

# THE MANCHESTER PLANNING COMMISSION MINUTES

JULY 16, 2018

Chairman Mark Williams called the meeting to order at 5:38 P.M.

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

**MEMBERS UNABLE TO ATTEND:** Gary Trail

**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 JUNE 2018 MINUTES:**

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

**BUSINESS:**

**Prem./Final Plat:** 3 lots combined to 1 lot on Winstead Lane for Nick Graham. Zoned C-2

This plat combines Lot 8, 9 and 10 of the Manchester Business Park into one 3.09 acre lot to allow the mini-storage development by Mr. Nick Graham. A site plan is on the agenda for the mini-storage design.

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

1. Revise the PUDE easement width to 20' on the side (250' line length) and the rear (165' line length) to match the drainage ditch width as denoted on the site plan.

Director Sain also stated that the water lines were verified to be located directly outside the railroad ROW.

Motion by Alderman Swan to approve pending punch list items, seconded by Steve Jernigan. Approved unanimously.

**Site Plan:** 1 lot, 3.09 acres, on Winstead Lane for Nick Graham for mini-storage units. Zoned C-2

This site plan is for 34, 050 sf of storage units on 3.09 acres on Winstead Lane adjacent to I-24. Three lots are being combined into one lot for this site development. Utilities are existing and available for the site. Storm water detention is being provided.

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

1. The site plan is contingent upon the combination of the three lots and the plat being recorded.

2. A Stormwater Pollution Prevention Plan (SWPPP) must be submitted and approved. The grading and erosion control plan approval is contingent upon review of the SWPPP.
3. Submit a completed detention maintenance agreement form.

**Motion by Alderman Swan to approve pending punch list items, seconded by Secretary Bryan. Approved unanimously.**

**Rezoning: 1600 Old Tullahoma Hwy. for David Lowe of Southern Custom Builder. Zoned I-2 to C-3.**

The property located at 1600 Old Tullahoma Hwy. is Zoned I-2 which allows for storage units, but the owner is requesting rezoning to C-3 so the setbacks on the property will be less and he can utilize more of the property for storage units. The Land Use Plan shows the property as heavy industrial and the owner is requesting C-3 which is General Commercial. The Land Use Plan will have to be amended to show this property as commercial before this property can be officially rezoned to C-3.

Staff stated that the closest property currently zoned commercial is on the other side of Bartlett Drive, but the Land Use Plan is showing property directly on the other side of the highway as commercial.

**Motion by Steve Jernigan to send to the BOMA with a positive recommendation to amend the Land Use Plan and rezone the property to C-3, seconded by Alderman Swan. Approved unanimously.**

**Report of Chairman: NONE**

**Report of Engineer/Codes Director: NONE**

**Motion to adjourn at 5:53 by Vice Chairman Jones, seconded by Mayor Norman. Approved unanimously.**

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**Chairman**

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**Secretary**

# MANCHESTER BOARD OF ZONING APPEALS MINUTES

## JULY 16, 2018

Chairman Mark Williams called the meeting to order at 5:54 P.M.

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

**MEMBERS UNABLE TO ATTEND:** Gary Trail

**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:** NO JUNE 2018 MINUTES TO APPROVE.

### **BUSINESS:**

**1. VARIANCE:** 892 Old Bushy Branch Rd. for Dennis Greer, 20' on front setback for a detached garage. Zoned R-2

This variance is for a detached garage to be constructed on the side of the house and will extend out past the front of the house. The owner is requesting a variance because of the way the property ascends downhill in the back and also to keep the detached garage out of the flood plain. The 20' variance would leave the garage 15' off of the ROW.

Motion by Steve Jernigan to approve since it appears this dead end of the Old Bushy Branch Rd. will not be developed since it dead ends into the river and that he is trying to keep the building out the the floodplain, seconded by Secretary Bryan. Approved unanimously.

**2. VARIANCE:** 370 Amelia Drive for JJP Properties for 15' on front setback making it 20' due to a ditch in the rear of the property.

After discussion, the BOZA asked for this item to be deferred until the August 2018 meeting and requested that an onsite inspection be done to see where the ditch is located and if it was something that should have been addressed when the subdivision plat was approved. The final subdivision plat is showing adequate room for a house on this lot. Staff is going to see if ditching was installed matching the construction plans, and if additional drainage easement will be required at the rear of the lot on the final subdivision plat.

Motion to defer until the August 2018 meeting by Mayor Norman, seconded by Steve Jernigan. Motion to defer unanimously.

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**REPORT OF CHAIRMAN:** NONE

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

**Motion to adjourn at 6:25 P.M. by Alderman Swan, seconded by Secretary Bryan.  
Unanimously approved.**

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**Chairman**

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**Secretary**