres Phase 2 area of Stockyard Estates. The presence of wetlands forced the developer to change from single family houses to townhouses. The townhouses, detention basin, and utilities are located outside of the wetlands and buffer area.

Recommendation:

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

- 1. Label the sewer service line invert elevation at the upstream cleanout at Unit E and verify that it can serve Unit E at the proposed finish floor elevation.**
- 2. Provide a copy of the TDEC Notice of Coverage once received.**
- 3. Provide a signed copy of the detention maintenance agreement form.**
- 4. Show drainage calculations for the storm pipe system.**

Motion by Vice Chairman Jernigan to approve the site plan pending the remaining punchlist items, seconded by David Pennington. Approved unanimously.

Site Plan: Manchester Farmer's Market Phase II, Manchester Soccer Park Highway 55 for The City of Manchester. Zoned R-3

This site plan is for a 1,778 square feet farmer's market to be constructed next to the restroom building. A covered breezeway with and outdoor market space will connect the two buildings in the future. The proposed building will include concessions for the soccer park.

Recommendation:

Staff recommends approval of the site plan.

Motion by Vice Chairman Jernigan to approve, seconded by Gary Trial. Approved unanimously.

Adoption of the 2018 Building Codes:

Director Sain informed the Planning Commission of a recent ISO audit. Some of the rating of fire insurance policies for city residents and business owners are derived from this audit. The City's rating dropped due to the 2012 Building Codes currently being adopted. With the adoption of the 2018 Building Codes, the rating would improve drastically.

The following list of codes, amendments, and exceptions were presented to the Planning Commission for approval:

- A. **International Residential Code (IRC), 2018 edition, published by the International Code Council (ICC), Appendices J and Q , and completed Table R301.2(1), which is attached hereto as Exhibit A, except:**
 1. **Replace Exception in Section R313.1 regarding automatic fire sprinkler systems in townhouses with the following: "an automatic residential fire sprinkler system shall not be required if a 2 hour fire resistance rated wall exists between units, if such walls do not contain plumbing and/or mechanical equipment, ducts, or vents in the common wall."**
 2. **Delete Section R313.2 Automatic Fire Sprinkler Systems in one- and two-family dwellings**
 3. **Replace 2018 IRC Tables N1102.1.2 and N1102.1.4 with 2009 IRC Tables N1102.1 and N1102.1.2**
 4. **Delete the following wording from Section R302.5.1: "equipped with a self-closing or automatic closing device"**
 5. **Delete the following sections: N1103.3.3, N1103.3.4, and N1103.7**
 6. **Replace Section N1102.4.1.2 Testing with Section N1102.4.2.1 Testing Option and Section N1102.4.2.2 Visual Inspection from the 2009 IRC.**
 7. **Delete Chapters 34-43 relating to Electrical Installations and electrical standards adopted in 0780-02-01 Electrical Installations shall apply.**
 8. **Delete Figure R301.2(2) Seismic Design Categories and replace with Figure R301.2(2) Seismic Design Categories Site Class D from the 2015 IRC**
 9. **Section R314.6 Power Source relating to Smoke Alarms is amended to create Exception 3 that shall read:**
 - i. **Exception 3. Interconnection and hardwiring of smoke alarms in existing areas shall not be required where the alterations or repairs do not result in the removal of interior walls or ceiling finishes exposing the structure**
 10. **Delete Section N1102.4.4 Rooms Containing Fuel-Burning Appliances**
- B. **International Residential Code (IRC) Appendix G Swimming Pools, Spas and Hot Tubs, 2012 edition, published by the International Code Council (ICC)**

- C. **International Building Code (IBC), 2018 edition, published by the International Code Council (ICC) except:**
 - 1. **Chapter 11 Accessibility**
- D. **International Fuel Gas Code (IFGC), 2018 edition, published by the International Code Council (ICC)**
- E. **International Mechanical Code (IMC), 2018 edition, published by the International Code Council (ICC)**
- F. **International Plumbing Code (IPC), 2018 edition, published by the International Code Council (ICC)**
- G. **International Property Maintenance Code (IPMC), 2018 edition, published by the International Code Council (ICC)**
- H. **International Fire Code, 2018 edition, published by the International Code Council (ICC) and Appendices B, I, and N, except:**
 - 1. **Appendix B Section B105.1 is deleted and, in its place, the following provisions are adopted:**

“The fire-flow and flow duration requirements for one and two family dwellings of any size shall be a minimum of 750 gpm(1000 gpm desired) @ 20 psi for 1 hour. If the existing main water lines supplying the development currently provide 750 gpm @ 20 psi or greater at the point of connections, the developer will be required to ensure new hydrants provide at least 750 gpm (1000 gpm desired) @ 20 psi or as close as practical at all hydrants within the new development but, at no time, shall the developer be required to increase the new line size by more than one size increase (i.e., 6” to 8”) to achieve a minimum fire-flow. If the existing main line supplying the proposed development does not currently provide 750 gpm @ 20 psi, the developer will be required to ensure new hydrants provide as close to the supplied flow as practical but, at no time, shall he be required to increase the new line size by more than one size increase (i.e., 6” to 8”) to achieve the desired fire-flow.

In all cases, the developer may be required to interconnect water lines (proposed lines and existing lines) where possible to improve water quality (chlorine residuals) and maximize fire-flows. Easements may be required to be granted or acquired from adjacent properties to achieve looped water line conditions.”
- I. **For one- and two-family dwellings and townhomes: International Energy Conservation Code (IECC), 2018 edition, published by the International Code Council (ICC), except:**
 - 1. **Replace Section R402.4.1.2 Testing with Section 402.4.2.1 Testing Option and Section 402.4.2.2 Visual Inspection Option from the 2009 IECC**
 - 2. **Delete Sections R403.3.3 and R403.3.4**
 - 3. **Replace Tables R402.1.2 and R402.1.4 with Tables 402.1.1 and 402.1.3 from the 2009 IECC**
- J. **For commercial and industrial buildings: International Energy Conservation Code (IECC), 2018 edition, published by the International Code Council (ICC) except:**

1. Replace Tables C402.1.3, C402.1.4, and 402.4 with Tables 502.1.2, 502.2(1), and 502.3 from the 2009 IECC
 2. The provisions of the 2006 IECC shall apply to the following occupancy classifications as defined by the 2018 International Building Code:
 - i. Moderate-hazard factory industrial, Group F-1
 - ii. Low-hazard factory industrial, Group F-2
 - iii. Moderate-hazard storage, Group S-1
 - iv. Low-hazard storage, Group S-2
- K. International Existing Building Code (IEBC), 2018 edition, published by the International Code Council (ICC)
- L. NFPA 101 Life Safety Code, 2018 edition, published by the National Fire Protection Association (NFPA), for state buildings, educational occupancies, and any other occupancy requiring an inspection by the state fire marshal for initial licensure

Motion by Vice Mayor Messick to send to the BOMA with a positive recommendation to adopt the codes as presented, seconded by Secretary Bryan. Approved unanimously.

Report of Chairman: NONE

Report of Engineer/Codes Director: NONE

Motion to adjourn at 6:10 PM by Gary Trail, seconded by Secretary Bryan. Approved unanimously.

Chairman

Secretary

MANCHESTER BOARD OF ZONING APPEALS MINUTES
April 19, 2021

NO BUSINESS FOR THE MONTH OF APRIL