

**CITY OF MANCHESTER**  
**BOARD OF MAYOR AND ALDERMEN**  
**AGENDA**  
**February 4<sup>th</sup>, 2025 @ 6:30 P.M.**  
**City Hall Board Room**  
**No Work Session**

1. **INVOCATION:**

2. **PLEDGE TO THE FLAG**

3. **ROLL CALL**

4. **APPROVAL OF AGENDA**

5. **MINUTES**

- January 7, 2025 BOMA Meeting Minutes

6. **CORRESPONDENCE**

7. **COMMENTS FROM CITIZENS**

8. **COMMENTS FROM MAYOR**

9. **COMMITTEE AND COMMISSION REPORTS**

- \*Safety \*Finance \*Street \*Water & Sewer \*Recreation \*Tourism \*Planning & Zoning
- \*Information Systems \*Historic Zoning

9. **RESOLUTIONS AND ORDINANCES**

**Resolutions:**

- a) A resolution authorizing a contract to purchase two (2) Ford Mavericks XL at a cost of Twenty-Six Thousand Two Hundred Ninety-Six and 00/100 Dollars (\$26,296.00) each, for use by the Codes Department; sponsored by Alderman Crosslin.
- b) A resolution authorizing a contract to purchase a Ford 350 15-Passenger Van at a total cost of Fifty-Five Thousand Seven-Hundred and Twelve and 00/100 Dollars (\$55,712.00), for use by the Parks and Recreation Department; sponsored by Alderman French.
- c) A resolution accepting Timber Circle in Forrest Ridge Subdivision as a City Street; sponsored by Vice Mayor Messick.

**Ordinances:**

- a) 2<sup>nd</sup> reading of an ordinance rezoning that property owned by Robert and Shonta Gilley, on Murfreesboro Highway and recently annexed into the City; sponsored by Vice Mayor Messick.
- b) 2<sup>nd</sup> reading of an ordinance rezoning that property owned by Donald Parker, on Sissom Lane and recently annexed into the City; sponsored by Vice Mayor Messick.
- c) 2<sup>nd</sup> reading of an ordinance rezoning property owned by Ronnie Randall on Belmont Drive from C-5 to R-3; sponsored by Alderman Anderson.
- d) 2<sup>nd</sup> reading of an ordinance to amend Manchester Municipal Code 18-201 relative to nonpayment of bills; sponsored by Alderman Anderson.
- e) 1<sup>st</sup> reading of an ordinance to abandon the City of Manchester's interest, if any, in an undeveloped right-of-way (unnamed) running between Lots #75 and #76 from the end of Lexington Circle and Skinner Flat Road as depicted on the plat of the Lexington Subdivision; sponsored by Vice Mayor Messick.

10. **OLD BUSINESS**

**11. NEW BUSINESS**

- Wastewater Operations Manager Job Description
- 911 Board City Seat Applicants
  - Dr. Vanessa Green
  - Neal Simmons

**12. ITEMS FROM THE BOARD OF MAYOR AND ALDERMAN**

**13. ADJOURNMENT: Beer Board to Follow**

[www.cityofmanchestertn.com](http://www.cityofmanchestertn.com)

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

**CITY OF MANCHESTER**  
**BOARD OF MAYOR AND ALDERMEN**  
**Meeting Minutes**  
**January 7, 2025, @ 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 Alderman French, Alderman Crosslin, Alderman Anderson, Vice Mayor Messick, Alderman Parsley, Mayor Hobbs, Attorney Johnson, Executive Administrative Assistant Keele, Finance Director Burrows, MWSD Director Perry, Parks/Rec. Director Fox, I.S. Director Smotherman, MPD Chief Sipe, MPD Assistant Chief Floied, MFD Chief Chambers, Public Works Director Gannon, Community Development & Zoning Director Brittany Fiske, Engineer Adam Carter, Coffee County Industrial Board Director Anne Majors, and other citizens. Absent was Alderman Threet. Meeting opened with a prayer by Pastor Welch and the pledge to the flag was spoken in unison. Mayor Hobbs called the meeting to order.

**ROLL CALL:**

Roll was taken via Open Meetings program. Alderman Threet was absent.

**APPROVAL OF MINUTES:**

Alderman French made a motion to approve the 12-3-24 BOMA minutes. Vice Mayor Messick seconded the motion and the motion passed 5-0.

**CORRESPONDENCE:** none

**COMMENTS FROM CITIZENS:** none

**COMMENTS FROM MAYOR:** Mayor Hobbs discussed the Open Meetings Voting software. Mayor Hobbs welcomed everyone.

**Safety Committee-** MPD Chief Sipe discussed Brandon Tomberlin leaving the MPD, Investigator Bryan Eldridge being promoted as Lead Investigator, the purchase of Dodge Durangos, and the next safety meeting will be 1-13-25. Fire Chief Chambers discussed hiring 3 new firefighters and promotions.

**Finance Committee-** Director Burrows discussed the 12-30-24 Special Call Finance meeting, ARPA monies and Banking. New Payroll Accountant Angela Sills and next finance committee would be 1-21-25.

**Street Committee-** Director Gannon stated next meeting would be 1-9-25 and all Christmas decorations have been taken down. Working on sidewalk project and cross training employees.

**Water /Sewer Commission-** Director Perry stated the next MWSD Commission meeting would be 1-9-25. Director Perry discussed a walkthrough of the sewer plant by the commission. Director Perry stated in December his department televised over 16,000 feet of sewer lines and made 5 repairs found from televising. Assistant Director position has been posted.

**Recreation Commission-** Director Fox discussed the ice-skating rink in December, and the ball field lighting grant, discussed WOLD engineering and a new aquatics manager. Director Fox discussed several upcoming tournaments and the renovation of the park outdoor bathrooms.

**Tourism Development Commission-** Vice Mayor Messick had nothing.

**Planning & Zoning Commission-** Director Fiske stated they are in the process of selecting the new Storm Water position. Next Planning and Zoning Committee meeting is 1-21-25.

**Information Systems Committee-** Director Smotherman discussed December meeting and next meeting will be 2-10-25.

**Historic Zoning Commission-** Director Fiske stated the next meeting would be 2-6-25

**RESOLUTIONS & ORDINANCES**

**Resolutions:**

- a) A resolution adopting a Plan of Services preliminary to annexation of Ninety-Nine (99) acres of property owned by Robert and Shonta Gilley, located on Murfreesboro Hwy.; sponsored by Vice Mayor Messick. Vice Mayor Messick made a motion to approve and seconded by Alderman Crosslin. Mayor Hobbs opened the floor to a public hearing and Alderman Parsley asked for Robert Gilley to come up and speak about a request for services. Mayor Hobbs called for the roll. The resolution passed 4-1 with Alderman Anderson voting nay.

- b) A resolution annexing Ninety-Nine and 00/100 (99) acres of property owned by Robert and Shonta Gilley, located on Murfreesboro Hwy; sponsored by Vice Mayor Messick. Vice Mayor Messick made a motion to approve and seconded by Alderman French. Mayor Hobbs opened the floor to a public hearing and after no discussion called for the roll. The resolution passed 4-1 with Alderman Anderson voting nay.
- c) A resolution adopting a Plans of Services preliminary to annexation of Ten and Thirty-Seven/Hundredths (10.37) acres of property owned by Donald Parker, located on Sissom Lane; sponsored by Vice Mayor Messick. Alderman French made a motion to approve and seconded by Vice Mayor Messick. Mayor Hobbs opened the floor to discussion and called for the roll after no discussion. The resolution passed 4-1 with Alderman Anderson voting nay.
- d) A resolution annexing ten and 37/100 (10.37) acres of property owned by Donald Parker, located on Sissom Lane; sponsored by Vice Mayor Messick. Alderman French made a motion to approve and seconded by Vice Mayor Messick. Mayor Hobbs opened the floor to discussion and after none called for the roll. The resolution passed 4-1 with Alderman Anderson voting nay.
- e) A resolution authorizing the purchase of vehicle warning devices at the total price of Thirty-Seven Thousand Six Hundred and Thirty-Six and 44/100 dollars (\$37,636.44) for use of the Police Department of the City of Manchester: sponsored by Alderman French. 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 5-0.
- f) A resolution approving a contract with Dukes Root Control, Inc., in the amount of, and not to exceed, One Million Four Hundred and Ninety-Eight Thousand and 00/100 Dollars (\$1,498,000.00) for sewer inspection, cleaning, and other services; sponsored by Alderman Anderson. Alderman Crosslin made a motion to approve and seconded by Alderman Parsley. Mayor Hobbs discussed the contract and called for the roll. The resolution passed 5-0.

#### **Ordinances:**

- a) 1<sup>st</sup> reading rezoning that property owned by Robert and Shonta Gilley, on Murfreesboro Highway and recently annexed into the City; sponsored by Vice Mayor Messick. Vice Mayor Messick made a motion to approve and seconded by Alderman French. Mayor Hobbs opened the floor to a public hearing and after no discussion called for the roll. The ordinance passed first reading 4-1 with Alderman Anderson voting nay.
- b) 1<sup>st</sup> reading of an ordinance rezoning that property owned by Donald Parker, on Sissom Lane and recently annexed into the City; sponsored by Vice Mayor Messick. Vice Mayor Messick made a motion to approve and seconded by Alderman French. Mayor Hobbs opened the floor to a public hearing and after no discussion called for the roll. The ordinance passed first reading 4-1 with Alderman Anderson voting nay.
- c) 1<sup>st</sup> reading of an ordinance rezoning property owned by Ronnie Randall on Belmont Drive from C-5 to R-3; sponsored by Alderman Anderson. Alderman French made a motion to approve and seconded by Alderman Crosslin. Mayor Hobbs opened the floor to a public hearing and after no discussion called for the roll. The ordinance passed first reading 4-1 with Vice Mayor Messick voting nay.
- d) 1<sup>st</sup> reading of an ordinance to amend Manchester Municipal Code 18-201 relative to nonpayment of bills; sponsored by Alderman Anderson. Alderman Anderson 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 first reading 5-0.

#### **OLD BUSINESS**-none

#### **NEW BUSINESS**

- Acceptance new street light West Doak Road – Pole number 131564 Vice Mayor Messick made a motion to approve and seconded by Alderman French. Motion passed 5-0.
- Appointment to HZC - Application Sara Adams – Mayoral Appointment w/BOMA Confirmation Alderman French made a motion to approve the mayoral appointment and seconded by Alderman Crosslin. The motion passed 5-0.
- MWSD Maintenance Manager Job Description Alderman French made a motion to approve and seconded by Alderman Anderson. The motion passed 5-0.

