

**CITY OF MANCHESTER
BOARD OF MAYOR AND ALDERMEN
AGENDA**

**October 6, 2026, at 6:30 pm
City Hall Board Room
No Work Session**

1. ROLL CALL:

2. INVOCATION:

3. PLEDGE TO THE FLAG

4. APPROVAL OF AGENDA

5. MINUTES

9-1-26 BOMA Meeting Minutes and BOMA Beer Board Minutes

6. COMMENTS FROM CITIZENS

7. COMMENTS FROM MAYOR

8. COMMITTEE AND COMMISSION REPORTS

*Safety *Finance *Street *Water & Sewer *Recreation *Tourism *Planning & Zoning
*Historic Zoning

9. RESOLUTIONS AND ORDINANCES

Resolutions:

- a) A resolution of the City of Manchester, Tennessee to declare certain property owned by the City to be surplus to the City's needs and directing sale of same; sponsored by Mayor Hobbs.
- b) A resolution to approve a contract in the base amount of 73,744.00 with tickIoT, inc. for the Parks surveillance camera system project; sponsored by Alderman Threet.

Ordinances:

- a) 2nd reading of an ordinance amending provisions to Manchester Municipal Code 4-218 regarding vacation leave; sponsored by Alderman Crosslin.
- b) 2nd reading of an ordinance amending provisions to Manchester Municipal Code 4-208 regarding nepotism; sponsored by Alderman Crosslin.
- c) 1st reading of an ordinance zoning property owned by Curl Properties, LLC. located at 1409 Oakdale Street previously annexed into the City, as R-4 residential; sponsored by Alderman Thornton.
- d) 1st reading of an ordinance rezoning property owned by Ronnie Randall on Belmont Drive from R-3 to R-4, consisting of 16.84 acres; sponsored by Alderman Thornton.
- e) 1st reading of an ordinance rezoning property owned by Yasin Kanakrieh at 232 West Moore Street from R-2 to R-4; sponsored by Alderman Thornton.

10. OLD BUSINESS

11. NEW BUSINESS

- Tourism Commission
- Planning & Zoning Commission 1 vacancy
- Manchester Housing Authority 2 vacancies
- Library Donation \$20,000.00

12. ITEMS FROM THE BOARD OF MAYOR AND ALDERMAN

13 ADJOURNMENT:

www.cityofmanchestertn.gov

LIVE STREAMING <https://www.youtube.com/@CityOfManchesterTennessee>

CITY OF MANCHESTER
BOARD OF MAYOR AND ALDERMEN
Meeting Minutes
September 1, 2026, @ 6:30 pm
City Hall Board Room

The Board of Mayor and Aldermen met in regular session at 6:30 p.m. in the Board Room at Manchester City Hall. The meeting was presided over by Mayor Hobbs. Present for the meeting were Mayor Hobbs, City Attorney Johnson, Alderman Thornton, Alderman Anderson, Alderman Parsley, Alderman Crosslin, Alderman Threet, Alderman French, Executive Administrative Assistant Keele, Finance Director Burrows, Community Development & Zoning Director Brittany Fiske, Senior Accountant Kelley Weber, MWSD Director Foley, Parks/Rec. Director Fox, I.T. Manager Erica Scott, MPD Chief Floied, MFD Chief Chambers, Director Public Works Gannon, Dr. Joey Vaughn and City Engineer Adam Carter. Meeting opened with a prayer by Pastor Daniels, and the pledge to the flag was spoken in unison. Mayor Hobbs called the meeting to order.

ROLL CALL:

Called via open meetings.

MOTION TO APPROVE AGENDA: Alderman French made a motion to approve and seconded by Alderman Crosslin. The motion passed 6-0.

APPROVAL OF MINUTES: Alderman Crosslin made a motion to approve the 8-4-26 BOMA Meeting Minutes and 8-21-26 BOMA Special Call meeting minutes. Seconded by Alderman Crosslin and the motion passed 6-0.

CORRESPONDENCE: none

COMMENTS FROM CITIZENS:

COMMENTS FROM MAYOR: Mayor Hobbs welcomed the new Alderman and reelected Aldermen back.

Safety Committee- MFD Chief Chambers discussed his August report. MPD Chief Floied discussed his August Report. The next safety meeting will be 9-14-26.

Finance Committee- Director Burrows discussed his August report and the next finance committee meeting will be 9-15-26.

Street Committee- Director Gannon discussed his August report and the next street committee meeting will be 9-10-26

Water /Sewer Commission- Director Foley discussed the MWSD August report and the next commission meeting is scheduled for 9-3-26.

Recreation Commission-Director Fox discussed his August report and next commission meeting is scheduled for 9-9-26.

Tourism- Director Hughes discussed the Chandlerthinks resolution and her August report.

Planning & Zoning Commission- Director Fiske stated the agenda packet would be going out this week for the 9-21-26 Planning and Zoning commission meeting.

Historic Zoning Commission-Director Fiske stated the next meeting would be 9-3-26.

RESOLUTIONS AND ORDINANCES

Resolutions:

- a) A resolution approving a contract with Chandlerthinks LLC in the total amount of 64,200.00 for Tourism; sponsored by Mayor Hobbs. Alderman French made a motion to approve and seconded by Alderman Crosslin. Mayor Hobbs opened the floor to discussion and called for the roll. The resolution passed 6-0.

Ordinances:

- a) 2nd reading of an ordinance zoning that property owned by Carolyn Clabough, located on Cat Creek Road and Perry Road to R-1 and recently annexed into the City;

sponsored by Vice Mayor Messick. Alderman Crosslin made a motion to approve and seconded by Alderman French. Mayor Hobbs opened the floor to a public hearing and after none called for the roll. The ordinance passed 2nd and final reading 6-0.

- b) 2nd reading of an ordinance for the City of Manchester, Tennessee amending Budget Ordinance No. 1779 for Fiscal Year 2026-2027; sponsored by Alderman Crosslin. Alderman French made a motion to approve and seconded by Alderman Anderson. Mayor Hobbs opened the floor to a public hearing and after none called for the roll. The ordinance passed 2nd and final reading 6-0.
- c) 1st reading of an ordinance amending provisions to Manchester Municipal Code 4-218 regarding vacation leave; sponsored by Alderman Crosslin. Alderman French made a motion and seconded by Alderman Crosslin. Mayor Hobbs opened the floor to discussion and called for the roll. The ordinance passed first reading 6-0.
- d) 1st reading of an ordinance amending provisions to Manchester Municipal Code 4-208 regarding nepotism; sponsored by Alderman Crosslin. Alderman French made a motion to approve and seconded by Alderman Parsley. Mayor Hobbs opened the floor to discussion and called for the roll. The ordinance passed 4-2 with Alderman Anderson and Alderman Thornton abstaining.

OLD BUSINESS- none

NEW BUSINESS -

BOMA Assignments- Alderman Crosslin made a motion to approve and seconded by Alderman Parsley. Mayor Hobbs opened the floor to discussion. Alderman Anderson discussed being taken off of Adult Entertainment and Alderman Threet volunteered to be placed on the committee assignment. Mayor Hobbs called for the roll. The motion passed 5-1 with Alderman Anderson Voting nay.

Citizen Committee & Commission Appointments

Planning & Zoning Commission: Mayor Hobbs appointed Kathryn Roberts to a term ending 2027, Mark Williams term ending 2030, Ward Johnson term ending 2031. Terms were adjusted for a more even numbers of commission members.

Historic Zoning Commission: Alderman French made a motion to approve and seconded by Alderman Crosslin to appoint Kathryn Roberts term ending 2027, Will Painter term ending 2031, Stephen Scarborough term ending 2031, Holly McLaren 2031. The motion passed 6-0.

Health, Education, and Housing Facility Board- Alderman French made a motion to approve and seconded by Alderman Crosslin to appoint Brent Parsley term ending 2031, Kenny Sadler term ending 2031, Erin Murry term ending 2030, Dawn Bellomy term ending 2030, Jill Johnson term ending 2029, Roxanne Patton term ending 2029. The motion passed 6-0.

Oath of Office School Board Member – Lisa Gregory – Attorney Johnson administered the oath of office to Mrs. Gregory.

Suicide Awareness Proclamation- Mayor Hobbs discussed September Suicide Awareness

COMMENTS FROM BOMA:

Mayor Hobbs asked the BOMA if they had any comments.-

ADJOURNMENT:

- Being no further business to discuss, Mayor Hobbs asked for a motion to adjourn and Alderman French made the motion. The motion was seconded by Alderman Parsley. The motion to adjourn was passed 6-0. The meeting adjourned at 7:20 p.m.

