

# **THE MANCHESTER PLANNING COMMISSION MINUTES**

**MARCH 21, 2016**

With the absence of Chairman Mark Williams, Vice Chairman Freda Jones called the meeting to order at 5:38 PM.

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

**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 FEBRUARY 2016 MINUTES:**

Motion by Jim Hollandsworth, seconded by Gary Trail, approved unanimously.

**PREM. /FINAL:** 3 lots to 2 lots at Hillsboro Hwy. /College Street for Vernon Sherrill. Zoned C-3.

Staff recommends approval of the preliminary/final plat subject to the following punchlist item.

1. A setback variance for the existing building on Tract 2 required due to the new side property line location. This is on the BOZA agenda.

Motion by Alderman Lana Sain to approve, seconded by Secretary Linda Bryan, approved unanimously.

**REZONING:** First National Bank request rezoning 8.49 acre lot on Interstate Drive to be used for a duplex development by Joel Parker. From C-2 to R-4.

The Planning Commission discussed the zoning of the property and the classification on the Land Use Map that was adopted by the BOMA on Oct. 6, 2015. The entire Interstate Dr. is shown as commercial on the current Land Use Plan except for the locations of the hospital and nursing home. There was discussion that legally since the BOMA had adopted the Land Use Plan, then the only way to change the zoning on a piece of property to a zone not meeting the Land Use Plan would be to either un-adopt the Land Use Plan completely or request the Land Use Plan be amended. Scott Koon and Ray Koon with K & S Steel were in attendance and stated concern over theft & vandalism of their property. They also stated that K & S had a location in another town and had to close it because of the complaints from neighboring houses of the noise that is made during working hours and the dust that is created. Ann Bryan, one of the owners of Ray Place acreage also stated

concern about the value of property in the area decreasing because of a residential development when all the other property located in the area is commercial.

After discussion it was decided to send to the Board of Mayor and Aldermen with a negative recommendation, based on the fact the rezoning would not meet the Land Use Plan.

Motion by Secretary Bryan, seconded by Jim Hollandsworth, approved unanimously.

**PREM. PLAT:** 1 existing lot to 18 Lot S/D, Arbor Oaks, located on Ester Lane/Skinner Flat/Al White Drive. 6.81 acres for Ronnie Randall to be developed by Greg Curl of Curl Construction.

Zoned R-3

Utility extensions of water, sewer, and electric are required. Additional street lighting is required.

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

1. Approval is subject to the developer obtaining necessary easements for extension of electric along Al White Drive.
2. The developer is responsible for providing additional street lighting as required by the Subdivision Regulations. During the construction plan process, review location of existing utility poles and street lights in relation to lot lines with DREMC and City staff.

Motion by Gary Trail to approve, seconded by Alderman Sain, approved unanimously.

**HISTORIC ZONING SIGN STANDARDS:** Mr. Baird and Mr. Amos with the Historical Zoning Commission presented to the Planning Commission guidelines for signage in the Historical Zoning overlay area. They request that the Planning Commission accept this to send to BOMA to add to the Historical Guidelines book.

Motion by Gary Trail to send to the BOMA with a positive recommendation, seconded by Secretary Bryan, approved unanimously.

There was no report from the Chairman.

Codes Director Sain reminded the Planning Commission members of the Statement of Disclosure of Interest (Ethics) that is due into the State.

Motion to adjourn at 6:10 P.M. by Secretary Bryan, seconded by Jim Hollandsworth, motion unanimously approved.

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Chairman

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Secretary

**MANCHESTER BOARD OF ZONING APPEALS MINUTES  
MARCH 21, 2016**

Vice Chairman Freda Jones called the meeting to order at 6:11 P.M.

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

**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:** NONE

**BUSINESS:**

**VARIANCE:** Hillsboro Hwy & College St. for Vernon Sherrill for an 11ft. setback variance between the Coffee County Drug Court and the Hillsboro Hwy. building on the side property line of the Coffee County Drug Court building. Zoned C-3

Staff recommends approval with no outstanding issues or punchlist.

Motion to approve by Alderman Sain, seconded by Gary Trail, unanimously approved.

**REPORT OF CHAIRMAN:** NONE

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

Motion to adjourn at 6:15 P.M. by Jim Hollandsworth, seconded by Secretary Bryan, unanimously approved.

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Chairman

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Secretary