- MWSD Maintenance Technician Job Description Alderman French made a motion to approve and seconded by Vice Mayor Messick. The motion passed 5-0.
- MWSD Pretreatment Coordinator Job Description Vice Mayor Messick made a motion to approve and seconded by Alderman French. The motion passed 5-0.

**COMMENTS FROM BOMA:** Alderman Anderson asked I.T. to change her title of Alderwoman to Alderman because that is the position she ran for.

**ADJOURNMENT:**

- Being no further business to discuss, Mayor Hobbs asked for a motion to adjourn and Vice Mayor Messick made the motion. The motion was seconded by Alderman French. The motion to adjourn was passed 5-0. The meeting adjourned at 7:00 p.m.

**SIGNATURES:**

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**Mayor Joey Hobbs**

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**Executive Administrative Assistant Keele**

**RESOLUTION NO. .**

**A RESOLUTION AUTHORIZING A CONTRACT TO PURCHASE TWO (2) FORD MAVERICKS XL AT A COST OF TWENTY SIX THOUSAND SIX HUNDRED EIGHTY THREE AND 00/100 DOLLARS (\$26,683.00) EACH, FOR USE BY THE CODES DEPARTMENT**

WHEREAS the City of Manchester Codes Department needs a new means to transport employees to enforce the City Code; and

WHEREAS the Codes Department has determined that a Two (2) Ford Mavericks XL will best serve the Department's needs; and

WHEREAS the Codes Department has sufficient funds in its account for the fiscal year 2024/2025 budget to purchase these vehicles; and

WHEREAS these vehicles are available pursuant to the State of Tennessee Department of General Services contract making the purchase exempt from the City's bidding requirements; and

WHEREAS Code Section 5-703 (4) of the City of Manchester requires any obligation of the City on any contract in excess of \$35,000 be approved by resolution; and

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF MANCHESTER, TENNESSEE that the City of Manchester contract to purchase Two (2) Ford Mavericks XL at a cost of Twenty Six Thousand Six Hundred Eighty Three and 00/100 Dollars (\$26,683.00) each, from Ford of Murfreesboro, the State of Tennessee Department of General Services contract vendor.

BE IT FURTHER RESOLVED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF MANCHESTER, TENNESSEE that the purchases be funded from the appropriate line item in the Codes Department's 2024/2025 budget.

BE IT FURTHER RESOLVED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF MANCHESTER, TENNESSEE that the Mayor be authorized to enter into the contract.

Resolved this \_\_\_\_\_ day of \_\_\_\_\_ 2025.

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Joey Hobbs, Mayor

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Anthony Burrows, Finance Director

**RESOLUTION NO. .**

**A RESOLUTION AUTHORIZING A CONTRACT TO PURCHASE A FORD 350 15-PASSENGER VAN AT A TOTAL COST OF FIFTY-FIVE THOUSAND SEVEN HUNDRED AND TWELVE AND 00/100 DOLLARS (\$55,712.00), FOR USE BY THE PARKS AND RECREATION DEPARTMENT**

WHEREAS the City of Manchester Parks and Recreation Department needs a new means to transport cargo and passengers; and

WHEREAS the Parks and Recreation Department has determined that a Ford 350 15-Passenger Van will best serve the Department's needs; and

WHEREAS the Parks and Recreation Department has sufficient funds in its account for the fiscal year 2024/2025 budget to purchase this van; and

WHEREAS this van is available pursuant to the State of Tennessee Department of General Services contract making the purchase exempt from the City's bidding requirements; and

WHEREAS Code Section 5-703 (4) of the City of Manchester requires any obligation of the City on any contract in excess of \$35,000 be approved by resolution; and

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF MANCHESTER, TENNESSEE that the City of Manchester contract to purchase a Ford 350 15-Passenger Van at a cost of Fifty Five Thousand Seven Hundred and Twelve and 00/100 Dollars (\$55,712.00), from Ford of Murfreesboro, the State of Tennessee Department of General Services contract vendor.

BE IT FURTHER RESOLVED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF MANCHESTER, TENNESSEE that the purchases be funded from the appropriate line item in the Parks and Recreation Department's 2024/2025 budget.

BE IT FURTHER RESOLVED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF MANCHESTER, TENNESSEE that the Mayor be authorized to enter into the contract.

Resolved this \_\_\_\_\_ day of \_\_\_\_\_ 2025.

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Joey Hobbs, Mayor

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Anthony Burrows, Finance Director

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION ACCEPTING TIMBER CIRCLE IN FORREST RIDGE  
SUBDIVISION AS CITY A STREET**

WHEREAS the plats of Forrest Ridge Subdivision, which are of record as Plat Book P946A, Register's Office of Coffee County, Tennessee, identifies a proposed street named "Timber Circle," which lies within the City of Manchester, Tennessee; and

WHEREAS said street has been inspected by the City's Engineer, Zoning Director, and the Director of Public Works and found to meet the minimum requirements for acceptance by the City; and

WHEREAS the Manchester Street Committee has recommended acceptance by the City at its meeting on January 6, 2025, and the Manchester Regional Planning Commission has recommended acceptance by the City, as contemplated by Title 16, Chapter 3 of the Manchester Municipal Code, as reflected in the minutes of its meeting of January 21, 2025; and

WHEREAS the owners of said street have executed and delivered a Quitclaim Deed to the City conveying their interest in said street to the City of Manchester.

BE IT THEREFORE RESOLVED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF MANCHESTER, TENNESSEE that the street depicted and described as "Timber Circle" on the plat of record as Plat Book P946A, Register's Office of Coffee County, Tennessee, be accepted as a City street, that it be entered upon the City street list, and that it be named "Timber Circle."

Passed this \_\_\_\_\_ day of \_\_\_\_\_ 2025.

\_\_\_\_\_  
Joey Hobbs, Mayor



ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE REZONING THAT PROPERTY OWNED BY ROBERT AND SHONTA GILLEY, ON MURFREESBORO HIGHWAY AND RECENTLY ANNEXED INTO THE CITY**

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 recently annexed certain property owned by Robert and Shonta Gilley; 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 resolution; and

Whereas the Manchester Planning Commission recommended that the property owned by Robert and Shonta Gilley be rezoned according to and as described below.

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

**4692 Murfreesboro Hwy (Map056 Parcel045.00)**

Beginning at a corner of a fence located in the northerly margin of U.S. Highway No. 41; thence running with a fence north 03 deg. 45 min. east 268.2 feet to a corner of a fence; thence running with a fence south 74 deg. 30 min. east 195.3 feet to a stake; thence running south 21 deg. 00 min. west 280.6 feet to a stake located in the northerly margin of U.S. Highway No. 41; thence running with the northerly margin of U.S. Highway No. 41 north 06 deg. 45 min. west 123.41 feet to the point of beginning. Also being a part of Tract No. 7 of the Rogers Brothers Subdivision, a plat of which is recorded in Trust Deed Book 41, page 217, Register's Office of Coffee County, Tennessee.

**38.87 acres on Murfreesboro Hwy (Map068 Parcel007.09)**

Beginning at an iron pin lying in the northerly margin of a 50 foot unimproved gravel road; thence leaving the road, N 43° 36' 48" W, 656.32 feet to a fence post; thence N 54° 39' 48" E, along a fence, 1808.54 feet to a fence post in the southwest margin of Interstate No. 24; thence S 60° 26' 51" E, along the southwest margin of said highway

1459.95 feet to a fence post; thence S 4° 29' 13" W, 264.54 feet to an iron pin the northerly margin of that 50 foot unimproved gravel road; thence following the northerly margin of that road, N 58° 59' 9" W, 15.12 feet to a point; thence along the chord of an undefined curve N 78° 27' 21" W, 165.33 feet to a point; thence S 82° 04' 27" W, 437.44 feet to a point; thence along the chord of an undefined curve, N 79° 40' 46" W 132.96 feet to a point; thence N 61° 25' 59" W, 372.62 feet to a point; thence along the chord of an undefined curve S 87° 43' 54" W, 188.64 feet to a point; thence S 56° 53' 46" W, 935.00 feet to a point; thence along the chord of an undefined curve S 52° 14' 44" W, 107.78 feet to a point; thence S 47° 35' 42" W, 201.44 feet to the point of beginning and containing 38.87 acres as surveyed by Robert N. Kanter, RLS Tennessee No. 995 in August, 1991.

**2.95 acres on Murfreesboro Hwy (Map068 Parcel007.06)**

Tract No. 3: Being an undivided one half interest in the following described parcel of land: Being the right of way of a 50 foot unimproved gravel road reflected on Tax Map 68 as Parcel 7.06 containing 2.95 acres, and beginning at a point in the eastern right of way of U.S. Highway 41; thence in a northeasterly direction to the boundary of the tract previously conveyed by Landon Lowe to Eugene Driver and wife, Judy Driver, in which there is a reference to said right of way of a 50 foot unimproved gravel road; which is the northern boundary of said property; thence continuing north 47 deg. 35 min. 42 sec. east 149.58 feet to a point; thence along the chord of an undefined curve north 52 deg. 14 min. 44 sec. east 99.67 feet to a point; thence north 56 deg. 53 min. 46 sec. east 935 feet to a point; thence along the chord of an undefined curve north 87 deg. 43 min. 54 sec. east 137.38 feet to a point; thence south 61 deg. 25 min. 59 sec. east 372.62 feet to a point; thence along a chord of an undefined curve south 79 deg. 40 min. 46 sec. east 164.27 feet to a point; thence north 82 deg. 04 min. 27 sec. east 437.44 feet to a point; thence along the chord of an undefined curve south 78 deg. 27 min. 21 sec. east 131.99 feet to a point; thence south 58 deg. 59 min. 09 sec. east 40.08 feet to an iron pipe.