SIGNATURES:

City of Manchester
Board of Mayor and Alderman
Beer Board Minutes
September 1, 2026

Immediately Following the Mayor and Aldermen Board Meeting

Call the Meeting to Order:

Approval of Agenda: Alderman French made a motion to approve agenda and seconded by Alderman Parsley. Mayor Hobbs called for the roll, and the motion passed 7-0.

Citizen Comments: none

Application(s):

1. Name of Business: Wawa Midwest, LLC DBA Wawa #7012; Business Address: 24 Campground Road, Manchester, TN 37355; Previous Name of Business: n/a; Name and Address of Property Owner: Hutton Manchester TN ST, LLC., Wawa, Inc., 260 West Baltimore Pike, Media, PA 19063; Name of Applicant: Caroline Taylor Kruis, Clarksville, TN 37043; Application is for Off-premises consumption. Assistant Police Chief Robertson stated the applicant has met all requirements and is favorable for permit. Alderman French made a motion to approve and seconded by Alderman Crosslin. Mayor Hobbs opened the floor to discussion and called for the roll. The motion to approve the application passed 7-0.
2. Name of Business: Manchester Tobacco & Beverage # 2; Business Address: 1854 Hillsboro Blvd., Manchester, TN 37355; Previous Name of Business: Manchester Tobacco & Beverage # 2; Name of Owners: Jay Ganeshay & Vivek Patel, Manchester, TN 37355; Name and Address of Property Owner: Orville Foster, Manchester, TN 37355; Name of Applicant: Vivek Patel Manchester, TN 37355; Application is for Off-premises consumption and retail. Assistant Police Chief Robertson stated the applicant has met all requirements and is favorable for permit. Alderman French made a motion to approve and seconded by Alderman Parsley. Mayor Hobbs opened the floor to discussion and called for the roll. The motion to approve the application passed 7-0.

Adjournment: Alderman French made a motion to approve and seconded by Alderman Parsley. The motion passed 6-0.

Joey Hobbs, Mayor

Sage Keele, Executive Admin. Assist.

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY OF MANCHESTER, TENNESSEE TO
DECLARE CERTAIN PROPERTY OWNED BY THE CITY TO BE SURPLUS
TO THE CITY'S NEEDS AND DIRECTING SALE OF SAME**

WHEREAS the Board of Mayor and Alderman of the City of Manchester has identified the old City School Board building as being surplus to the needs of the City and its School System and believe it to be in the public interest of Manchester to offer it for sale; and

WHEREAS the building is no longer being utilized and is practically empty and the deed to the City of Manchester says that the property should be used for the benefit of the City School Board; and

WHEREAS the City of Manchester believes it to be appropriate to get an appraisal before the sale and once the sale is closed the City School Board shall use the money from the sale of the property to benefit and support the building of new facilities.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF MANCHESTER, TENNESSEE that:

1. The Real Property known as the old School Board Administration Building located on East Fort Street be declared surplus to the needs of the City of Manchester and its School Board. The following property described is hereby declared to be of some value, but surplus to the needs of the City.

Legal description of the following land:

TRACT 1. BEING Lots Nos. Nineteen (19) and Twenty one (21) and the Easterly Ten (10) feet of Lot No. Seventeen (17) , in the Charles H. Ramsey et al Subdivision, a Plat of which Subdivision is of record in Trust Deed Book No. 72 at page 295, Register's Office of Coffee County, Tennessee, said tract or parcel made up thereby being particularly described as follows, to wit: BEGINNING at the corner of a fence Lawrence s Southwest corner , the Southeast corner of the Charles H. Ramsey et al. Subdivision, on the Northerly edge of the right—of—way of

East Fort Street, running thence about North 1 deg. 15 min. East with the Lawrence West boundary line and the Ramsey et. al. East boundary 100 feet to a stake in the West boundary line of the Lawrence property, the Northeast corner of Lot No. 21; thence running North 88 deg. 45 min. West, with the Northerly line of Lots Nos. 21 and 19 and on 10 feet with the Northerly line of Lot No. 17, a distance in all of 50 feet to a stake; thence South 1 deg. and 15 min. West and parallel with the first line 100 feet to a stake in the North edge of the of East Fort Street; thence running with the North edge of said East Fort Street 50 feet to the beginning corner; and being a parcel or tract of land fronting fifty feet on East Fort Street on the Southward and running back Northward between parallel Lines for a distance of one Hundred Feet; said Lot or parcel of land as a whole being fifty feet by one hundred feet.

TRACT 2. BEING in the City Of Manchester, and beginning at a concrete post in the north edge of Fort Street, at the southeast corner of the property of Coffee County Farm Bureau; thence North 01 deg. 30 min. East along the east line of the property of Coffee County Farm Bureau 225 feet, more or less, to a stake in the south line of the property of Duck River Electric Membership Corporation; thence South 85 deg. East long the south line Of the property of Duck River Electric Membership Corporation 51 feet, more or less, to the northwest corner of the property of Driver; thence south 01 deg. 15 min. West along the west line of the property of Driver 225 feet, more or less, to a stake in the north margin of Fort Street; thence North 87 deg. 45 min. West along the north margin of Fort Street 37.2 feet, more or less, to the place Of beginning.

TRACT 3. BEING in the City of Manchester and beginning at a stake at the northwest corner of the property of the Coffee County Farm Bureau, which corner was established by an agreement between Duck River Electric Membership Corporation and others, which agreement is recorded in Deed Book 109, page 181, Register's Office of Coffee County, Tennessee; thence South 02 deg. 32 min. West along the property line of Coffee County Farm Bureau 83.79+ feet to a stake; thence North 87 deg. 15 min. west along the property line of Coffee County Farm Bureau 10 feet to a stake; thence North 02 deg. 32 min. East 83.79± feet to a stake; thence South 87 deg. 15 min. East 10 feet to the point of beginning and being a parcel of land 10 feet in width and having a depth of 83.79± feet.

Being the same property heretofore conveyed to the City of Manchester by deed of record in Deed book 204, page 475, Register's Office, Coffee County, Tennessee.

2. The Mayor and Finance Director are directed to dispose of the surplus property by offering the above-described real property for sale. They are also hereby directed to seek offers from the public to purchase the real property. The Mayor is directed to consider any or all offers if fair and equitable considering the appraisal of said property.

Resolved this _____ day of _____ 2026.

Joey Hobbs, Mayor

Anthony Burrows, Finance Director

RESOLUTION NO. _____

A RESOLUTION TO APPROVE A CONTRACT IN THE BASE AMOUNT OF SEVENTY-THREE THOUSAND SEVEN HUNDRED FORTY-FOUR AND 00/100 DOLLARS (\$73,744.00) WITH tickIoT, INC. FOR THE PARKS SURVEILLANCE CAMERA SYSTEM PROJECT

WHEREAS the City of Manchester Parks and Recreation Department solicited bids to design, deliver and install a turn-key outdoor video surveillance system for its park locations; and

WHEREAS the bids were reviewed by the City of Manchester Recreation and Park's Department and IT Directors, and the Finance Committee and after said review, "tickIoT" Inc. was the low bidder for the base bid, and they recommended acceptance of the base bid of "tickIoT" Inc., for the design, delivery, and installation of a turn-key outdoor video surveillance system for its park locations; and

WHEREAS Manchester Municipal Code Section 5-703(4) of the City of Manchester requires any obligation of the City on any contract in excess of \$50,000 be approved by resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF MANCHESTER, TENNESSEE that the City of Manchester enter into a contract with "tickIoT" Inc. for the design, delivery, and installation of a turn-key outdoor video surveillance system for its park locations for the base bid of Seventy-Three Thousand Seven Hundred and Forty-Four and 00/100 Dollars (\$73,744.00).

Resolved this _____ day of October, 2026.

