

CITY OF MANCHESTER
BOARD OF MAYOR AND ALDERMEN
SPECIAL CALL MEETING MINUTES
JANUARY 6, 2017

CALL THE MEETING TO ORDER:

The meeting was called to order by Mayor Lonnie Norman and the call sheet was read by City Attorney Ewell. Present for the meeting were Mayor Norman, Alderman Swan, Alderman Bellamy, Alderman Kilgore, Alderman Sain, Alderman Elam, Finance Director Anderson, City Attorney Ewell, Executive Administrative Assistant Ballard, Police Chief Yother, Assistant Police Chief Floied, Codes Director Sain, City Engineer St. John, and other guest.

ORDINANCE:

3rd reading of an ordinance amending Title 14, Chapter 6, Sections 1 and 2 of the Manchester Municipal Code, the same being the zoning ordinance of the City of Manchester, Tennessee, to amend that ordinance and zoning map to provide that real estate owned by Robert Stroop, Stephen Threet, Dianne Vaughn, and James H. Threet, III, be rezoned as R-4 residential from C-2 commercial; sponsored by Alderman Swan. Attorney Ewell stated this was tabled at the last board meeting in order to review the traffic study. Alderman Elam made a motion to remove it from the table and Alderman Swan second the motion. Motion carried and passed.

Alderman Swan made a motion to approve the ordinance and it was second. Attorney Ewell read the ordinance and the Mayor advised this was the public meeting and he asked Engineer Scot St. John to give his opinion regarding the traffic study and then for anyone who wishes to address concerns to come before the board.

City Engineer St. John stated he reviewed the traffic study and had a concern of clarification from the study. He stated that page 24 recommended not to use Trucker's Lane as the main entrance; however, he recommends it to be the main entrance due to the narrow road on Kimberly Lane. There was much discussion between the board, guest, and the developer regarding traffic concerns using Kimberly Lane for a main, second, service, or emergency entrance. Cathy Keele showed pictures to the board stating that the right of way would be adjacent to her property. Mr. Bartlett stated there are concerns about the width and extension of Kimberly Lane not being as wide as stated as there are some deterioration in places on the roadway; with 2,000 more vehicles on the roadway it would cause more deterioration. He further stated that Bonnaroo has been using Kimberly Lane but is looking to use Camp Ground Road in the future. There was question as to why the request for construction of apartments would require two entrances instead of just one. It was stated that the Fire Department as well as other service utilities would need to have another access to the apartments.

Alderman Kilgore stated that if it was assured by the developer that Truckers Lane would be the main entrance that he would approve the rezoning. Alderman Bellamy stated the residents who would reside there would make the final decision of what would be the main entrance. Mr. Gentry stated it would be more convenient for him to make Truckers Lane the main entrance and he would make it the main entrance. The Mayor and board concurred that road work would need to be done in part by the City to make a visible lane and put blocks up to deter semi-trucks from parking in the roadway as they do currently. It was stated

Kimberly Lane is in the County not the City so the County would need to be notified of deterioration on Kimberly Lane.

Mr. Gentry stated the uses of a C-2 Commercial use which is what the property is currently zoned and the board members concurred with Codes Director Sain. It was stated between the R-4 and the C-2 that a better plan for that area is R-4.

The board advised that the Planning Commission meetings are open to the public and recommended the guests attend the Planning Commission meeting when the construction is proposed. They further advised that the meetings are advertised in the media and on the web page.

The board concurred that the approved minutes are to be given to the Planning Commission stating the approval of the ordinance is based on the main entrance for the apartments as being Truckers Lane.

The motion carried and passed with a 4-1 vote. Alderman Elam voted no.

SIGNATURES:

On the original in the file