THE MANCHESTER PLANNING COMMISSION MINUTES
April 20, 2026

Chairman Mark Williams called the meeting to order at 5:30 P.M.

<u>MEMBERS PRESENT:</u> Mayor Joey Hobbs, Vice Mayor Mark Messick, Chairman Mark Williams, Vice Chairman Leif Swanson, Secretary Ward Johnson, Brad Goodwin, Cheryl Swan

<u>MEMBERS UNABLE TO ATTEND:</u> Mitch Umbarger and Paul Thornton
<u>NON-MEMBERS PRESENT:</u> City Engineer Adam Carter, Codes Director Brittany Fiske, Office Mgr. Grace Frazier and others.

<u>NON-MEMBERS UNABLE TO ATTEND:</u> None

<u>APPROVAL OF April 6, 2026 SPECIAL CALLED MINUTES:</u>
Motion by Vice Chairman Swanson to approve, seconded by Secretary Johnson. Approved unanimously.

<u>APPROVAL OF AGENDA:</u>
Motion by Brad Goodwin to approve, seconded by Secretary Johnson. Approved unanimously.

<u>COMMENTS FROM CITIZENS:</u> None

<u>BUSINESS:</u>
<u>Prem/Final Plat</u>: 2 lots 317 Shipley Rd. for Delia Ring. Zoned RS-1 in the UGB.
DESCRIPTION:

The proposed preliminary / final plat creates two lots from a single lot. The remaining Ring property has an existing, single family residential structure with accessory structures. The new lot currently has 5 agricultural structures. The new lot has been evaluated by TDEC and approved for a 3 bedroom residence based on the mapped septic disposal field area. Both lots are served by a 6" water line and 4" gas line running along Shipley Road.

RECOMMENDATION:

Staff recommends approval of the preliminary / final plat.

Motion by Brad Goodwin to approve pending punchlist, seconded by Cheryl Swan. Approved Unanimously.

<u>Prem./Final Plat:</u> 2 lots 4916 Old Tullahoma Hwy. for David Pennington. Zoned R-3

DESCRIPTION:

The proposed preliminary / final plat creates two lots from a single lot. The remaining Pennington property has an existing, single family residential structure with accessory structures. The new lot will be vacant. Both lots are served by a 12" water line, 6" gas line, and 8" gravity sewer line running along the Old Tullahoma Highway.

RECOMMENDATION:

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

1. Coordinate with MWSD on available sanitary sewer capacity to serve lot 2 due to current sewer system conditions and TDEC directives.

Motion by Cheryl Swan to approve as pending punchlist, seconded by Vice Chairman Swanson. Approved unanimously.

<u>Site Plan:</u> 2259 Hillsboro Blvd. Souther Inn & Suites. Zoned C-2

DESCRIPTION:

The proposed site plan is for the construction of a 5 unit, 6000 sf office / retail facility with one unit serving **as the front office for the Southern Inn. The previous motel office building was severely damaged by a fire and is being replaced in the same location by the proposed building. There is existing sewer, water, gas, and electrical service on site which served the previous building. There is no increase in pervious area on the site and the area of disturbance will be less than one acre so no detention or water quality measures are required for this site.**

RECOMMENDATION:

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

1. **Coordinate with MWSD on available sanitary sewer capacity to serve the new building due to current sewer system conditions and TDEC directives.**

Motion to approve by Mayor Hobbs, seconded by Secretary Johnson. Approved unanimously.

Report of Chairman: NONE

Report of Engineer/Codes Dir.: NONE

Motion to adjourn at 6:40 PM by Mark Messick, seconded by Secretary Johnson. Approved unanimously.

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Chairman

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Secretary

MANCHESTER BOARD OF ZONING APPEALS MEETING
April 20, 2026

Meeting was called to order by Chairman Mark Williams at 6:41 P. M.

MEMBERS PRESENT: Mayor Joey Hobbs, Vice Mayor Mark Messick, Chairman Mark Williams, Vice Chairman Leif Swanson, Secretary Ward Johnson, Cheryl Swan

MEMBERS UNABLE TO ATTEND: Paul Thornton and Mitch Umbarger

NON-MEMBERS PRESENT: City Engineer Adam Clark, Codes Director Brittany Fiske, Codes Office Mgr. Grace Frazier and others.

NON-MEMBERS UNABLE TO ATTEND: NONE

APPROVAL OF MINUTES: NO MEETING IN FEBRUARY
APPROVAL OF AGENDA:

Motion to approve by Vice Chairman Swanson, seconded by Cheryl Swan. Approved unanimously.

COMMENTS FROM CITIZENS: None

BUSINESS:

Report of Chairman: None
Report of Engineer/Codes Director: None

Motion to adjourn at 6:43 PM by Mark Messick , seconded by Cheryl Swan. Approved unanimously.

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Chairman

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Secretary