Joey Hobbs, Mayor

Anthony Burrows, Finance Director

ORDINANCE NO. _____

**AN ORDINANCE AMENDING PROVISIONS TO MANCHESTER MUNICIPAL CODE
4-218 REGARDING VACATION LEAVE**

WHEREAS Manchester Municipal Code 4-218 currently sets the rate of vacation leave accrual for City employees; and

WHEREAS the Board of Mayor and Alderman believe that the accrual rates need to be updated for employees that work shifts of 24 hours or more to make their accrual rates comparable to recent changes to other City employee rates and to continue to attract and retain the best talent as City employees; and

WHEREAS the Board of Mayor and Aldermen believe it in the best interest of the City of Manchester that MMC 4-218 be amended to delete the current accrual tables for employees that work shifts of 24 hours or more in the second paragraph and replace it with the following:

<u>Completed Service</u>	<u>Vacation Credit – Per Year</u>
After 1 year	5 days
After 5 years	7.5 days
After 10 years	10 days
After 20 years	12.5 days
After 30 years	15 days

BE IT THEREFORE ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF MANCHESTER, TENNESSEE that MMC 4-218 be amended to delete the current accrual tables for employees that work shifts of 24 hours or more in the second paragraph and replace it with the following:

Completed Service

After 1 year

After 5 years

After 10 years

After 20 years

After 30 years

Vacation Credit – Per Year

5 days

7.5 days

10 days

12.5 days

15 days

; and

BE IT FURTHER ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF MANCHESTER, TENNESSEE that this ordinance shall take effect on and after its publication and passage, and any policy in contradiction shall be amended, the public welfare of the City of Manchester, Tennessee requiring it.

PASSED FIRST READING: _____ Sept. 1 _____, 2026

PASSED SECOND AND FINAL READING: _____, 2026

Joey Hobbs, Mayor

Anthony Burrows, Finance Director

ORDINANCE NO. _____

**AN ORDINANCE AMENDING PROVISIONS TO MANCHESTER MUNICIPAL CODE
4-208 REGARDING NEPOTISM**

WHEREAS Manchester Municipal Code 4-208 currently sets the policy for nepotism and hiring for City employees; and

WHEREAS the Board of Mayor and Alderman believe that the policy should be updated to allow for family members to be hired into larger departments, i. e. Fire and Police, while continuing the prohibition of supervising family members to attract and retain the best talent as City employees; and

WHEREAS the Board of Mayor and Aldermen believe it in the best interest of the City of Manchester that MMC 4-208 be amended to delete the first sentence, in the first paragraph of MMC 4-208 in its entirety.

BE IT THEREFORE ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF MANCHESTER, TENNESSEE that MMC 4-208 be amended to delete the first sentence, in the first paragraph of MMC 4-208 in its entirety; and

BE IT FURTHER ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF MANCHESTER, TENNESSEE that this ordinance shall take effect on and after its publication and passage, and any policy in contradiction shall be amended, the public welfare of the City of Manchester, Tennessee requiring it.

PASSED FIRST READING: _____, Sept. 1, 2026

PASSED SECOND AND FINAL READING: _____, 2026

Joey Hobbs, Mayor

Anthony Burrows, Finance Director

ORDINANCE NO. _____

**AN ORDINANCE ZONING PROPERTY OWNED BY CURL PROPERTIES, LLC
LOCATED AT 1409 OAKDALE STREET PREVIOUSLY ANNEXED INTO THE CITY,
AS R-4 RESIDENTIAL**

WHEREAS, prior to 2012, cities were empowered to annex territory by ordinance; and

WHEREAS the Tennessee General Assembly revised the annexation statutes, which now provide that annexation by written consent be accomplished by resolution, and

WHEREAS the City of Manchester previously annexed property located at 1409 Oakdale St. owned by Curl Properties, LLC by resolution, pursuant to their request; and

WHEREAS the City of Manchester has a currently enacted Zoning Ordinance and Zoning Map; and

WHEREAS, pursuant to Tennessee Law, since the zoning of real estate is accomplished by ordinance, it must be amended by ordinance rather than by resolution; and

WHEREAS annexed property must be zoned and previous attempts to zone the property have failed; and

WHEREAS the Manchester Planning Commission, at its meetings held on September 21, 2026, again considered the zoning request that the property owned by Curl Properties, LLC, described below, after being annexed into the City, be rezoned R-4 Residential, and voted again to send that request to the Board with a positive recommendation;

BE IT THEREFORE ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF MANCHESTER, TENNESSEE that Title 14, Chapter 6, Section 6, Section 1 of the Manchester Municipal Code be, and it is hereby amended to apply the zoning classification of R-4 Residential to the following described property owned by Curl Properties, LLC:

Tax Map 086, Parcel 020.00

Beginning at an old iron pin lying 38.3 feet off the center line of Oakdale Street, also being the northeast corner of the property described herein; thence along Jernigan's boundary, parallel to an existing gravel driveway South 07 degrees 25 minutes 20 seconds West 403.74 feet to an old iron pin found at a corner post; thence North 89 degrees 00 minutes 43 seconds West 1656.63 feet to a new iron pin set; thence with a new dividing line North 00 degrees 10 minutes 09 seconds West 402.77 feet to a new iron pin set; thence with a wire fence North 89 degrees 27 minutes 39 seconds East 45.75 feet to a metal fence post; thence South 89 degrees 42 minutes 52 seconds East 144.89 feet to a 14-inch white oak; thence South 89 degrees 08 minutes 04 seconds East 369.28 feet to a wooden post; thence South 88 degrees 52 minutes 09 seconds East 82.38 feet to an iron pin; thence with Ray's boundary South 08 degrees 34 minutes 52 seconds West 100.00 feet to an old iron pin found; thence south 88 degrees 58 minutes 50 seconds East 200.34 feet to an iron pin at a metal fence post; thence North 08 degrees 22 minutes 38 seconds East 100.12 feet to an old iron pin; thence crossing Kingsway Lane North 89 degrees 56 minutes 02 seconds East 51.67 feet to a wooden corner post; thence South 88 degrees 49 minutes 04 seconds East 143.43 feet to an angle iron found at a fence corner post; thence South 8 degrees 19 minutes 43 seconds East 403.01 feet to a wooden fence post; thence South 8 degrees 50 minutes 36 seconds East 269.67 feet to the point of beginning and containing 15.01 acres, according to a survey prepared by Chris Bateman, R.L.S. #1851, 521 Woosley Road, Tullahoma, TN 37388, on May 3, 2019.

Being the same property conveyed to Curl Properties, LLC, by Warranty Deed from David and wife, Bambi Jernigan, dated February 12, 2021, and recorded February 17, 2021, of record in Book W409, page 664, Register's Office of Coffee County, Tennessee.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXCLUDED FROM THIS REQUEST IS THE FOLLOWING:

Beginning at a new iron pin set being the southeast corner of Montes, thence along a new division line of Jernigan South 00 degrees 42 minutes 31 seconds East 94.67 feet to a new iron pin set; thence North 88 degrees 58 minutes 50 seconds West 705.73 feet to an old iron pin found; thence North 08 degrees 22 minutes 38 seconds East 100.12 feet to an old iron pin found; thence North 89 degrees 56 minutes 02 seconds East 51.67 feet to a wooden corner post; thence South 88 degrees 49 minutes 04 seconds East 143.43 feet to an angle iron; thence South 88 degrees 19 minutes 43 seconds East 403.01 feet to a wooden post; thence South 88 degrees 34 minutes 12 seconds East 91.99 feet to the point of beginning and containing 1.57 acres, according to a survey prepared by Chris Bateman, R.L.S. #1851, 521 Woosley Road, Tullahoma, TN 37388 on August 24, 2019.

BE IT FURTHER ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF MANCHESTER, TENNESSEE that Title 14, Chapter 6, Section 2 of the Manchester Municipal Code entitled Zoning Map be amended to show this property as R-4 Residential; and

BE IT FURTHER ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF MANCHESTER, TENNESSEE that this ordinance shall take effect on and after its publication and passage and public hearing, the public welfare of the City of Manchester, Tennessee requiring it and that all ordinances in conflict be repealed to the extent of this conflict.

This ordinance is presented and passed with the positive recommendation of the Manchester Planning Commission obtained at its meetings on September 21, 2026.

