

# **THE MANCHESTER PLANNING COMMISSION MINUTES**

**JANUARY 21, 2106**

**With the absence of Chairman Mark Williams, Vice Chairman Jim Hollandsworth preceded over the meeting and called the meeting to order at 6:31 P.M.**

**MEMBERS PRESENT: Mayor Lonnie Norman, Alderman Lana Sain, Vice Chairman Jim Hollandsworth, Secretary Linda Bryan, Gary Trail and Freda Jones.**

**MEMBERS UNABLE TO ATTEND: Chairman Mark Williams**

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

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

**APPROVAL OF DECEMBER 2015 MINUTES:**

**Motion by Mayor Norman, seconded by Freda Jones, approved unanimously.**

**ELECTION OF OFFICERS:**

**After discussion from the Planning Commission members it was decided to leave Mark Williams as Chairman and appoint Freda Jones Vice Chairman.**

**Motion by Mayor Norman to approve, seconded by Alderman Sain, approved unanimously.**

**REPORT OF CHAIRMAN: NONE**

**REPORT OF ENGINEER/CODES DIRECTOR: The Planning Commission was informed that the yearly training that is state mandated will be scheduled for March or April.**

**Motion to adjourn at 6:35 P.M. by Freda Jones, seconded by Gary Trail. Motion unanimously approved.**

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**Chairman**

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**Secretary**

# MANCHESTER BOARD OF ZONING APPEALS MINUTES

## JANUARY 21, 2016

With the absence of Chairman Mark Williams, Secretary Linda Bryan made a motion to appoint Mayor Lonnie Norman as Chairman, seconded by Freda Jones. Motion was unanimous.

Chairman Norman called the meeting to order at 5:40 P.M. BOZA meeting was prior to the Planning Commission meeting.

**MEMBERS PRESENT:** Mayor Lonnie Norman, Alderman Lana Sain, Vice Chairman Jim Hollandsworth, Secretary Linda Bryan, Gary Trail and Freda Jones.

**MEMBERS UNABLE TO ATTEND:** Chairman Mark Williams

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

**NON-MEMBERS UNABLE TO ATTEND:**

**APPROVAL OF MINUTES:** N/A

**BUSINESS:**

**SPECIAL EXCEPTION:** 1125 Hills Chapel Rd to allow for town houses.

Lee Butler with Greer Investments presented a proposal to construct 60 units of townhouses. Total of 8 buildings with single story townhouse on each end of the two story structures that are ADA compliant. Scot St. John mentioned that based on our ordinance the development would be considered apartments, not townhouses, due to the units being under one ownership. The development would have a private drive and infrastructure. Total cost of the development would be approximately \$8.4 million and would be for lower income families. The amount of rent would be based on the household income. There was discussion about the drainage issues, sewer connections, lack of sidewalks on Hills Chapel Rd. and the traffic problems. Also, some of the owners of property adjacent to or in the vicinity of this development felt like it would devalue their homes.

Motion by Gary Trail, seconded by Secretary Linda Bryan to have a roll call for votes. All members of the BOZA voted no on the special exception.

At this time Vice Chairman Hollandsworth proceeded over the remainder of the meeting.

**REPORT OF CHAIRMAN: NONE**

**REPORT OF ENGINEER/CODES DIR.: NONE**

Motion to adjourn at 6:30P.M. by Mayor Norman, seconded by Secretary Bryan, unanimously approved. Planning Commission meeting immediately following.

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Chairman

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Secretary

