

THE MANCHESTER PLANNING COMMISSION MINUTES

SEPTEMBER 19, 2016

Chairman Mark Williams called the meeting to order at 5:40 P.M.

MEMBERS PRESENT: Mayor Lonnie Norman, Alderman Cheryl Swan, Chairman Mark Williams, Vice Chairman Freda Jones, Secretary Linda Bryan, Gary Trail and Steve Jernigan

MEMBERS UNABLE TO ATTEND: None

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 AUGUST 2016 MINUTES:

Motion by Gary Trail, seconded by Secretary Bryan, approved unanimously.

BUSINESS:

Prem. Plat: Elrod Heights S/D. Subdivide three parcels into 34 lots. The developer is Joel Parker. The site is adjacent to the Parker Ridge Road development by Joel Parker. Duplex units are proposed for 33 building lots yielding up to a total of 66 residential units. Zoned R-3

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

1. Dedicate an additional 10' right-of-way along the frontage of all lots along Hills Chapel Road. This cannot be a public use easement.
2. Change road name of Parker Ridge Court to Parker Ridge Road.
3. Show the proposed detention basin location and preliminary layout of drainage easements for the basins
4. Show proposed drainage patterns indicated by flow lines, prelim location of storm pipes and major drainage ditches, and public drainage easements. Indicate a conceptual plan on how drainage is proposed in the flat areas of 11-14, and 29-33.
5. Note that Lots 2, 21 and 22 are to have driveway access off of Elrod Lane and Parker Ridge Rd., not Hills Chapel Rd.
6. Provide topographic data for the site.

Some of the residents of Magnolia Glen Development stated their concern with the sewer and drainage issues. The sewer and drainage will be addressed on construction plan drawings. The plans are for the sewer to go from an 8" line into a 10" line and should not pose any problems. The preliminary plat has 3 lots dedicated to drainage which could increase or decrease in size once the construction drawings are submitted. The construction drawings will address the drainage with detention areas and drainage ditches. Depending on the size of the drainage lots, a setback variance may be needed on three of the lots fronting Hills Chapel Road after the 10' right-of-way dedication is completed. There was also concern of the increase of traffic along Hills Chapel Road.

Motion by Secretary Bryan to approve pending the punchlist items and a positive recommendation be sent to the BOZA for a 10' setback variance along Hills Chapel Rd. if needed, seconded by Alderman Swan, approved unanimously.

Prem./Final: 906 Royal Trail, Lots 127, 128 and 129 Royal Oaks S/D. Lot line adjustment to enlarge the Brazier parcel and reduces the size of the Hurst parcel by 0.14 acres. This resubdivision is being done to exchange property due to an existing fence location. Zoned R-2

Staff recommends approval of the preliminary/final plat as presented.

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

Site Plan: Batesville Health and Wellness Building on Monogard Road. This site plan is for a 7,700 sf health and wellness building to serve Batesville Casket Company. The building will be located on a separate parcel from the industry and owned by a separate entity. The parcel was recently rezoned by the BOMA. The building will be served by public water but will be on septic system. Zoned C-2

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

- 1. Submit a completed detention maintenance agreement form signed by the property owner.**
- 2. Submit TDEC approval of the proposed septic system design.**
- 3. Submit a copy of the SWPPP/NOC.**

Motion to approve pending punch list items by Secretary Bryan, seconded by Gary Trail, approved unanimously.

Right-of-way closure: East End Road to Murphy Road. request by Nick Hibdon. The property owner and the adjoining property owners request the right-of-way be closed so that it cannot be used for a connector street to Hwy. 55 from Hills Chapel Rd. It was discussed that the right-of-way to Hwy. 55 was not included when W. Doak Rd. was developed. When Fox Crossings was developed, this 60 ft. right-of-way was required to be included from East End Rd. to Murphy Rd. This is the last remaining right-of-way the city has in the vicinity. The Major Thoroughfare plan for the City of Manchester is showing this as a connector street from Hills Chapel Rd. to Highway 55. The Street Committee sent this to the Planning Commission with a negative recommendation, since it goes against the Plan.

Motion by Alderman Swan to send to the BOMA with a negative recommendation and a recommendations for a subcommittee be formed to look at the Thoroughfare Plan, seconded by Gary Trail, approved unanimously.

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Report of Chairman: None

Report of Engineer/Codes Director: Alderman Swan addressed the Planning Commission about the sidewalks in subdivisions when being developed. A decision was made to include on the October 2016 agenda for discussion to revise the subdivision regulations to include sidewalks at the developer's expense when subdivisions are developed.

Motion to adjourn at 6:55 by Alderman Swan, seconded by Steve Jernigan, approved unanimously.

Chairman

Secretary

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**NO BUSINESS FOR
SEPTEMBER 2016**