PASSED FIRST READING: _____, 2026

PASSED SECOND AND FINAL READING: _____, 2026

Joey Hobbs, Mayor

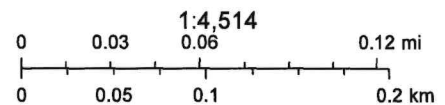
Anthony Burrows, Finance Director

Coffee County - Parcel: 086 020.00



Date: September 22, 2026

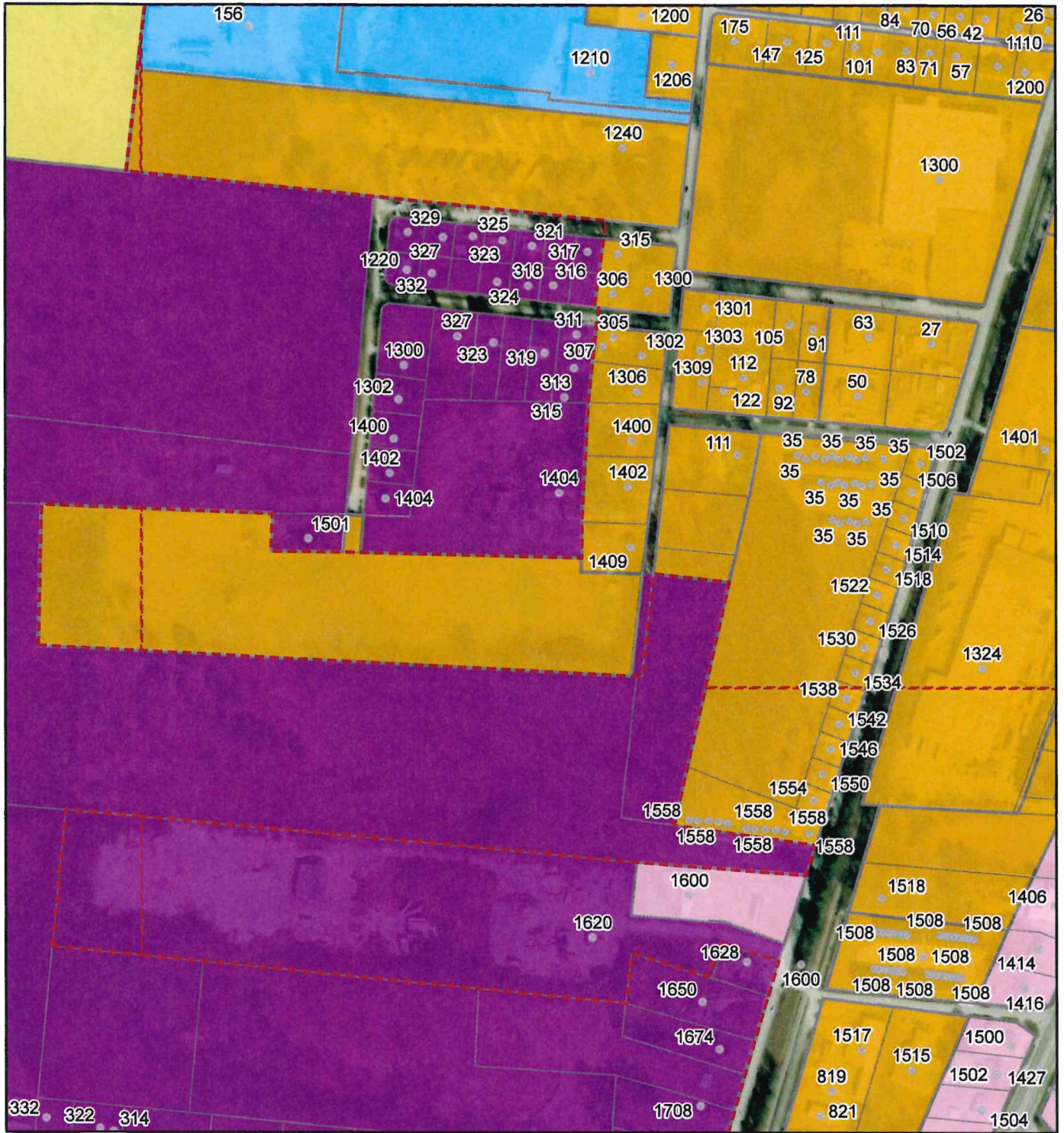
County: COFFEE
Owner: CURL PROPERTIES LLC
Address: OAKDALE ST 1409
Parcel ID: 086 020.00
Deeded Acreage: 13.44
Calculated Acreage: 0
Vexcel Imagery Date: 2023



State of Tennessee, Comptroller of the Treasury, Division of Property Assessments (DPA), Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

The property lines are compiled from information maintained by your local county Assessor's office but are not conclusive evidence of property ownership in any court of law.

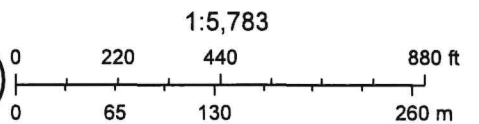
Oakdale Landuse



9/22/2026, 3:01:29 PM

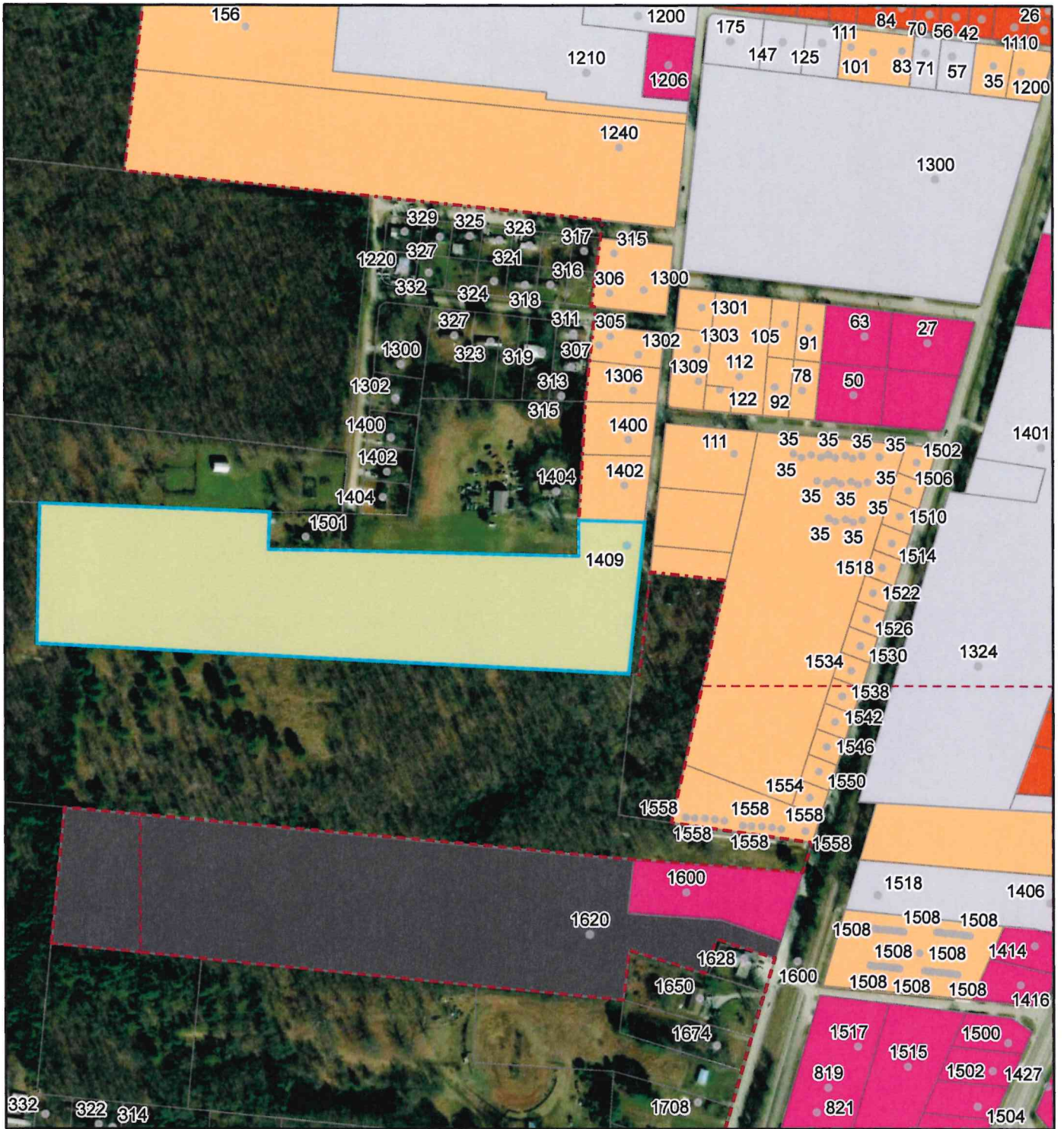
- Manchester City Limit
- Coffee Parcels
- Coffee Addresses
- Manchester Historic Zoning
- Manchester Landuse
- Commercial, Central and General Neighborhood
- Industrial, Heavy