**57.08 acres on Murfreesboro Hwy (Map068 Parcel007.10)**

PARCEL No. 1:

Tract No. 1: Beginning at a fence post in the northeast margin of U.S. Highway 41 at Parson's most westerly corner; thence north 43 deg. 52 min. 33 sec. west along the northeast margin of said highway 612.02 feet to a fence post at Jacobs' corner; thence north 68 deg. 16 min. 51 sec. east along Jacobs' line 350.56 feet to a fence post at Jacobs' corner; thence north 44 deg. 11 min. 26 sec. west 256.71 feet to a fence post at Jacobs' corner; thence north 43 deg. 57 min. 26 sec. east 126.63 feet to a fence post; thence north 44 deg. 27 min. 38 sec. west 127.78 feet to a fence post which is in the southerly right of way of a 50 foot unimproved gravel road, which is the northern boundary of this property; thence continuing along that right of way north 47 deg. 35 min. 42 sec. east 149.58 feet to a point; thence along the chord of an undefined curve north 52 deg. 14 min. 44 sec. east 99.67 feet to a point; thence north 56 deg. 53 min. 46 sec. east 935 feet to a point; thence along the chord of an undefined curve north 87 deg. 43 min. 54 sec. east 137.38 feet to a point; thence south 61 deg. 25 min. 59 sec. east 372.62 feet to a point; thence along the chord of an undefined curve south 79 deg. 40 min. 46 sec. east 164.27 feet to a point; thence north 82 deg. 04 min. 27 sec. east 437.44 feet to a point; thence along the chord of an undefined curve south 78 deg. 27 min. 21 sec. east 131.99 feet to a point; thence south 58 deg. 59 min. 09 sec. east 40.08 feet to an iron pipe; thence leaving that right of way south 04 deg. 50 min. 01 sec. west 406.01 feet to a fence post; thence south 89 deg. 11 min. 24 sec. west 362.37 feet to a fence post; thence south 48 deg. 59 min. 27 sec. west 450.74 feet to a fence post; thence south 50 deg. 02 min. 43 sec. west 940.50 feet to a fence post at Parson's most easterly corner; thence north 44 deg. 40 min. 43 sec. west along Parson's line 209.42 feet to a fence post; thence south 50 deg. 06 min. 48 sec. west 406.14 feet to the place of beginning, and containing 44.56 acres as surveyed by Robert N. Kanter, RLS Tennessee No. 995 in August 199.

Tract No. 2: Beginning at a point in a fence line, said point being located north 50 deg. 02 min. 43 sec. east 300 feet along a fence line from Lowe's southeasterly corner; thence running with Lowe's southerly line north 50 deg. 02 min. 43 sec. east 640.99 feet to a fence post; thence running with Lowe's line north 48 deg. 45 min. 48 sec. east 451.29 feet to a fence post; thence south 03 deg. 46 min. 42 sec. west 690.80 feet to an iron pin; said pin being Moore's northerly corner of a 5 acre tract; thence running with Moore's line south 39 deg. 27 min. 19 sec. west 571.88 feet to an iron pin; thence running with an old fence line north 45 deg. 00 min. 08 sec. west 596.47 feet to the point of beginning, and containing by estimation 10.02 acres as per survey of Robert Kanter License No. 995, dated October 11, 1990.

**PARCEL 2:**

Beginning at a stake in the northeast margin of U.S. Highway No. 41 at the most westerly corner of the property of Murphy; thence north 40 deg. 39 min. 47 sec. west along the northeast margin of said highway 156.78 feet to a stake; thence leaving the highway and running north 49 deg. 57 min. 41 sec. east 726.94 feet to a stake; thence north 39 deg. 27 min. 19 sec. east 571.88 feet to a stake; thence south 03 deg. 46 min. 42 sec. west 367.42 feet to a fence post; thence south 29 deg. 05 min. 50 sec. west 318.59 feet to a fence post; thence south 82 deg. 41 min. 29 sec. west 8.94 feet to a fence post; thence north 40 deg. 46 min. 27 sec. west 112.33 feet to a fence post; thence south 49 deg. 59 min. 32 sec. west along Murphy's northwest line 726.53 feet to the place of beginning and containing five (5) acres as surveyed by Robert N. Kanter, RLS TN No. 995 in October, 1990.

However, there is included within the boundaries of the above described property, but excluded from this conveyance, that parcel of land containing 2.5 acres, more or less, heretofore conveyed by E. Eugene Driver and wife, Judith Jackson Driver, to Gilley Farms, Inc., by deed dated December 17, 2004, and recorded in Deed Book 305, page 606, Register's Office of Coffee County, Tennessee.

**6.62 acres on Murfreesboro Hwy (Map056 Parcel023.01)**

Beginning at an old iron pin in the westerly margin of Hwy 41, said point being the northeasterly corner of the parcel described herein and being the southeasterly corner of Concrete Steel (DB 210, PG 558); thence running with the westerly margin of Hwy 41 and along an overhead power and telephone line S 31 deg 49 min 22 sec E, 241.01 feet to a R/W Marker; thence continuing along Hwy 41 and through two power poles, S 32 deg 03 min 00 sec E. 294.79 feet to a new iron pin located approximately 825 feet from the centerline of 16th Model Road; thence leaving Hwy 41 and running S 58 deg. 40 min. 32 sec W. 203.00 feet to a new iron pin; thence running S 31 deg. 52 min 09 sec E 322.50 feet to a new iron pin; thence running with Vickers (DB 143, PG 119) remaining property N 88 deg 50 min 37 sec W. 577.29 feet, running through a stake set on line, to an old iron pin; thence N 00 deg 30 min 11 sec E. 639.31 feet, running through a stake set on line, to an old iron pin; thence running with Concrete Steel's (DB 210, PG 558) southerly line N 57 deg 50 min 02 sec E, 343.98 feet to the point of beginning and containing **8.10 acres**, more or less, according to a survey dated June 20, 2005, by Franklin D. Barnes, Tennessee No. 1670, P.O. Box 276, Manchester, TN 37349.

**INCLUDED IN THE ABOVE PROPERTY DESCRIPTION BUT EXCLUDED FROM THIS CONVEYANCE** is the following tract of land conveyed to DG Stragic II, LLC, a Tennessee limited liability company by Special Warranty Deed filed for record on December 30, 2015 in Book W370, page 424, said Register's Office.

Being a parcel of land in Coffee County, Tennessee shown as Lot 2 on the Plan of Zaremba Group LLC, Coffee County Dollar General Store, Manchester, Tennessee of record in Plat Book 861B2, page 0, Register's Office for Coffee County situated in the 1st Civil District of Coffee County Tennessee and being more particularly described as follows:

Beginning at an iron pin found in the westerly margin of Murfreesboro Highway, said iron pin being the northeast corner of the C.K. Waterson et ux property, Registers Office of Coffee County, Tennessee (R.O.C.C.T.) Deed Book 281, page 77, and an east corner of the Bobby G. Gilley et ux property, R.O.C.C.T. Deed Book 309, page 329, of which this description is a part of; thence with the common boundary line of said Waterson and Gilley, South 60°05'23" West 203.02 feet to an iron pin found; thence leaving said common boundary line of Waterson and Gilley and through the property of Gilley the following three calls: South 60°05'23" West 67.00 feet to an iron pin set; thence North 30°33'40" West a distance of 238.93 feet to an iron pin set; thence North 59°26'20" East a distance of 270.00 feet to an iron pin set in the westerly margin of the Murfreesboro Highway; thence with said margin of said highway South 30°33'40" East a distance of 242.00 feet to the point of beginning, containing 1.49 acres, more or less.

**4728 Murfreesboro Hwy (Map056 Parcel046.00)**

Parcel 1: Beginning at the corner of a fence in the north margin of U.S. Highway No. 41 at Earl Hulled's southeast corner; thence north 03 deg. east along Hullett's east line 2470 feet to a stake in the south margin of Interstate Highway No. 24; thence south 65 deg. 30 min. east along the south margin of said Interstate Highway No. 24 a distance of 731.6 feet to a stake; thence south 03 deg. 30 min. west along a fence, Arnold's west line; 2488.8 feet to the corner of a fence in the north margin of U.S. Highway No. 41; thence north 64 deg. 15 min. west along the north margin of U.S. Highway No. 41 a distance of 315 feet and continuing along the north margin of U.S. Highway 41, north 63 deg. west 396 feet to the place of beginning, and containing 37.91 acres as surveyed by Claude Ingram, Coffee County, Surveyor, on the 28th day of August, 1967.

There is included in the above description but expressly excluded from this conveyance the following described parcel of land: Beginning at a corner of a fence in the north margin of U.S. Highway 41, and being the northwest corner of Comer Arnold's lot; thence running with the north margin of U.S. Highway 41, North 64 deg. 15 min. west a distance of 178 feet to a stake; thence leaving said U.S. Highway 41 at a 90 deg. angle from said highway in a general northeasterly direction 353 feet to a stake; thence running from said left call at a 90 deg. angle in a generally easterly direction 63 feet to a stake in the northwest margin of Duke land; thence running with the northwest boundary of Duke and Arnold's land south 03 deg. 30 min. west 360 feet more or less to the corner of fence, the point of beginning. Said tract of land being bounded on the northwest by Volunteer Stables, Inc., on the northeast by Volunteer Stables, Inc., and on the southeast by Duke and Arnold, and being a parcel taken from the south corner of a larger tract as conveyed to Volunteer Stables, Inc. by Deed of record in Warranty Deed Book 119, page 579, register's Office of Coffee County, Tennessee. And being that property heretofore conveyed to Bobby G. Gilley by Volunteer Stables, Inc. by deed dated July 16, 1969 and of record in Warranty deed Book 124, page 711, Register's Office, Coffee County, Tennessee.

Parcel 2: Beginning at a corner of fence in the north margin of U.S. Highway 41, and being the northwest corner of Comer Arnold's lot; thence running with the north margin of U.S. Highway 41 north 64 deg. 15 min. west a distance of 178 feet to a stake; thence leaving said U.S. Highway 41 at a 90 deg. angle from said highway in a general northeasterly direction 353 feet to a stake; thence running from said left call at a 90 deg. angle in a generally easterly direction 63 feet to a stake in the northwest margin of Duke land; thence running with the northwest boundary of Duke and Arnold's land south 03 deg. 30 min. west 350 feet more or less to the corner of fence, the point of beginning. Said tract of land being bounded on the northwest by Volunteer Stables, Inc., on the northeast by Volunteer Stables, Inc., and on the southeast by Duke and Arnold, and being a parcel taken from the south corner of a larger tract as conveyed to Volunteer Stables, Inc. by deed of record in Warranty Deed Book 119, page 579, register's Office of Coffee County, Tennessee.

**Lots 19, 20, 22, 23, 43, 44, 45, 46, 47 and 48 in Lake S Burgess**

**Parcel 1:** (057 019.19, 057 019.20, 057 019.22, 057 019.23, 057 019.45, 057 019.46 and 057 019.48)  
Land in Coffee County, Tennessee, and being all of Lot Nos. 19, 20, 22, 23, 45, 46 and 48, Final Plat of the Resubdivision of Lots 3, 4 & 5 of the Lake S. Burgess Subdivision, No. 2, Phase II, according to survey and plat of same appearing of record in Plat Cabinet 413B, in the Register's Office of Coffee County, Tennessee, to which plat reference is hereby made for a more accurate and complete description of said lots.

**Parcel 2:** (057 019.43, 057 019.44 and 057 019.47)

Land in Coffee County, Tennessee, and being all of Lot Nos. 43, 44 and 47, Final Plat of the Resubdivision of Lots 3, 4 & 5 of the Lake S. Burgess Subdivision, No. 2, Phase II, according to survey and plat of same appearing of record in Plat Cabinet 413B, in the Register's Office of Coffee County, Tennessee, to which plat reference is hereby made for a more accurate and complete description of said lots.

