

MINUTES OF A MEETING OF THE MANCHESTER HISTORIC ZONING COMMISSION (HZC)

3 July 2025

Call to Order

The regular meeting of the Historic Zoning Commission was called to order at 5:00pm in the City Hall board room with Chair Norman Vetter presiding.

Roll Call

Present: Major Joey Hobbs, Codes Director Brittany Fiske, Chairman Norman Vetter, City Planning Commissioner Ken Seuberling, Secretary Sara Adams, Rick Cook, Anne Hosea, and Madeline McLaughlin

Absent: Alderman James Threet, Ray Amos, Ellen Briggs, and Will Painter

Minutes approval

The minutes of the previous meeting (May 2025) were approved unanimously.

New Business

Demolition/renovation at 113 S. Spring St. (Orville Foster)

Orville Foster submitted a COA for demolition and new construction of the property located at 113 S. Spring St. The contractor of this new construction is Atlas Construction Group of Tullahoma. The new proposed façade will have white stained brick with dark colored grout, black fabric or metal awnings, and black metal trim. Accent lights will be on either side of and between the two front windows with vacant space above awnings for approved signage. There will be a retaining wall constructed with block in the back due to water slopping towards the building. The commission unanimously approved the COA as submitted.

New exterior paint at 117 N. Irwin (Dustin Gallagher)

General manager of Hillsville Utility District, Dustin Gallagher, submitted a COA requesting alterations or repairs to the exterior of the building located at 117 N. Irwin St. It was proposed that Barrett Construction of Manchester will paint the existing exterior stone the color Tudor Ice (lighter blue) and the current awning and blue space below exterior windows the color Saxon Blue (darker blue), of which both are on the list of approved colors. The commission unanimously approved the COA as submitted.

Old Business

Comments by Mayor Hobbs

Mayor Joey Hobbs suggested a compromise between Peoples Bank & Trust and the HZC regarding the proposed signage located at the corner of West Main Street and South Irwin Street (see minutes from December 2024 HZC meeting) in hopes to avoid the property being removed from the historical zone. The bank's intent is to decrease the length of the structure from 33ft to 16ft and to situate the sign between Highway 41 and the projected ATM building so that the LED component would not be visible from the square. It was proposed to alter the code in such a way that would only allow for

lighted signage to be on the Peoples Bank parcel and City Hall's parcel. Codes Director Brittany Fiske with the help of Attorney Craig Johnson would draft the language to include stipulations such as "pole or ground signs only, properties that include green space, and properties that have over a certain amount of road frontage along Highway 41." The proposal was unanimously approved.

Chairman Norm Vetter requested a different alderman to be placed on the HZC, and Mayor Joey Hobbs recommended Alderman Thomas Crosslin.

Next Meeting

The next meeting is scheduled for **August 7th, 2025, at 5:00 PM.**

Adjournment

There being no further business, the meeting was adjourned at 5:50 PM.

Respectfully submitted,
Sara Adams, secretary