- Industrial, Light
- Institutional and Other Public
- Recreational and Open Space
- Residential Low Density / Single Family Duplexes
- Residential Medium Density / Single Family Duplexes
- Residential High Density Multi-Family
- High Density Mobile Home

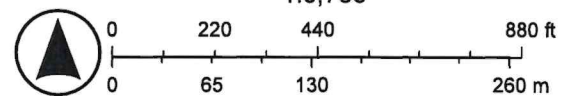
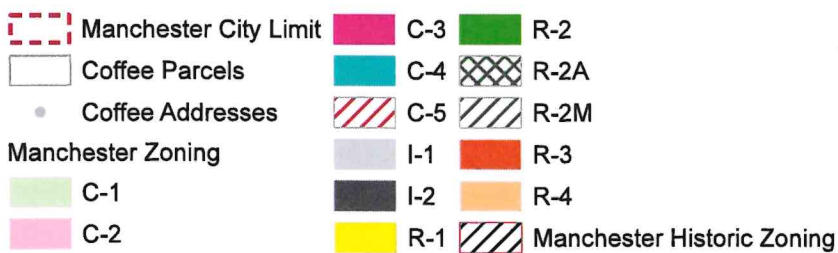


Coffee County, TN - Property Assessor's Office, Andrew Ragland
 William F. Ayers & Associates LLC
 office: 931-967-4570, Vanlor

Oakdale surrounding zoning



9/22/2026, 2:59:21 PM



Coffee County, TN - Property Assessor's Office, Andrew Ragland
William F. Ayers & Associates LLC
office: 931-967-4570, Vantior

ORDINANCE NO. _____

**AN ORDINANCE REZONING PROPERTY OWNED BY RONNIE RANDALL ON
BELMONT DRIVE FROM R-3 TO R-4, CONSISTING OF 16.84 ACRES**

WHEREAS the City of Manchester has a currently enacted a Zoning Ordinance and a Zoning Map; and

WHEREAS, pursuant to Tennessee Law, since the zoning of real estate is accomplished by ordinance: it must be amended by ordinance rather than by resolution; and

WHEREAS the Manchester Planning Commission, at its meeting September 21, 2026, considered the rezoning request that the property owned by Ronnie Randall on Belmont Drive. described below, be rezoned from R-3 to R-4, and voted to send that request to the Board with a negative recommendation; and

BE IT THEREFORE ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF MANCHESTER, TENNESSEE that Title 14, Chapter 6, Section 6, Section 1 of the Manchester Municipal Code be, and it is hereby amended to apply the zoning classification of R-4 to the following described property, consisting of 16.84 acres owned by Ronnie Randall on Belmont Drive:

Major Portion of Tax Map 085H, Group B, Parcel 018.00

Being a tract of land lying in the 1st Civil District of Coffee County, Tennessee, generally bounded on the north by Speedway LLC (WDB. 372, pg. 648) and Randall (WDB. 427, pg. 635), on the east by Randall (WDB. 427, pg. 635) and Belmont Drive (50-ft. R/W), on the south by Howard (WDB. 384, pg. 288) and Mallard Landing LP (WDB. 397, pg. 651), and on the west by Rhoton Family Partnership (WDB. 428, pg. 417), Marcrom (WDB. 455, pg. 420), Marcrom (WDB. 455, pg. 431), Ben Lomand (WDB. 453, pg. 419), Gerges (WDB. 386, pg. 389), and McArthur Street / Highway 55 (R/W varies), and being more particularly described as follows:

BEGINNING at a capped rebar found in the east margin of McArthur Street / Highway 55, being the southwest corner of Speedway LLC and the northwest corner of the property herein described; thence leaving the margin of said road and proceeding along the south line of Speedway LLC, S 88°55'45" E, 436.42 ft. to a capped rebar found; thence proceeding across the lands of Randall, the following calls: thence S 88°56'18" E, 140.99 ft. to a 1 / 2-inch capped rebar set, being the northeast corner of the property herein described; thence S 05°53'51" W,

446.78 ft. to a 1 / 2-inch capped rebar set; thence S 84°06'09" E, 100.00 ft. to a 1 / 2-inch capped rebar set in the west margin of Belmont Drive; thence proceeding along the margin of said road, S 05°53'51" W, 157.48 ft. to a 1 / 2-inch capped rebar set; thence proceeding across the lands of Randall, the following calls: thence N 84°06'09" W, 100.00 ft. to a 1 / 2-inch capped rebar set; thence S 05°53'51" W, 225.00 ft. to a 1 / 2-inch capped rebar set; thence S 84°06'09" E, 100.00 ft. to a 1 / 2-inch capped rebar set in the west margin of Belmont Drive; thence proceeding along the margin of said road, S 05°53'51" W, 574.07 ft. to a capped rebar found in the north line of Howard, being the southeast corner of the property herein described; thence leaving the margin of said road and proceeding along the north line of Howard, N 83°56'09" W, 290.03 ft. to a capped rebar found; thence proceeding along the north line of Mallard Landing LP, the following calls: thence N 84°14'55" W, 209.21 ft. to a rebar found; thence N 84°15'38" W, 58.68 ft. to a rebar found at a chain-link corner post, being the southeast corner of Rhoton Family Partnership and the southwest corner of the property herein described; thence leaving the north line of Mallard Landing LP and proceeding along the east lines of Rhoton Family Partnership, Marcrom (WDB. 455, pg. 420), Marcrom (WDB. 455, pg. 431), and Ben Lomand, N 05°27'08" E, 533.03 ft. to a capped rebar found; thence proceeding around Gerges, the following calls: thence N 05°26'50" E, 660.09 ft. to a capped rebar found; thence N 72°35'05" W, 152.33 ft. to a capped rebar found in the east margin of McArthur Street / Highway 55; thence proceeding along the margin of said road, N 23°19'31" E, 137.37 ft. to the POINT OF BEGINNING, containing 16.84 Acres, as surveyed by Northcutt and Associates Land Surveying, Inc., 409 Woodbury Highway, Manchester, Tn, 37355, Job # 24C-121, dated 07-17-2025, and being a portion of the property described in WDB. 427, pg. 635, ROCCTn.

BE IT FURTHER ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF MANCHESTER, TENNESSEE that Title 14, Chapter 6, Section 2 of the Manchester Municipal Code entitled Zoning Map be amended to show this property as R-4; and

BE IT FURTHER ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF MANCHESTER, TENNESSEE that this ordinance shall take effect on and after its publication and passage and public hearing, the public welfare of the City of Manchester, Tennessee requiring it and that all ordinances in conflict be repealed to the extent of this conflict.