**910 N Ballard Road (Map057 Parcel009.00)**

**Parcel 1:**

Beginning at a stake in the northeast margin of Interstate Highway No. 24 frontage road at Richards' most westerly corner; thence along the northeast margin of said frontage road north 61 deg. 01 min. west 1156.3 feet to a stake; thence south 01 deg. 59 min. west 72.99 feet to a stake in the northeast margin of

Interstate Highway No. 24; thence along the northeast margin of said highway north 61 deg. 01 min. west 478.26 feet, north 56 deg. 16 min. west 353.09 feet, north 30 deg. 25 min. west 529.45 feet, and north 60 deg. 32 min. west 239.48 feet to a corner post at King's southeast corner; thence leaving said highway and running north 02 deg. 02 min. east along King's line 468.86 feet to an oak; thence north 03 deg. 59 min. east along King's line 830.01 feet to a stake at King's northeast corner; thence north 86 deg. 27 min. west along King's north line 901.23 feet to a stake at King's northwest corner; thence south 39 deg. west 1169.14 feet to a stake in the northeast margin of Interstate Highway No. 24 at King's southwest corner; thence north 61 deg. 01 min. west along the northeast margin of said highway 463.7 feet to a corner post at King's southeast corner; thence north 04 deg. 26 min. east along King's line 1087.19 feet to a stake; thence south 86 deg. 29 min. east 3343.09 feet to a stake; thence south 03 deg. 55 min. west 938.37 feet to a stake; thence south 87 deg. east 751 feet to an oak; thence south 03 deg. 38 min. west 1468.92 feet to a corner post; thence south 54 deg. 02 min. west 563.66 feet to the place of beginning, and containing 146.15 acres.

**Parcel 2:**

Tract No. 1: Being bounded on the north, east, and west by Ballard; and bounded on the south by Interstate Highway No. 24, and containing 31.8 acres, more or less.

Tract No. 2: Being bounded on the north by Clouse, bounded on the east by Fulks and Ballard; bounded on the south by Interstate Highway No. 24; and bounded on the west by Rogers, and containing 50 acres, more or less.

**Parcel 3:**

Being bounded on the north by Clouse and the Fredonia Road; bounded on the east by Gilley and Clouse; bounded on the south by Interstate Highway No. 24; and bounded on the west by King and road right of way, and containing 69.4 acres, more or less. A portion of said property is in the Lake S Burgess Subdivision, a plat of which subdivision is recorded in Trust Deed Book 58, page 478, Register's Office of Coffee County, Tennessee.

**Parcel 4:**

Beginning at a stake at the southwest corner of the property of Billy Richards and the northwest corner of an 1-24 frontage road; thence north 61 deg. 01 min. west 1156.3 feet to a stake; thence south 01 deg. 59 min. west 72.99 feet to a stake in the north margin of Interstate Highway No. 24; thence south 61 deg. 01 min. east along the north margin of said highway 1088.8 feet to a stake; thence north 54 deg. 02 min. east along the west end of the aforesaid frontage road 72.06 feet to the place of beginning.

INCLUDED IN THE ABOVE PROPERTY DESCRIPTION BUT EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING TRACT OF LAND conveyed to Hang Ko Kim and wife, Ok Hee Kim by Warranty Deed filed for record on June 8, 2007 in Book W322, page 390, said Register's Office. Certain tracts or parcels of land located in the 1st Civil District of Coffee County, Tennessee and being more fully described as follows:

Being all of Lot 1 in the Subdivision of the Gilley property and being more particularly described as follows, to-wit:

Being a tract generally bounded on the North by an undeveloped 50-ft street connecting the southerly terminus of Ballard Road to Mitchell Lane in the Fredonia Village Subdivision (Plat Cabinet Envelope 363 A & 394 A), on the East, South and West by the remaining Gilley property (portion of 194/830, 189/960, 190/267, 205/857 and 218/151), and being more particularly described in a survey by Northcutt Surveying, Inc., Job #07C-023, dated 05-15-2007, as follows:

BEGINNING at an iron rod set in the south margin of a 50-ft, undeveloped street, said rod being located South 84 deg. 37 min. 19 sec. East, 74.88 feet from a p.k. nail, said nail being the southwest corner of the south terminus of Ballard Road, the southwest corner of the west terminus of said undeveloped street and the northwest corner of the remaining Gilley property, said iron rod set also being the northwest corner of the property herein described and the POINT OF BEGINNING of the two ingress/egress, drainage and utility easements described below; thence proceeding along the south margin of said undeveloped street, South 84 deg. 37 min. 19 sec. East, 295.82 feet to an iron found; thence South 84

deg. 47 min. 32 sec. East, 794.33 feet to an iron rod found; thence South 84 deg. 15 min. 57 sec East, 4978.00 feet to an iron rod set; thence proceeding around a curve to the right with the following information: Delta = 90 deg. 00 min. 00 sec., Radius = 25.00 feet, Arc Length = 39.27 feet to an iron rod set; thence South 05 deg. 44 min. 03 sec. West, 325.00 feet to an iron rod set; thence North 84 deg. 15 min. 57 sec. West, 4868.03 feet to an iron rod set; thence North 84 deg. 41 min. 32 sec. West, 1246.11 feet to an iron set; thence North 05 deg. 05 min. 50 sec. East, 325.12 feet to an iron rod set; thence proceeding around a curve to the right with the following information: Delta = 89 deg. 43 min. 09 sec., Radius = 24.88 feet, Arc Length = 38.96 feet to the POINT OF BEGINNING, containing 49.14 acres.

INCLUDED IN THE ABOVE PROPERTY DESCRIPTION BUT EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING TRACT OF LAND conveyed to Coffee County, Tennessee by Quitclaim Deed filed for record on March 3, 2003 in Book W292, page 770, said Register's Office.

Being the public road known as Ballard Road as the same is designated on the Final Plats of the Resubdivision of Lots 3, 4 & 5 of the Lake S. Burgess Subdivision No. 2, Phase I and II, a copy of which plats are recorded in Plat Cabinet Envelope 413A and 413B, respectively, Register's Office of Coffee County, Tennessee, to which plat references are hereby made for a more complete and accurate description of said roadway.

INCLUDED IN THE ABOVE PROPERTY DESCRIPTION BUT EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING TRACT OF LAND conveyed to Han D. Kook and wife, Helen Kim by Warranty Deed filed for record on July 18, 2006, in Book W316, page 441, said Register's Office.

Certain tracts or parcels of land located in the 1st Civil District of Coffee County, Tennessee and being more fully described as follows, to-wit:

BEING Lot Nos. 5, 6, 11, 12, Final Plat of the Re-Subdivision of Lots 3, 4 and 5 of the Lake S. Burgess Subdivision No. 2, Phase I, of record in Plat Cabinet 413A, Register's Office for Coffee County, Tennessee.

BEING Lot No 20, Final Plat of the Re-Subdivision of Lots 3, 4 and 5 of the Lake S. Burgess Subdivision No. 2, Phase II, of record in Plat Cabinet 413B, Register's Office for Coffee County, Tennessee.

INCLUDED IN THE ABOVE PROPERTY DESCRIPTION BUT EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING TRACT OF LAND conveyed to Tae B. Lee, married by Warranty Deed filed for record on July 18, 2006 in Book W316, page 443, said Register's Office.

Certain tracts or parcels of land located in the 1st Civil District of Coffee County, Tennessee and being more fully described as follows, to-wit:

BEING Lot Nos. 18 and 19, on the Plan of Lake South Burgess Subdivision No. 2, Phase II, of record in Plat Cabinet 413B, Register's Office for Coffee County, Tennessee, to which plat reference is hereby made for a more complete description.

INCLUDED IN THE ABOVE PROPERTY DESCRIPTION BUT EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING TRACT OF LAND conveyed to Carol Chung, married by Warranty Deed filed for record on July 18, 2006 in Book W316, page 445, said Register's Office.

Certain tracts or parcels of land located in the 1st Civil District of Coffee County, Tennessee and being more fully described as follows, to-wit:

BEING Lot Nos. 2 and 3, on the Plan of Lake South Burgess Subdivision No. 2, Phase I, of record in Plat Cabinet 413A, Register's Office for Coffee County, Tennessee, to which plat reference is hereby made for a more complete description.

INCLUDED IN THE ABOVE PROPERTY DESCRIPTION BUT EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING TRACT OF LAND conveyed to John J. Yoon and wife, Susie M. Yoon by Warranty Deed filed for record on July 18, 2006 in Book W316, page 447, said Register's Office.

Certain tracts or parcels of land located in the 1st Civil District of Coffee County, Tennessee and being more fully described as follows, to-wit:

BEING Lot Nos. 4, 7, 10, 13, 17, 21 and 24 on the Plan of Lake South Burgess Subdivision No. 2, Phase I & II, of record in Plat Cabinet 413A & Plat Cabinet 413B, Register's Office for Coffee County, Tennessee, to which plat reference is hereby made for a more complete description.

And being a portion of the same property where Bobby Gilley and wife, Vicki Gilley, dedicated a Road Right of Way recorded in the Register's Office of said county and state at Book W321, Page 696. Bobby Gilley having since died, leaving Vicki A. Gilley as the surviving tenant.

Being a parcel or strip of land 50 feet in width and 6419.35 feet in length which extends eastwardly from the east margin of Ballard Road the aforesaid distance of 6419.35 feet to the west end of a subdivision road lying between Lots 63 and 70 in the subdivision known as Fredonia Village, Phases III and IV, a plat of which subdivision is on file in Plat Cabinet Envelopes 363A and 394A in the Register's Office of Coffee County, Tennessee, and said strip of land is generally bounded on the north by the lands of Clouse, Yoon and Lim, and is bounded on the south by the lands of Gilley and Langham, and BEGINNING at an iron pin at the northwest corner of said Lot 63 in Fredonia Village, and being Langham's (318-387) northeast corner; thence north 05 deg. 36 min. 40 sec. east along the west end of a subdivision road 50.84 feet to an iron pin at the southwest corner of said Lot 70 in Fredonia Village, this being the southeast corner of the lands of Clouse; thence north 84 deg. 27 min. 22 sec. west 249.89 feet to an iron pin; thence north 84 deg. 15 min. 58 sec. west 5053.37 feet to an iron pin at Yoon's (315-148) southeast corner; thence north 84 deg. 47 min. 32 sec. west along Yoon's south line 794.26 feet to an iron pin at the southeast corner of Lot 48 in the subdivision known as the Lake S. Burgess Resubdivision, a plat of which is on file in Plat Cabinet Envelope 413B in the Register's office of Coffee County, Tennessee; thence north 84 deg. 37 min. 19 sec. west along the south boundary line of said Lot 48 a distance of 321.83 feet to an iron pin in the east margin of Ballard Road, and being the southwest corner of said Lot 48; thence south 04 deg. 56 min. 16 sec. west along the east margin of Ballard Road 48.77 feet to an iron pin at the southeast corner of said road; thence north 84 deg. 47 min. 30 sec. west along the south end of said road 49.17 feet to a PK nail at the southwest corner of said road; thence south 05 deg. 05 min. 50 sec. west 1.08 feet to a PK nail in Gilley's line; thence south 84 deg. 37 min. 19 sec. east 370.7 feet to an iron pin; thence south 84 deg. 47 min. 32 sec. east 794.33 feet to an iron pin; thence south 84 deg. 15 min. 57 sec. east 5052.91 feet to an iron pin at Langham's (318-387) northwest corner; thence south 84 deg. 15 min. 45 sec. east along Langham's north line 250 feet to the place of beginning, and containing 4.09 acres according to a survey dated April 23, 2007, by Max Northcutt, RLS, Tenn. Lie. No. 1359, Job No. 07-C-010.

