

THE MANCHESTER PLANNING COMMISSION MINUTES

AUGUST 19, 2019

Chairman Mark Williams was absent, Vice Chairman Jernigan called the meeting to order at 5:30 P.M.

MEMBERS PRESENT: Mayor Lonnie Norman, Alderman Bill Nickels, Vice Chairman Steve Jernigan, Gary Trail, and David Pennington

MEMBERS UNABLE TO ATTEND: Chairman Mark Williams and Secretary Linda Bryan

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 JULY 2019 MINUTES:

Secretary Bryan was absent, David Pennington was appointed to be acting Secretary

Motion by Alderman Nickels to approve, seconded by Mayor Norman. Approved unanimously.

BUSINESS:

Prem./Final Plat: 1 lot to 2 Clarence Phelps at 176 Walker St. Zoned R-3

This preliminary/final plat subdivides one lot into two lots. The existing house remains on Lot 1 and Lot 2 is undeveloped. Utilities are available to both lots.

Recommendation:

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

Motion by Mayor Norman to approve as presented, seconded by Alderman Nickels. Approved unanimously.

Request to abandon right-of-way between lots 8 & 9 River Chase S/D for Joey Hobbs.

There was discussion about the right-of-way coming out on the Hollandsworth property on Hillsboro Blvd. and if Mr. Hollandsworth was aware of the closure. Codes Director Sain stated that Mr. Hollandsworth's son was informed of the right-of-way closure request and the City had not heard anything from Mr. Hollandsworth. Most of the Hollandsworth property in the area is in the floodway or floodplain. There is a concrete crossing going across the river that has deteriorated and is not useable. The City of Manchester would require drainage and sewer easements on the property for abandonment.

Motion by Alderman Nickels to send to BOMA with a positive recommendation to close the right-of-way with easements, seconded by David Pennington. Approved unanimously.

Page 2

The Planning Commission has requested a recess at 5:40 PM to open the BOZA meeting for a requested add on.

Motion to recess by David Pennington, seconded by Alderman Nickels. Approved unanimously.

Planning Commission meeting resumed at 5:56 PM

Sidewalk Requirements:

Situations of when and where sidewalks should be required were discussed. The Master Sidewalk Plan was presented that was adopted in 2018. The Commission members asked Alderman Mark Messick that was present to come and join the conservation. After much discussion no action was taken and sidewalk requirements will be discussed in September.

Report of Chairman: None

Report of Engineer/Codes Director: None

Motion to adjourn at 6:30 PM by David Pennington, seconded by Alderman Nickels. Approved unanimously.

Chairman

Secretary

MANCHESTER BOARD OF ZONING APPEALS MINUTES

August 19, 2019

Chairman Mark Williams was absent, Vice Chairman Jernigan called the meeting to order at 5:41 P.M.

The Planning Commission recessed to conduct the BOZA meeting.

MEMBERS PRESENT: Mayor Lonnie Norman, Alderman Bill Nickels, Vice Chairman Steve Jernigan, Gary Trail and David Pennington.

MEMBERS UNABLE TO ATTEND: Chairman Mark Williams and Secretary Linda Bryan.

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: JULY 2019

Motion by Alderman Nickels to approve, seconded by David Pennington.
Approved unanimously.

BUSINESS:

1. Requested Add On-Variance: 1854 Hillsboro Blvd. for a 14ft. variance on the side property line for Orville Foster for addition to existing building. Zoned C-3
Mr. Foster addressed the BOZA and requested the variance where he could construct an addition to the existing building that would measure 45' in width, which would be 1' from the property line. Director Sain and Engineer St. John informed the Commission of the reasons to grant a variance. A good reason to grant a variance would be when there is a problem with the property and not just because of the proposed size of the building. The Commission was informed that this is not an allowable variance by State Law. There was discussion about a car wash receiving a variance which would allow them to build 4 ft. from the property line. This variance was approved because of the adjacent property and water from the adjacent property draining into the car wash building.

Motion to approve the variance by David Pennington, there was no second to the motion. The request for the variance failed.

Report of Chairman: NONE

Report of Engineer/Codes Director: Requested add on by Orville Foster, 1854 Hillsboro Blvd. for a variance due to not meeting the 10-day advertising requirement. Zoned C-3

Motion to add to the Agenda by David Pennington, seconded by Mayor Norman.
Approved unanimously.

Page 2

Motion to adjourn and return to the Planning Commission meeting at 5:55 by Alderman Nickels, seconded by David Pennington. Approved unanimously.

Chairman

Secretary