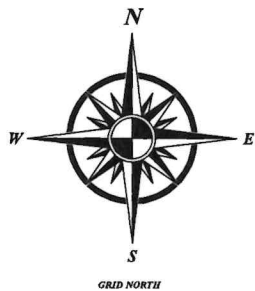
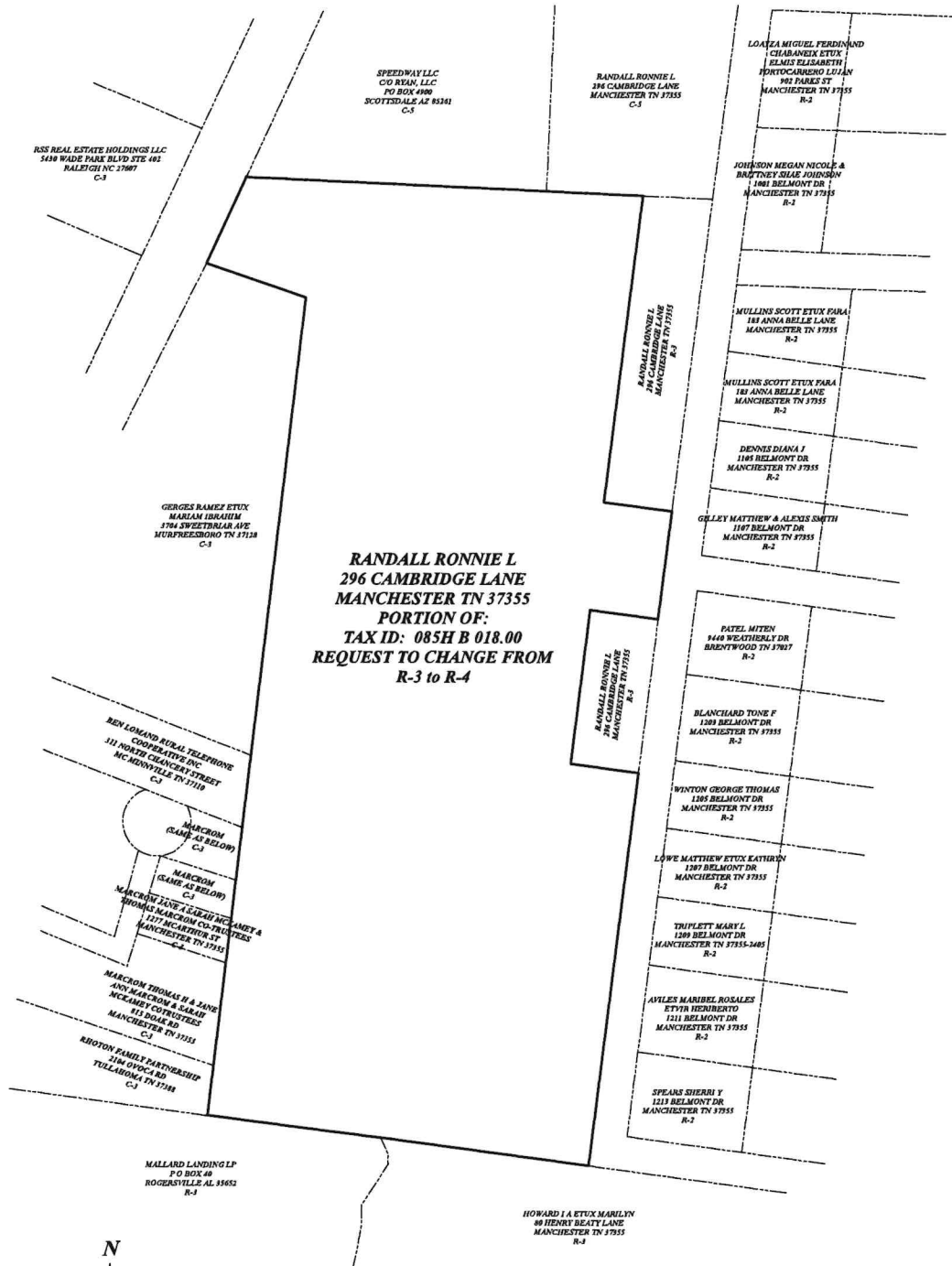
This ordinance is presented with a negative recommendation of the Manchester Planning Commission obtained at its meeting on September 21, 2026.

PASSED FIRST READING: _____, 2026

PASSED SECOND AND FINAL READING: _____, 2026

Joey Hobbs, Mayor

Anthony Burrows, Finance Director



NORTHCUTT & ASSOCIATES LAND SURVEYING, INC.

409 WOODBURY HIGHWAY
MANCHESTER, TN 37355

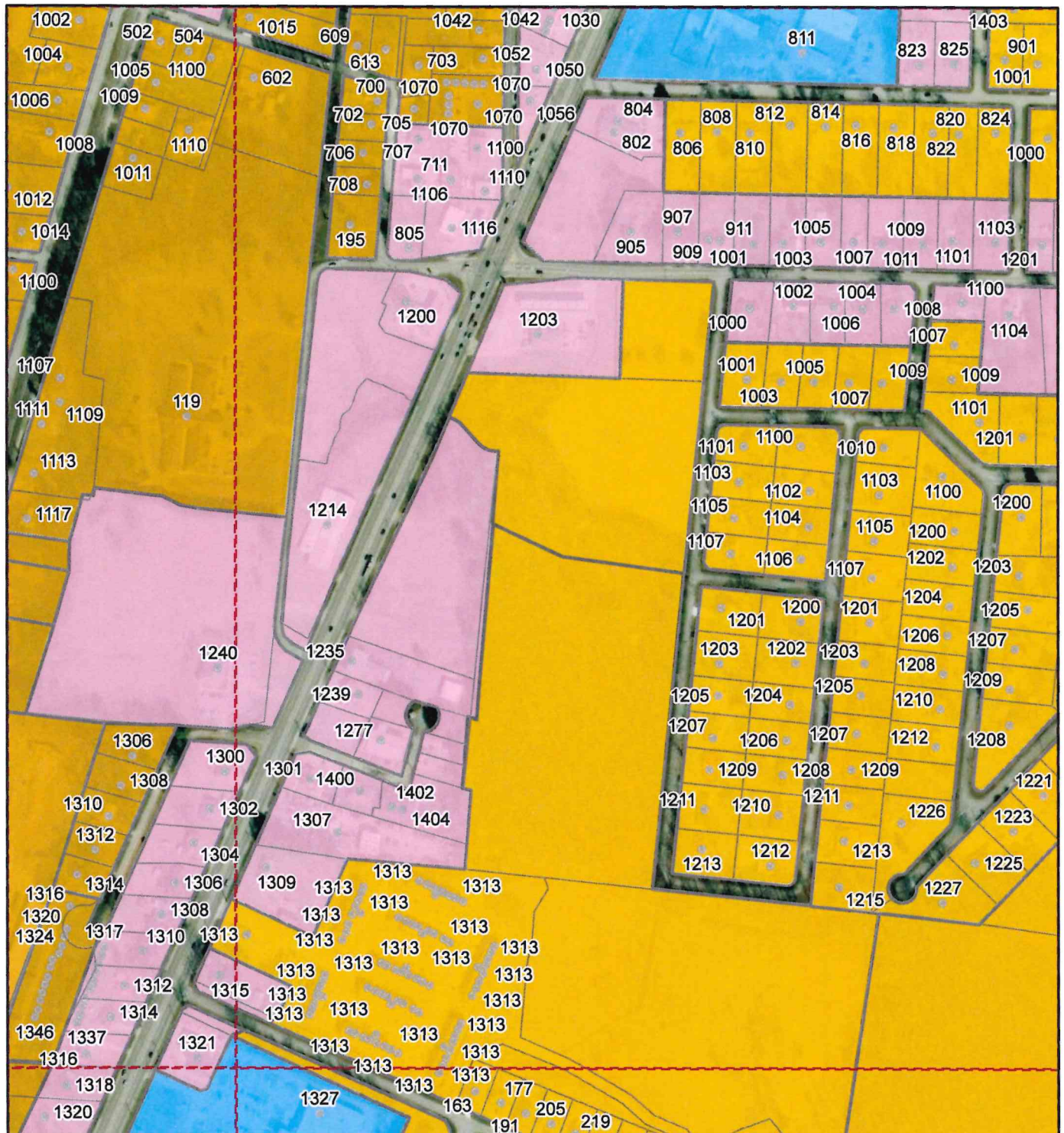
PHONE # (931) 728-9500

northcuttandassociates@gmail.com

RANDALL, BELMONT DRIVE REZONING REQUEST

PREPARED FOR: RONNIE RANDALL	CIVIL DISTRICT / COUNTY: 1st, COFFEE Co.	TAX MAP / PARCEL: MAP - 085H GROUP - B PARCEL - 018.00
OWNER / DEVELOPER: RANDALL RONNIE L 296 CAMBRIDGE LANE MANCHESTER TN 37355	DEED REFERENCES: WDB. 427, pg. 435, ROCCIA.	JOB # / DATE: 24C-121 08-24-2016