**75.85 acres on Ballard Road (Map057 Parcel009.04)**

Beginning at a stake located at the northwest corner of the subject property which corner is located at the point where both the property of King and the property of Clouse adjoin the subject property; thence south 86 deg. 18 min. east 4404.98 feet to a point in a fence line; thence south 03 deg. 55 min. west 1134.01 feet to a point; thence north 86 deg. 29 min. west 4397.59 feet to an 8-inch willow oak; thence north 08 deg. 35 min. east 1144 feet to the point of beginning, and containing 115 acres, more or less, as surveyed by Joe T. Brassfield in October 1976, and being generally bounded on the north by Clouse; bounded on the east by DeBerry; and bounded on the south and west by Bob Gilley.

INCLUDED IN THE ABOVE PROPERTY DESCRIPTION BUT EXCLUDED FROM THIS CONVEYANCE is the following tract of land conveyed to Hang Ko Kim and wife, Ok Hee Kim by Warranty Deed filed for record on June 8, 2007 in Book W322, page 390, said Register's Office.

Certain tracts or parcels of land located in the 1st Civil District of Coffee County, Tennessee and being more fully described as follows:

Being all of Lot 1 in the Subdivision of the Gilley property and being more particularly described as follows, to-wit:

Being a tract generally bounded on the North by an undeveloped 50-ft street connecting the southerly terminus of Ballard Road to Mitchell Lane in the Fredonia Village Subdivision (Plat Cabinet Envelope 363 A & 394

A), on the East, South and West by the remaining Gilley property (portion of 194/830, 189/960, 190/267, 205/857 and 218/151), and being more particularly described in a survey by Northcutt Surveying, Inc., Job #07C-023, dated 05-15-2007, as follows:

BEGINNING at an iron rod set in the south margin of a 50-ft, undeveloped street, said rod being located South 84 deg. 37 min. 19 sec. East, 74.88 feet from a p.k. nail, said nail being the southwest corner of the south terminus of Ballard Road, the southwest corner of the west terminus of said undeveloped street, and the northwest corner of the remaining Gilley property, said iron rod set also being the northwest corner of the property herein described and the POINT OF BEGINNING of the two ingress/egress, drainage and utility easements described below; thence proceeding along the south margin of said undeveloped street, South 84 deg. 37 min. 19 sec. East, 295.82 feet to an iron found; thence South 84 deg. 47 min. 32 sec. East, 794.33 feet to an iron rod found; thence South 84 deg. 15 min. 57 sec East, 4978.00 feet to an iron rod set; thence proceeding around a curve to the right with the following information: Delta = 90 deg. 00 min. 00 sec., Radius = 25.00 feet, Arc Length = 39.27 feet to an iron rod set; thence South 05 deg. 44 min. 03 sec. West, 325.00 feet to an iron rod set; thence North 84 deg. 15 min. 57 sec. West, 4868.03 feet to an iron rod set; thence North 84 deg. 41 min. 32 sec. West, 1246.11 feet to an iron set; thence North 05 deg. 05 min. 50 sec. East, 325.12 feet to an iron rod set; thence proceeding around a curve to the right with the following information: Delta = 89 deg. 43 min. 09 sec., Radius = 24.88 feet, Arc Length = 38.96 feet to the POINT OF BEGINNING, containing 49.14 acres.

INCLUDED IN THE ABOVE PROPERTY DESCRIPTION BUT EXCLUDED FROM THIS CONVEYANCE is the following tract of land conveyed to Brian Langham and wife, Rebecca Langham by Warranty Deed filed for record on October 27, 2006 in Book W318, page 387, said Register's Office.

Beginning at a point in the undeveloped 50' right of way dedicated in Fredonia Village, Phase III, approximately 250' to the center line intersection of Mitchell Lane, which is also the northwest corner of Lot No. 63 of Fredonia Village, Phase III, according to map in Envelope 394A, Register's Office of Coffee County, Tennessee; thence South 02 degrees 03 minutes 00 seconds W, 400 feet to an iron pin; thence North 87 degrees 57 minutes 00 seconds W, 250 feet to an iron pin; thence North 02 degrees 03 minutes 00 seconds East, 400 feet to an iron pin; Thence South 87 degrees 57 minutes 00 seconds East, 250 feet to the point of beginning, and containing 2.01 acres, more or less, as surveyed by Barnes Surveying on August 17, 2006.

And being a portion of the same property where Bobby Gilley and wife, Vicki Gilley, dedicated a Road Right of Way recorded in the Register's Office of said county and state at Book W321, Page 696. Bobby Gilley having since died, leaving Vicki A. Gilley as the surviving tenant.

Being a parcel or strip of land 50 feet in width and 6419.35 feet in length which extends eastwardly from the east margin of Ballard Road the aforesaid distance of 6419.35 feet to the west end of a subdivision road lying between Lots 63 and 70 in the subdivision known as Fredonia Village, Phases III and IV, a plat of which subdivision is on file in Plat Cabinet Envelopes 363A and 394A in the Register's Office of Coffee County, Tennessee, and said strip of land is generally bounded on the north by the lands of Clouse, Yoon and Lim, and is bounded on the south by the lands of Gilley and Langham, and BEGINNING at an iron pin at the northwest corner of said Lot 63 in Fredonia Village, and being Langham's (318-387) northeast corner; thence north 05 deg. 36 min. 40 sec. east along the west end of a subdivision road 50.84 feet to an iron pin at the southwest corner of said Lot 70 in Fredonia Village, this being the southeast corner of the lands of Clouse; thence north 84 deg. 27 min. 22 sec. west 249.89 feet to an iron pin; thence north 84 deg. 15 min. 58 sec. west 5053.37 feet to an iron pin at Yoon's (315-148) southeast corner; thence north 84 deg. 47 min. 32 sec. west along Yoon's south line 794.26 feet to an iron pin at the southeast corner of Lot 48 in the subdivision known as the Lake S. Burgess Resubdivision, a plat of which is on file in Plat Cabinet Envelope 413B in the Register's office of Coffee County, Tennessee; thence north 84 deg. 37 min. 19 sec. west along the south boundary line of said Lot 48 a distance of 321.83 feet to an iron pin in the east margin of Ballard Road, and being the southwest corner of said Lot 48; thence south 04 deg. 56 min. 16 sec. west along the east margin of Ballard Road 48.77 feet to an iron pin at the southeast corner of said road; thence north 84 deg. 47 min. 30 sec. west along the south end of said road 49.17 feet to a PK nail at the southwest corner of said road; thence south 05 deg. 05 min. 50 sec. west 1.08 feet to a PK nail in Gilley's line; thence south 84 deg. 37 min. 19 sec. east 370.7 feet to an iron pin; thence south 84 deg. 47 min. 32 sec. east 794.33 feet to an iron pin; thence south 84 deg.

15 min. 57 sec. east 5052.91 feet to an iron pin at Langham's (318-387) northwest corner; thence south 84 deg. 15 min. 45 sec. east along Langham's north line 250 feet to the place of beginning, and containing 4.09 acres according to a survey dated April 23, 2007, by Max Northcutt, RLS, Tenn. Lie. No. 1359, Job No. 07-C-010.

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 these properties zoned R-4 as described above; 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 Regional Planning Commission obtained at its meeting August 19, 2024.

PASSED FIRST READING: \_\_\_\_\_ January 7 \_\_\_\_\_, 2025

PASSED SECOND AND FINAL READING: \_\_\_\_\_, 2025

\_\_\_\_\_  
Joey Hobbs, Mayor

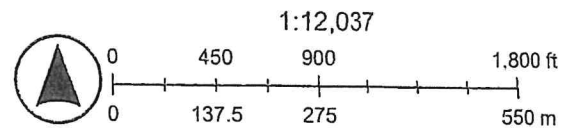
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Anthony Burrows, Finance Director

