

THE MANCHESTER PLANNING COMMISSION MINUTES

APRIL 16, 2018

Chairman Mark Williams called the meeting to order at 5:47 P.M.

MEMBERS PRESENT: Mayor Lonnie Norman, Chairman Mark Williams, Secretary Linda Bryan, Gary Trail and Steve Jernigan

MEMBERS UNABLE TO ATTEND: Alderman Cheryl Swan 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 MARCH 2018 MINUTES:

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

BUSINESS:

Prem./Final Plat: 1474 Murfreesboro Hwy./Rigney Drive. Zoned C-3

This plat resubdivides three lots into two lots. One of the previous lots was nonconforming by not fronting onto a public right-of way, but this plat corrected the condition by combining that lot with the lot fronting Rigney Drive. The existing buildings on both lots were previously located partially over the front or side setback lines, and they remain over with the new lot lines.

Staff recommends approval of the preliminary/final plat. All review comments have been addressed.

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

Prem./Final Plat: 3 lot subdivision on Lynchburg Rd., Noel St. and West End Circle for Luis Vado. Zoned R-4

This plat subdivides two lots into three lots. Currently, one lot fronts West End Circle with the other lot fronting both Noel Street and Lynchburg Road. With this proposed resubdivision, Lot 1 fronts West End Circle, but a larger drainage ditch and sewer line requires the access to this lot be across the proposed Lot 2 from Noel Street. Lot 2 will front Noel Street, but only has 40' frontage to this improved street, which requires a variance. Lot 3 will have frontage off of Lynchburg Road only. Noel Street does not have a cul-de-sac at the end of the street and only two existing houses are located on this street with both having lot frontage towards West End Circle. The proposed Lot 1 and 2 will have access off the dead end of Noel Street with no means for garbage trucks or emergency vehicles being able to turn around at the end.

Staff recommends disapproval of the preliminary/final plat since Lots 1 and 2 will access from Noel Street with not cul-de-sac. The staff review comments that have not been addressed are as follows:

1. Show sewer service to Lot 2
2. Show fire hydrant coverage to Lot 1
3. Obtain a variance for Lot 2 having only 40' frontage to an improved public street

After discussion about no turn around or cul-de-sac for garbage and emergency vehicles, Nicholas Northcutt of Northcutt Surveying requested deferment until this could be resolved with the fire department and street department. There was a concern of fire trucks not being able to make it to a house on Lot 1, if there was a fire.

Final Plat: 11 lot subdivision on Madison Street, Parks Street and Oak Drive. Zoned R-4

This 11 lot subdivision was recently rezoned to R-4. The developer's stated intention is to install apartments on Lot 1, install single family residential on the remaining lots except for Lot 9. On Lot 9, he has requested rezoning to commercial in order to install a construction office. Water lines are being extended along Madison Street to serve this development. A stream buffer is being provided on a small portion of Lot 1. Regional detention is being provided on Lot 1.

Staff recommends approval of the final plat subject to the following comments:

1. The proposed multi-family development on Lot 1 requires an additional fire hydrant to provide proper coverage. This will be determined at the time of construction plans on the apartments. The developer will be required to install the hydrant at this expense if required.
2. Provide a copy of SWPPP in order to do a complete review of the erosion control plans and grading/drainage plan.
3. Submit a completed detention maintenance agreement form
4. Coordinate with DREMC on street lighting plan
5. Post a bond on the incomplete infrastructure items.

Motion by Steve Jernigan to approve pending punchlist items, seconded by Mayor Norman. Approved unanimously.

Report from Chairman: NONE

Report from Engineer/ Codes Director: NONE

Motion to adjourn at 6:00 P.M. by Gary Trail, seconded by Secretary Bryan. Approved unanimously.

Chairman

Secretary

MANCHESTER BOARD OF ZONING APPEALS MINUTES

APRIL 16, 2018

Chairman Mark Williams called the meeting to order at 6:02 P.M.

MEMBERS PRESENT: Mayor Lonnie Norman, Chairman Mark Williams, Secretary Linda Bryan, Gary Trail and Steve Jernigan.

MEMBERS UNABLE TO ATTEND: Alderman Cheryl Swan 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 MINUTES: MARCH 2018

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

BUSINESS:

Variance: Luis Vado request a 10' variance on the minimum road frontage of Noel Street for a 3 lot subdivision. Access for Lot 2 would be on Noel Street which is a 40' existing street.

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

Variance: Sweet Grass Estates on Powers Rd. and Shelton Rd. for a 10' variance on the front property line on all 57 lots. This would reduce the front setback from 35' to 25' on all lots. Mr. Allan Howard is requesting this variance to be able to keep houses as far away as possible from I-24 and existing property surrounding the development. Zoned R-2

Randy Ridner with DREMC met with Codes Director Sain and discussed the three phase power lines in the subdivision. Because of placement of the powerlines along the right-of-way Mr. Ridner has requested that Lots 1-16 of the Powers Rd. side only be granted a 5' variance. The power layout has not been designed for Lots 27-57 on the Shelton Rd. side. Due to not knowing exactly where power lines will be located, Mr. Ridner has requested that a 5' variance be granted on these lots as well. After discussion about the power lines, it was decided by the Board of Zoning Appeals to grant a 5' front setback variance on all lots in the Sweet Grass Estates Subdivision. This would change the front setback from 35' to 30'.

Motion by Steve Jernigan to approve a 5' front setback variance, seconded by Secretary Bryan. Approved unanimously.

Page 2

REPORT OF CHAIRMAN: NONE

REPORT OF ENGINEER/CODES DIR.: NONE

Motion to adjourn at 6:25 P.M. by Mayor Norman, seconded by Gary Trail, unanimously approved.

Chairman

Secretary