Belmont Landuse



9/22/2026, 4:11:51 PM

1:5,783

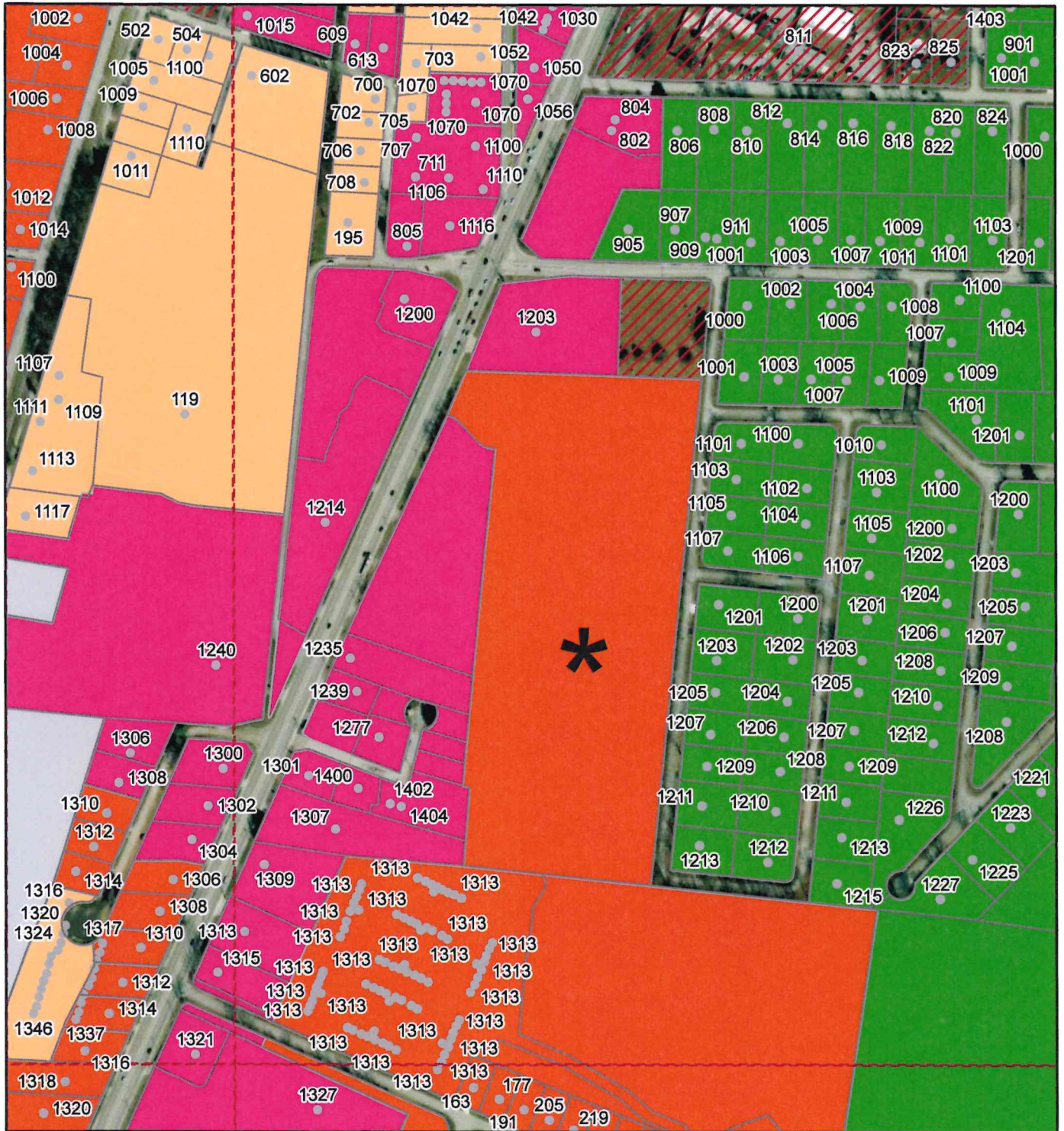


A number line with two scales. The top scale is labeled in feet (ft) with major tick marks at 0, 220, 440, and 880. The bottom scale is labeled in meters (m) with major tick marks at 0, 65, 130, and 260. There are 10 small tick marks between each major tick mark on both scales, representing increments of 22 ft and 13 m respectively.

- | | | | |
|---|--|---|---|
|  | Manchester City Limit |  | Industrial, Light |
|  | Coffee Parcels |  | Institutional and Other Public |
|  | Coffee Addresses |  | Recreational and Open Space |
|  | Manchester Historic Zoning |  | Residential Low Density / Single Family Duplexes |
|  | Manchester Landuse |  | Residential Medium Density / Single Family Duplexes |
|  | Commercial, Central and General Neighborhood |  | Residential High Density Multi-Family |
|  | Industrial, Heavy |  | High Density Mobile Home |

Coffee County, TN - Property Assessor's Office, Andrew Ragland
William F. Ayers & Associates LLC
office: 931-967-4570, Vantor

Belmont Zoning



9/22/2026, 4:15:09 PM

1:5,783

Manchester City Limit

Coffee Parcels

Coffee Addresses

Manchester Zoning

C-1

C-2

C-3

C-4

C-5

I-1

I-2

R-1

R-2

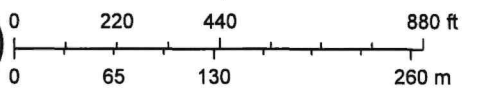
R-2A

R-2M

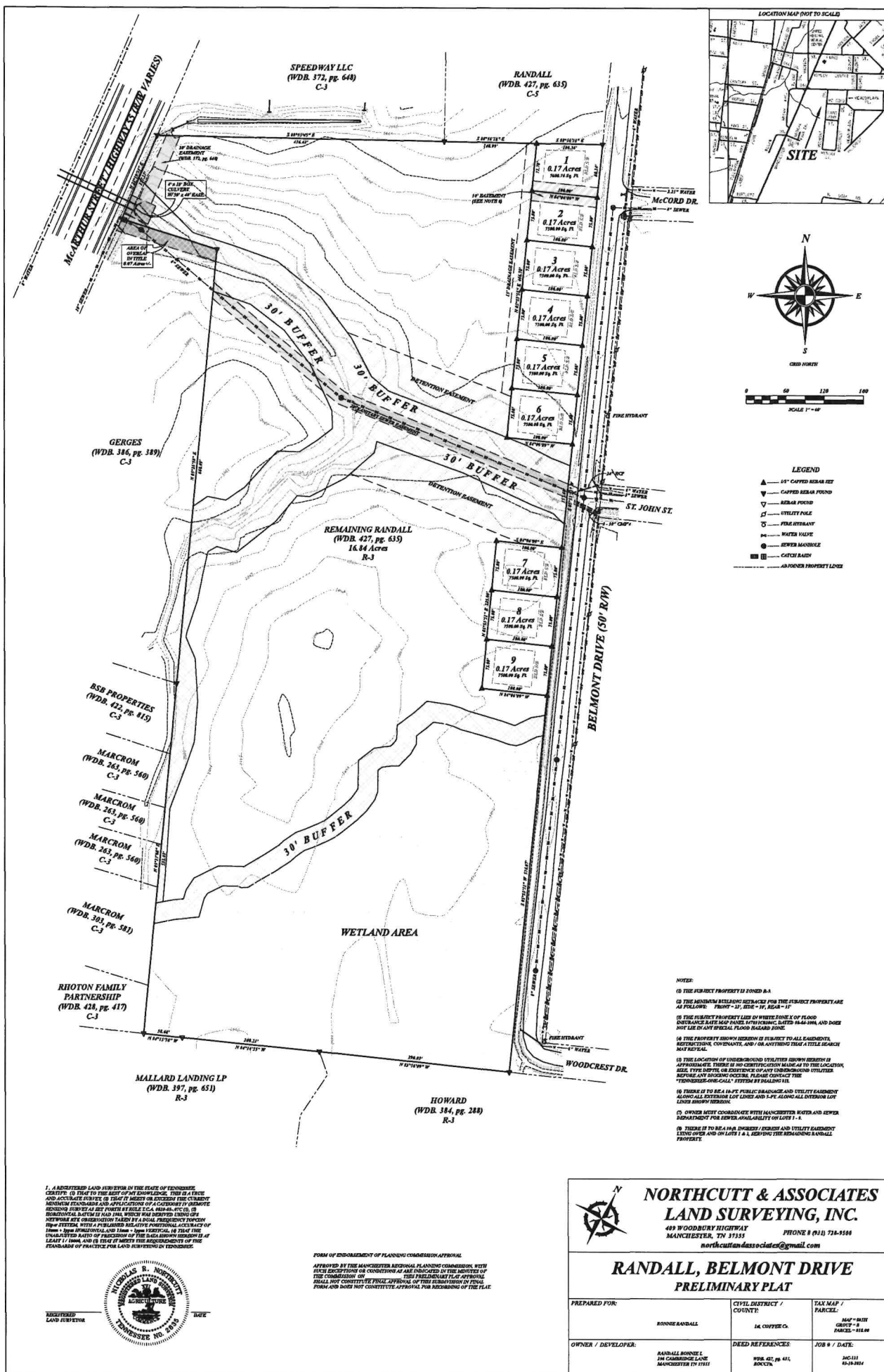
R-3

R-4

Manchester Historic Zoning



Coffee County, TN - Property Assessor's Office, Andrew Ragland
William F. Ayers & Associates LLC
office: 931-967-4570, Vantor



ORDINANCE NO. _____

**AN ORDINANCE REZONING PROPERTY OWNED BY YASIN KANAKRIEH AT 232
W. MOORE STREET FROM R-2 TO R-4**

WHEREAS the City of Manchester has a currently enacted a Zoning Ordinance and a Zoning Map; and

WHEREAS, pursuant to Tennessee Law, since the zoning of real estate is accomplished by ordinance: it must be amended by ordinance rather than by resolution; and

WHEREAS the Manchester Planning Commission, at its meeting September 21, 2026, considered the rezoning request that the property owned by Yasin Kanakrieh at 232 W. Moore Street described below, be rezoned from R-2 to R-4, and voted to send that request to the Board with a positive recommendation; and

BE IT THEREFORE ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF MANCHESTER, TENNESSEE that Title 14, Chapter 6, Section 6, Section 1 of the Manchester Municipal Code be, and it is hereby amended to apply the zoning classification of R-4 to the following described property owned by Yasin Kanakrieh:

Tax Map 076H, Group F, Parcel 013.00

Being Lots Nos. 9 and 10 in Block "A" of the T. L. Powers subdivision, a plat of which is of record in Trust Deed Book No. 65m page 179, ROCCT.