# Gilley



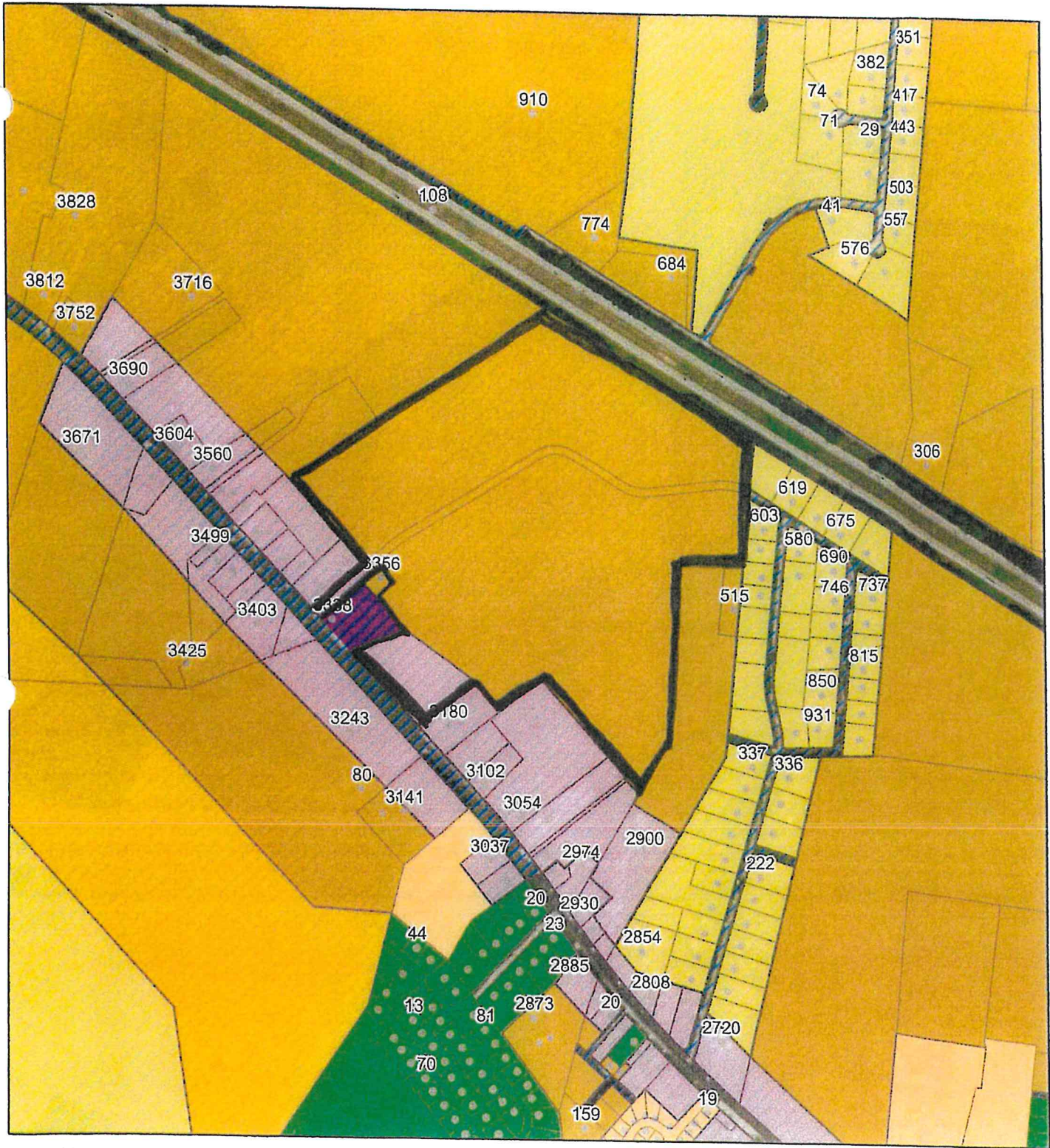
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- Coffee Parcels
- R-4
- Coffee Addresses
- Manchester City Limit
- Coffee UGB
- R-2



Earthstar Geographics

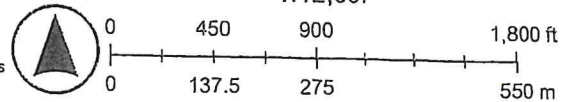
# Gilley Land Use



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- Coffee Parcels
- Coffee Addresses
- Manchester Zoning**
- R-2
- R-4
- Manchester Landuse**
- Commercial, Central and General Neighborhood

- Residential Low Density / Single Family Duplexes
- Residential Medium Density / Single Family Duplexes
- Residential High Density Multi-Family
- High Density Mobile Home
- Manchester City Limit
- Coffee UGB



Earthstar Geographics

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE REZONING THAT PROPERTY OWNED BY DONALD PARKER,  
ON SISSOM LANE AND RECENTLY ANNEXED INTO THE CITY**

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 recently annexed certain property owned by Donald Parker; 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 resolution; and

Whereas the Manchester Planning Commission recommended that the property owned by Donald Parker be rezoned according to and as described below.

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

Map: 67 Parcel: Portion of 36.05

BEGINNING at a pipe found in a root at a metal fence post in the southwest corner of the southerly terminus of Sissom Lane; thence proceeding along the south margin of the southerly terminus of said road and the south line of Paradox Enterprises, LLC S 81°00'27" E, 195.33 ft. to a capped rebar found at a painted metal fence post in the west line of Batesville Manufacturing, being the southeast corner of Paradox Enterprises LLC and the northeast corner of the property herein described; thence proceeding along the west line of Batesville Manufacturing, S 06°59'07" W, 304.55 ft. to a painted crosstie fence post, being the northeast corner of Parker and the southeast corner of the property herein described; thence leaving the west line of Batesville Manufacturing and proceeding along the north line of Parker, N 78°54'20" W, 768.33 ft. to a pipe found at a painted metal fence post; thence proceeding along the north line of DREMC, N 79°41'36" W, 417.09 ft. to a concrete monument at a crosstie fence post, being the southeast corner of Norton and the southwest corner of the property herein described; thence leaving the north line of DREMC and proceeding along the east line of Norton, N 05°50'26" E, 512.60 ft. to a capped rebar found at a painted metal fence post, being the new southwest corner of the remaining Kiviniemi and

the northwest corner of the property herein described; thence leaving the east line of Norton and proceeding along the new severance line, as per this survey, between the remaining Kiviniemi and the property herein described, S 66°20'46" E, 157.73 ft. to a capped rebar found at a planted stone and a painted metal fence post, being the new southeast corner of the remaining Kiviniemi thence proceeding along the south line of Golgata, S 66°26'12" E, 758.68 ft. to a pipe found at a metal fence post; thence proceeding along the south lines of Golgata and Paradox Enterprises LLC, S 81°10'35" E, 119.89 ft. to a pipe found at a metal fence post in the west margin of Sissom Lane; thence proceeding along the west margin of said road, S 08°10'30" W, 14.78 ft. to the POINT OF BEGINNING, containing 10.37 Acres as surveyed by Northcutt and Associates Land Surveying, Inc., 409 Woodbury Highway, Manchester, TN, 37355, Job # 24C-237, dated 07-15-2024, and being a portion of the property described in WDB. 420, pg. 312, 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 these properties zoned R-4 as described above; 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 Regional Planning Commission obtained at its meeting August 19, 2024.

PASSED FIRST READING: \_\_\_\_\_ January 7 \_\_\_\_\_, 2025

PASSED SECOND AND FINAL READING: \_\_\_\_\_, 2025

\_\_\_\_\_  
Joey Hobbs, Mayor

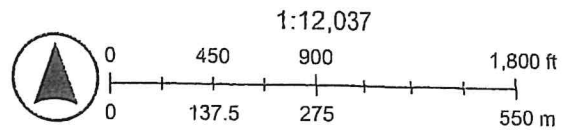
\_\_\_\_\_  
Anthony Burrows, Finance Director

# Parker Zoning



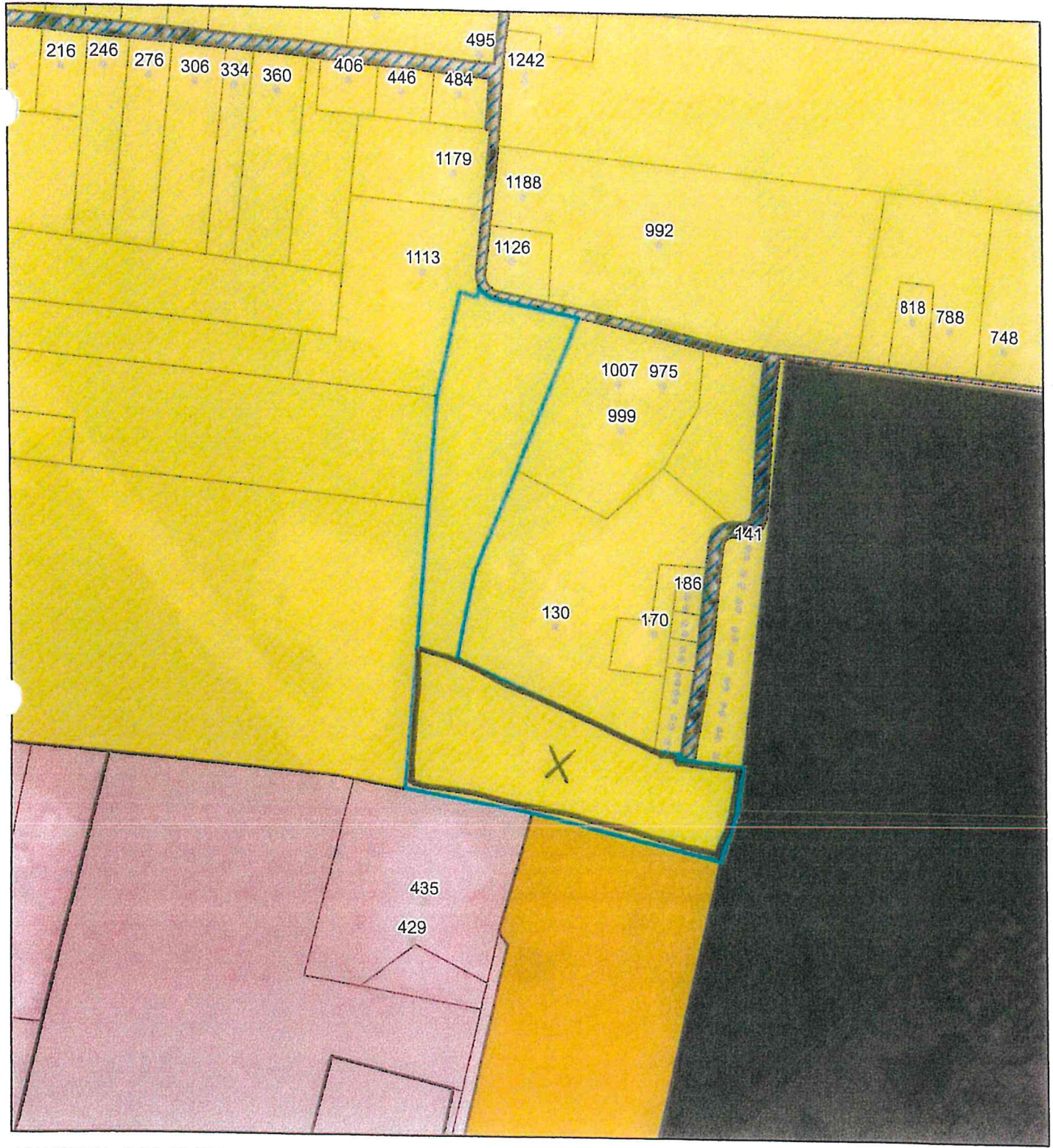
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- |  |                   |  |                       |
|--|-------------------|--|-----------------------|
|  | Coffee Parcels    |  | I-1                   |
|  | Coffee Addresses  |  | I-2                   |
|  | Manchester Zoning |  | R-4                   |
|  | C-2               |  | Manchester City Limit |
|  | C-3               |  | Coffee UGB            |
|  | C-5               |  |                       |



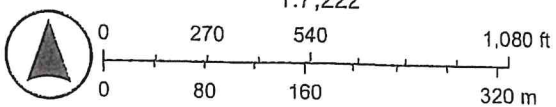
EarthStar Geographics

# Land Use Parker



10/16/2024, 2:27:42 PM

-  Coffee Parcels
-  Coffee Addresses
-  Manchester Landuse
-  Commercial, Central and General Neighborhood
-  Industrial, Heavy
-  Residential Low Density / Single Family Duplexes
-  Residential High Density Multi-Family
-  Manchester City Limit
-  Coffee UGB



Maxar

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE REZONING PROPERTY OWNED BY RONNIE RANDALL ON  
BELMONT DRIVE FROM C-5 TO R-3**

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 the Manchester Planning Commission, at its meeting April 15, 2024, considered the rezoning request that the property owned by Ronnie Randall, described below, be rezoned from C-5 to R-3 Medium Density Residential, 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-3 Medium Density Residential to the following described property owned by Ronnie Randall at Belmont Drive:

In the below description, but excluded from this rezoning is all of the property labeled as Lot 1 (aprox. 1.54 acres), in a plat filed at Plat Book 956B, page 0.

