

THE MANCHESTER PLANNING COMMISSION MINUTES

MARCH 20, 2017

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

MEMBERS PRESENT: Alderman Cheryl Swan, Chairman Mark Williams, Secretary Linda Bryan, Gary Trail and Steve Jernigan

MEMBERS UNABLE TO ATTEND: Mayor Lonnie Norman and Vice Chairman Freda Jones

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

NON-MEMBERS UNABLE TO ATTEND: NONE

APPROVAL OF FEBRUARY 2017 MINUTES:

Motion by Gary Trail to approve, seconded by Steve Jernigan, approved unanimously.

BUSINESS:

Prem./Final Plat: 277 Fairlane Drive 2 lot S/D for Southern Custom Building. Zoned R-3 This preliminary/final plat subdivides one lot into two lots. A mobile home had previously been removed from the parcel. Outbuildings remain on the lots. Utilities are available to both of the lots.

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

1. In the certification block for roads, replace reference to Coffee County Highway Department with Manchester Public Works Department.
2. Contact DREMC to get power to Tract 2.

Motion by Secretary Bryan to approve subject to punchlist items, seconded by Steve Jernigan. Approved unanimously

Site Plan: 1349 McArthur Street for Matthew Nichols for a Oral and Facial Dental Office. Zoned C-3.

This site plan is for a 3, 542 sf dental office building on an outparcel of the Coffee County Administrative Plaza. Utilities are available to the site. Previous pavers and stormwater detention in the parking area is being provided.

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

1. Provide a copy of the TDOT permits once received.
2. Provide a completed stormwater detention maintenance agreement form.

Motion by Alderman Swan to approve, seconded by Steve Jernigan. Approved unanimously.

Rezoning: 4.64 acres located at 718 McMinnville Hwy. for Gary Stewart. Zoned C-2 to R-4 to be used for apartments.

After discussion of traffic flow and site layout, it was decided by the Planning Commission to defer until the April 17th meeting to allow for a traffic study and a preliminary site layout to be completed and presented to the Planning Commission.

Motion by Alderman Swan to defer, seconded by Secretary Bryan. Approved unanimously.

Right of Way Closure: Allen Howard has requested that the remaining undeveloped right-of-way for Hillwood S/D be closed. Zoned R-2

He has requested that all right-of-way except for the developed Stone Hollow Dr., a section that abuts the Runyan property on the Moore Street ROW, and ROW abutting the Fibelkorn property be abandoned by the City. It was sent from the Street Committee with a positive recommendation, except for a section that extends from the intersection of Main and Oakdale St. to Woodrow St. This was the only area Mr. Howard did not own on both sides of the ROW. The Street Department and Water Department have easements along that section of ROW. Mr. Howard does not plan on development of the remaining lots in the subdivision, due to floodplain and terrain.

Motion by Alderman Swan to send to BOMA with a positive recommendation for the remaining lots in Hillwood S/D except for a negative recommendation on the Main Street to Woodrow Street section, seconded by Steve Jernigan. Approved unanimously.

Zoning Map Approval:

The Planning Commission was presented an updated zoning map with the zoning changes made as of January 2017.

Motion by Steve Jernigan to approve and send to the BOMA for approval, seconded by Mayor Norman. Approved unanimously.

Subdivision Sidewalk Regulations:

It was decided that all residential developments and new commercial buildings would require sidewalks where they adjoin an existing collector or arterial street. Sidewalks will have to be installed if the interior roads are considered an arterial or collector street. There was discussion about how many lots in a subdivision would require sidewalks on one side of the road. The decision was made that a subdivision with a 100 lots or more would be required to do sidewalks on one side of the road.

Motion by Alderman Swan to approve, seconded by Secretary Bryan. Approved unanimously.

Report of Chairman: None

Report of Engineer/Codes Director: None

Motion to adjourn at 7:15 P.M. by Alderman Swan, seconded by Gary Trail. Approved unanimously.

Chairman

Secretary

MARCH 20, 2017

Chairman Mark Williams called the meeting to order at 7:16 P.M.

MEMBERS PRESENT: Alderman Cheryl Swan, Chairman Mark Williams, Secretary Linda Bryan, Gary Trail and Steve Jernigan.

MEMBERS UNABLE TO ATTEND: Mayor Lonnie Norman and Vice Chairman Freda Jones.

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: FEBRUARY 20, 2017 MINUTES

Motion by Alderman Swan to approve, seconded by Secretary Bryan. Approved unanimously.

BUSINESS: NONE

REPORT OF CHAIRMAN: NONE

REPORT OF ENGINEER/CODES DIR.: NONE

Motion to adjourn at 7:20 P.M. by Steve Jernigan, seconded by Gary Trail, unanimously approved.

Chairman

Secretary