Being the same property conveyed to Yasin Kanakrieh by Clerk and Master's deed at Book W460 Page 114, dated April 20, 2026, ROCCT.

BE IT FURTHER ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF MANCHESTER, TENNESSEE that Title 14, Chapter 6, Section 2 of the Manchester Municipal Code entitled Zoning Map be amended to show this property as R-4; and

BE IT FURTHER ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF MANCHESTER, TENNESSEE that this ordinance shall take effect on and after its publication and passage and public hearing, the public welfare of the City of Manchester, Tennessee requiring it and that all ordinances in conflict be repealed to the extent of this conflict.

This ordinance is presented and passed with a positive recommendation of the Manchester Planning Commission obtained at its meeting on September 21, 2026.

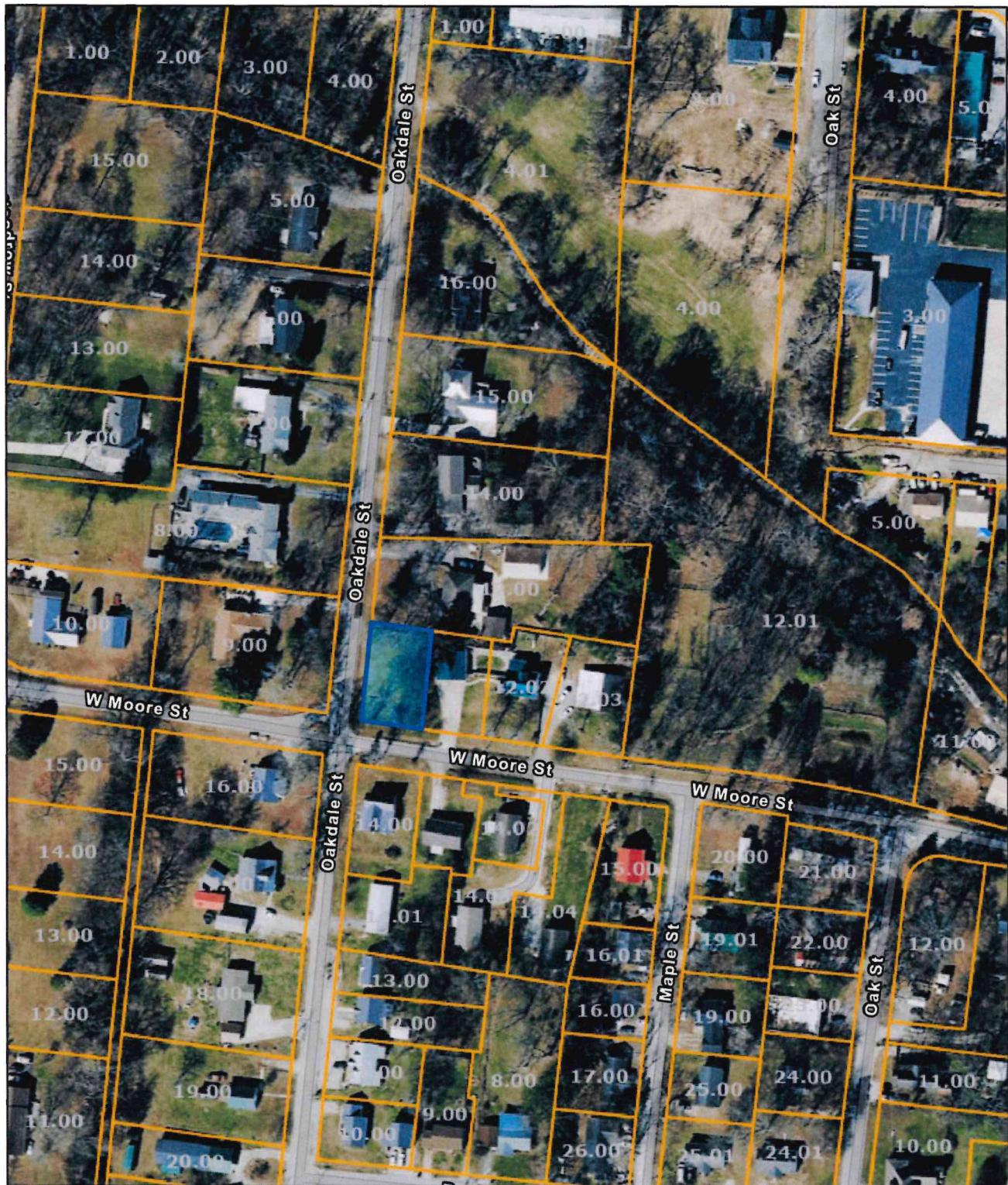
PASSED FIRST READING: _____, 2026

PASSED SECOND AND FINAL READING: _____, 2026

Joey Hobbs, Mayor

Anthony Burrows, Finance Director

Coffee County - Parcel: 076H F 013.00



Date: September 22, 2026

County: COFFEE

Owner: WILLIAMS ALBERTA C/O JAMES G JACOBS

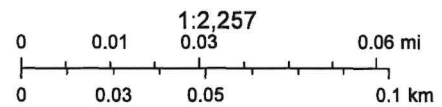
Address: W MOORE ST 232

Parcel ID: 076H F 013.00

Deeded Acreage: 0

Calculated Acreage: 0

Vexcel Imagery Date: 2023



State of Tennessee, Comptroller of the Treasury, Division of Property Assessments (DPA), Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

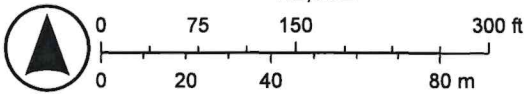
The property lines are compiled from information maintained by your local county Assessor's office but are not conclusive evidence of property ownership in any court of law.

W. Moore Land Use



9/22/2026, 4:20:50 PM

- | | |
|---|--|
| <ul style="list-style-type: none"> Manchester City Limit Coffee Parcels Coffee Addresses Manchester Historic Zoning Manchester Landuse Commercial, Central and General Neighborhood Industrial, Heavy | <ul style="list-style-type: none"> Industrial, Light Institutional and Other Public Recreational and Open Space Residential Low Density / Single Family Duplexes Residential Medium Density / Single Family Duplexes Residential High Density Multi-Family High Density Mobile Home |
|---|--|

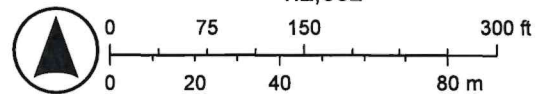
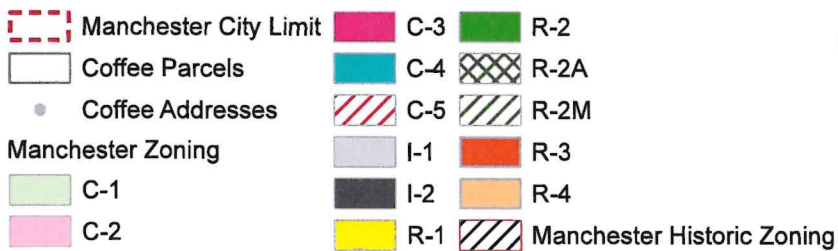


Coffee County, TN - Property Assessor's Office, Andrew Ragland
 William F. Ayers & Associates LLC
 office: 931-967-4570, Vantor

W. Moore Zoning



9/22/2026, 4:19:03 PM



Coffee County, TN - Property Assessor's Office, Andrew Ragland
William F. Ayers & Associates LLC
office: 931-967-4570, Vanlor