A certain tract or parcel of land lying in the First (1st) Civil District of Coffee County, Tennessee, also known as Parcel 18.00, Property Tax Map 085H, Control Map B, bounded and described as follows, to-wit:

Beginning at an iron pin set at the common intersection of Belmont Drive (50' R.O.W.) and Oak Drive at the Northeast corner of the tract herein described. Then from the POINT OF BEGINNING, leaving the intersection of Belmont Drive and Oak Drive, along the westerly margin of Belmont Drive South 7 degrees 30 minutes 01 seconds West 1694.05 feet to a found axle; thence along the northerly boundary line of the Howard Tract (D.B. 327, p.941; ROCCT) and the southerly boundary line of the tract herein described North 82 degrees 36 minutes 59 seconds West 557.67 feet to an iron pin found; thence along the westerly boundary line of the tract herein described North 07 degrees 00 minutes 00 seconds East 1174.85 feet to an iron pin set; thence North 71 degrees 15 minutes 00 seconds West 160.51 feet to an iron pin set; thence along the easterly margin of McArthur Street/TN Hwy. 55 North 25 degrees 38 minutes 52 seconds East 156.92 feet to an iron pin set; thence South 87 degrees 22

minutes 59 seconds East 436.48 feet to an iron pin set; thence North 2 degrees 37 minutes 01 seconds East 268.04 feet to an iron pin set; thence along the southerly margin of Oak Drive North 88 degrees 03 minutes 19 seconds East 126.51 feet to an iron pin set; thence along the southerly margin of Oak Drive South 87 degrees 22 minutes 59 seconds East 36.85 feet to the point of beginning. Said tract containing 20.0824 acres more or less according to a survey by J. Bryant ABT, TN RLS No. 3000, dated September 17, 2015 and revised on March 31, 2016.

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-3 Medium Density 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 meeting on April 15, 2024.

PASSED FIRST READING: \_\_\_\_\_ May 7 \_\_\_\_\_, 2024

PASSED SECOND (DUE TO FAILING 2<sup>ND</sup> READING ON 6-4-24): January 7, 2025

PASSED THIRD AND FINAL READING: \_\_\_\_\_, 2025

\_\_\_\_\_  
Joey Hobbs, Mayor

\_\_\_\_\_  
Anthony Burrows, Finance Director



**CITY OF MANCHESTER, TENNESSEE  
BUILDING PERMIT  
VAR,SPEC EXC,REZONING, ORD AMD**

PERMIT #: 117076

DATE ISSUED: 3/28/2024

DESCRIPTION:	VAR,SPEC EXC,REZONING, ORD AMD	DEBRIS	
LOCATION:	BELMONT DR.	AFFADAVIT W/C TILE PERMIT	
SUBDIVISION: LOT#			
OWNER NAME:	RONNIE RANDALL	CONTRACTOR:	RONNIE RANDALL
ADDRESS	296 CAMBRIDGE LN	ADDRESS:	296 CAMBRIDGE LN
CITY	MANCHESTER	CITY:	MANCHESTER
STATE	TN	ST:	TN
ZIP:	37355	ZIP:	37355
PHONE:		PHONE:	931-728-9500
		LICENSE:	

ELEC CONTRACTOR VALUATION: \$ 0.00  
 NO OF ELEVATORS:  
 NO OF FLOORS:  
 NO OF FAMILIES:  
 USE ZONE:C-5 TO R-3  
 ROOF:  
 EXTERIOR WALLS:  
 SPRINKLERS:  
 STANDPIPES:  
 FIREPLACES:

PLB CONTRACTR  
 SITE PLN ON FILE  
 HEIGHT:  
 BLDG LxW  
 NUMBER ROOMS  
 NUM KITCHENS:  
 FOUNDATION:  
 INTERIOR WALLS:  
 NUMBER BATHS:  
 HEAT SOURCE:

FRONT SETBACK:  
 LEFT SETBACK:

REAR SETBACK:  
 RIGHT SETBACK:

TOTAL BLDG FEES \$ 200.00

Remarks REZONING

If not approved, give reason: \_\_\_\_\_

Board of Zoning Appeals in case number \_\_\_\_\_ adopted \_\_\_\_\_

Application approved by \_\_\_\_\_

**NOTICE**

THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 6 MONTHS AT ANY TIME AFTER WORK IS STARTED.

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS DOCUMENT AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISION OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.

Mandy [Signature] 3/28/24  
 (SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT) DATE

[Signature] 3/28/24 \_\_\_\_\_  
 (ZONING/BLDG CODE EXAMINER) DATE (BLDG INSPECTOR) DATE

CITY OF MANCHESTER, TENNESSEE

DEPARTMENT OF HEALTH AND CODES

200 W. Fort Street

Manchester, TN 37355

931-723-1464

Email: gfrazier@cityofmanchestertn.com

REZONING APPLICATION

FEE: \$200

DATE: 8/29/24

MEETING DATE: 8/15/24

CASE #: 06-2024

TIME OF MEETING: 5:30 P.M.

LOCATION: CITY HALL MEETING ROOM

- APPROVAL *positive to benefit*
- DISAPPROVAL
- NO ACTION TAKEN

MANCHESTER PLANNING COMMISSION

Name of Property Owner: Ronnie Randall

Address of Owner: 296 Cambridge Ln. Manchester, TN 37355

Home Phone: Work Phone: 931-728-9500

I hereby request to the Planning Commission:

Rezoning C-5 to R-3

Intended Use: Residential

Address of Property: 12 Belmont Dr. Manchester, TN 37355

Property Tax Map No: 085 H Group: Control Map: B Parcel No. 018.00

Is this property in a Flood Hazard Area per FIRM Map No. 47031C0-204C  
Map Revised: August 4, 2008.

Note: 18.48 AC

I do hereby, certify that the information given above is accurate/correct to the best of my knowledge

*[Handwritten Signature]*  
Signature of Owner/Authorized Agent

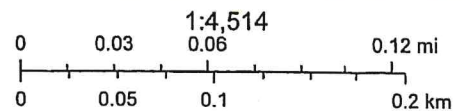
- Rezoning instruction sheet received
- Site Plan checklist received

11/20/24



Date: April 18, 2024

County: Coffee  
 Owner: RANDALL RONNIE L  
 Address: BELMONT DR  
 Parcel Number: 085H B 018.00  
 Deeded Acreage: 18.49  
 Calculated Acreage: 0  
 Date of TDOT Imagery: 2022  
 Date of Vexcel Imagery: 2023



Esri Community Maps Contributors, Tennessee STS GIS, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/ NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, State of Tennessee, Comptroller of the Treasury

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.

Coffee Parcels

Manchester City Limit

Manchester Zoning



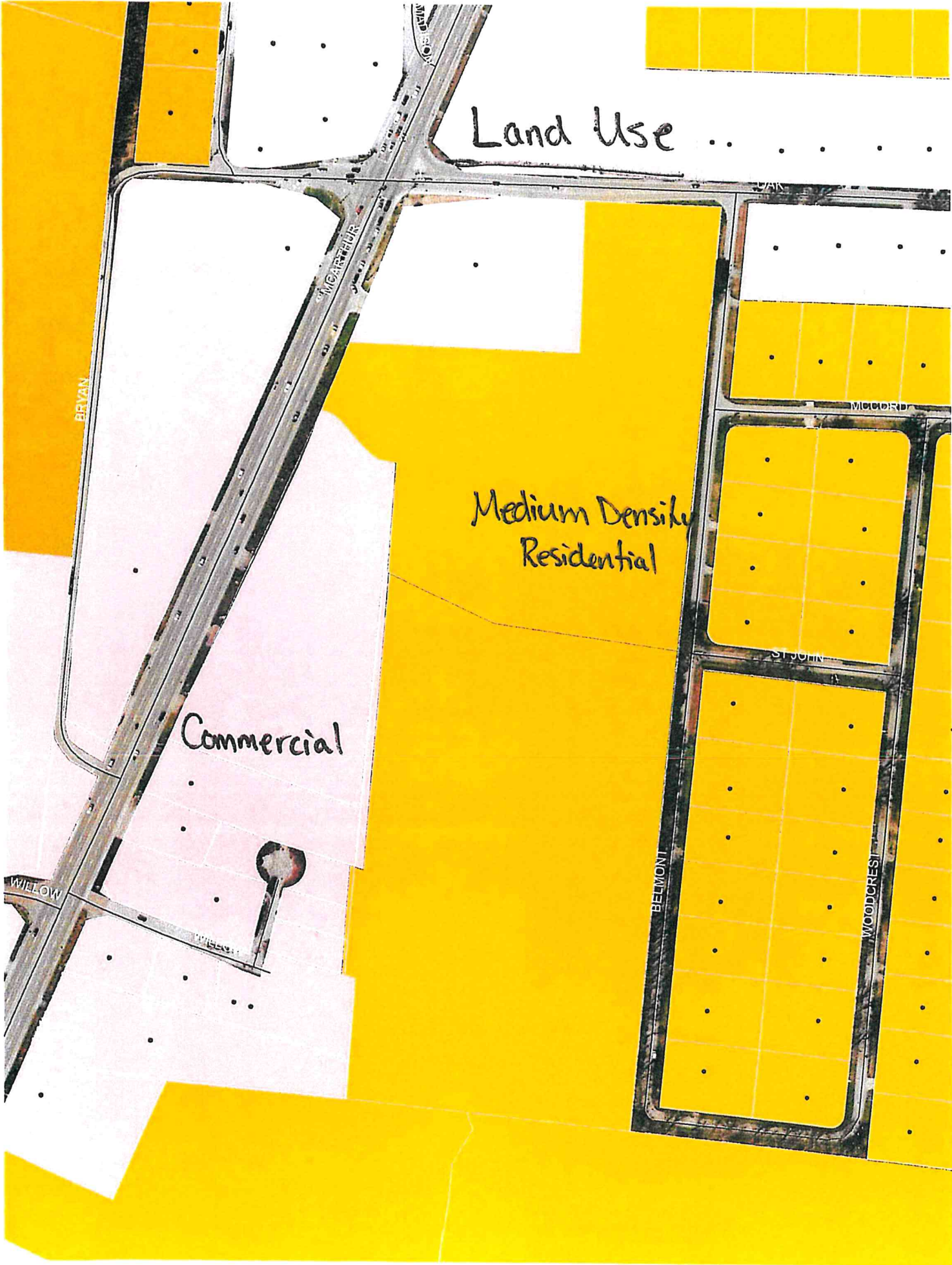
Coffee UGB



Land Use ...

Medium Density Residential

Commercial



ORDINANCE NO \_\_\_\_\_

**AN ORDINANCE TO AMEND MANCHESTER MUNICIPAL CODE 18-201  
RELATIVE TO NONPAYMENT OF BILLS**

WHEREAS Manchester Municipal Code 18-201 currently sets the number of days before someone’s water can be cut-off for nonpayment; and

WHEREAS, at the recommendation of the Manchester Water and Sewer Commission, the Board of Mayor and Aldermen of the City of Manchester believes it to be in the best interest of the City to decrease the number of days from twenty-five (25) to fifteen (15) days after due date before someone’s water can be cut-off for nonpayment.

BE IT THEREFORE ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF MANCHESTER, TENNESSEE that Manchester Municipal Code 18-201 be amended to decrease the number of days from twenty-five (25) days to fifteen (15) days after due date before someone’s water can be cut-off for nonpayment, and

BE IT FURTHER ORDAINED that this ordinance shall take effect on and after its publication, 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.

PASSED FIRST READING: \_\_\_\_\_ January 7, 2025

PASSED SECOND AND FINAL READING: \_\_\_\_\_

\_\_\_\_\_  
Joey Hobbs, Mayor

\_\_\_\_\_  
Anthony Burrows, Finance Director

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE TO ABANDON THE CITY OF MANCHESTER'S INTEREST, IF ANY, IN AN UNDEVELOPED RIGHT-OF-WAY (UNNAMED) RUNNING BETWEEN Lots #75 AND #76 FROM THE END OF LEXINGTON CIRCLE TO SKINNER FLAT ROAD AS DEPICTED ON THE PLAT OF THE LEXINGTON SUBDIVISION**

WHEREAS a Plat of the Lexington Subdivision was originally recorded in the Office of the Coffee County Register of Deeds, which was recorded in Plat Book 601A; and

WHEREAS said plat contained a designation of an unnamed Right of Way running between Lots #75 and #76 from Lexington Circle to the edge of Skinner Flat Road in said Subdivision; and

WHEREAS, in the intervening years, the unnamed Right of Way described above was never developed as a City street nor accepted by the City as a City street; however, the City may have utilities on said unnamed Right of Way.

WHEREAS the Manchester Planning Commission, at its meeting January 21, 2025, has approved the City of Manchester's abandonment as set forth herein.

BE IT THEREFORE ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF MANCHESTER, TENNESSEE that the City of Manchester abandons its interest, if any, in that undeveloped Right of Way running between Lots #75 and #76 from Lexington Circle to the edge of Skinner Flat Road in said Lexington Subdivision, as originally recorded in Plat Book 601A, in the Register's Office of Coffee County, Tennessee; except that it expressly retains a 20ft easement to operate, maintain, enlarge and service the utilities that may be presently located on said Right of Way.

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, the public welfare of the City of Manchester, Tennessee requiring it.

PASSED FIRST READING: \_\_\_\_\_, 2025

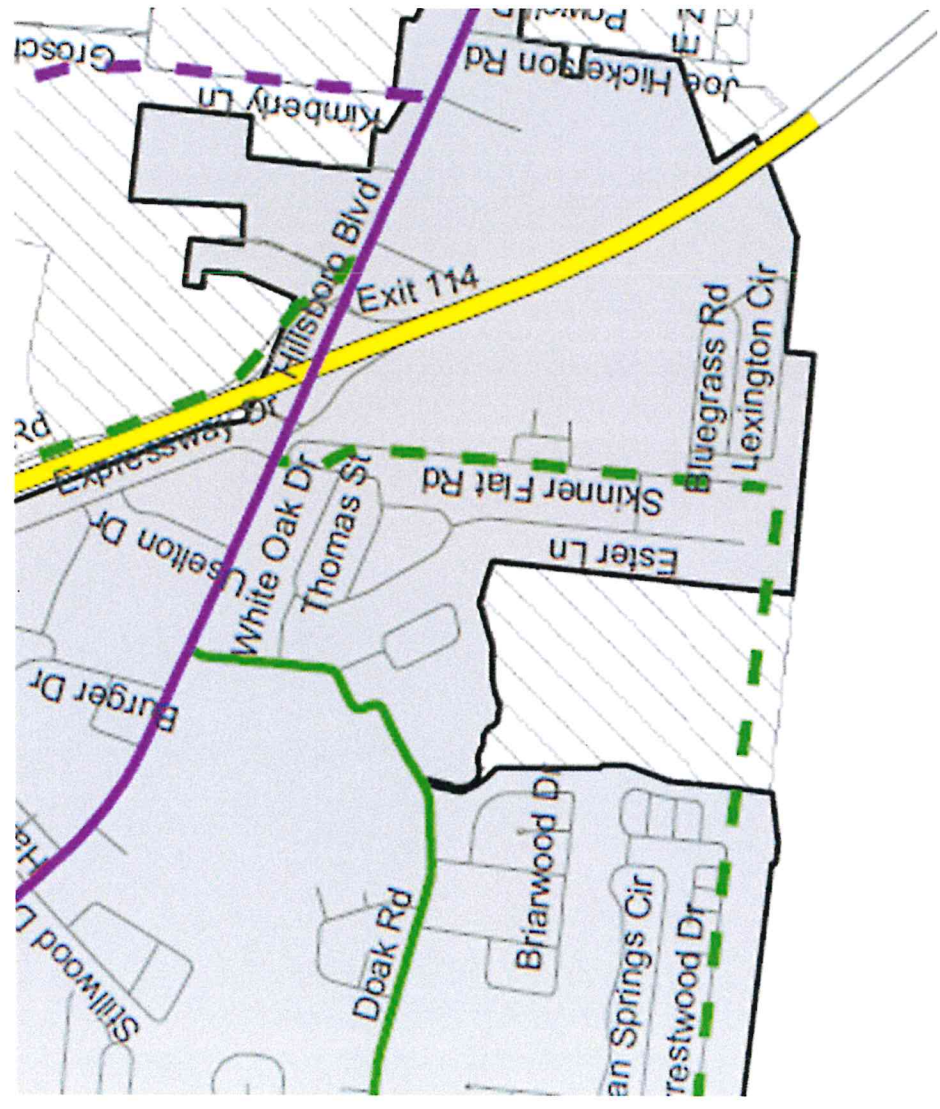
PASSED SECOND AND FINAL READING: \_\_\_\_\_, 2025

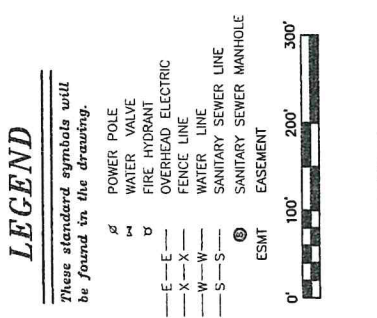
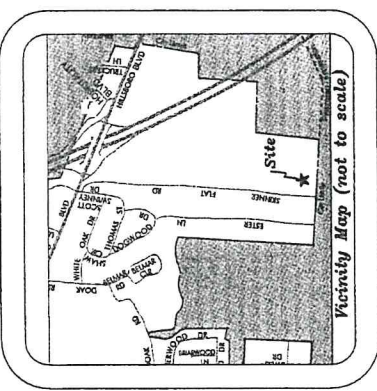
\_\_\_\_\_  
Anthony Burrows, Finance Director

\_\_\_\_\_  
Joey Hobbs, Mayor



	Manchester City Limits		Proposed Urban Minor Arterial (60' - 84' ROW)
	I-24		Urban Minor Collector (60' ROW)
	Urban Principal Arterial (150' - 184' ROW)		Proposed Urban Minor Collector (60' ROW)
	Urban Minor Arterial (60' - 84' ROW)		





**Total Area in Subdivision = 11.64 Acres ±**

**OWNERS OF RECORD**  
 JAMES ALLAN NUNLEY AND WIFE, MARILOU D. NUNLEY  
 RANDY NUNLEY AND WIFE, TRACY NUNLEY  
 811 SKINNER FLAT ROAD  
 MANCHESTER, TN 37355

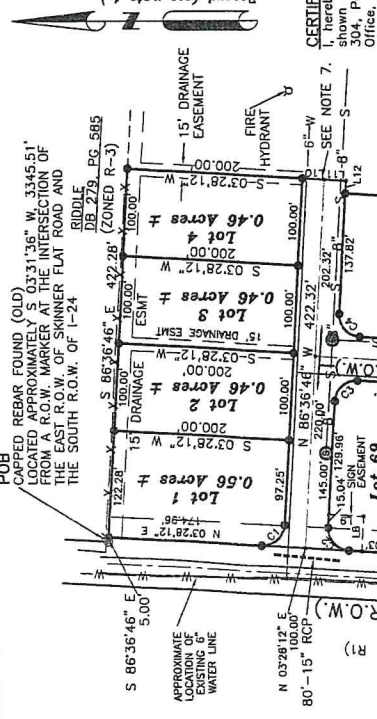
**CERTIFICATE OF APPROVAL FOR PUBLIC SEWER SYSTEM**  
 I hereby certify that the sewer system outlined or indicated on the final subdivision plat entitled, The Lexington Subdivision, has been installed in accordance with current local and state government requirements, and that offers of irrevocable dedication for all public streets, utilities, and other facilities have been filed.

DATE: 3/19/07  
 MANCHESTER WATER & SEWER DEPT.

LINE BEARING	DISTANCE	CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
L1	N 39°00'00" E		11.000		N 11°34'17" W	50.38'	39.23'
L2	S 89°55'03" W		25.000		N 48°25'43" E	35.33'	39.23'
L3	S 17°01'13" E		158.02'		S 41°34'17" E	35.38'	39.23'
L4	N 45°18'32" W		44.24'		S 41°34'17" E	35.38'	39.23'
L5	S 76°52'16" E		125.15'		S 41°34'17" E	35.38'	39.23'
L6	N 76°52'16" W		31.75'		N 48°25'43" E	35.33'	39.23'
L7	S 89°55'03" W		40.000		N 41°33'09" W	35.37'	39.23'
L8	S 89°55'03" W		40.000		N 41°33'09" W	35.37'	39.23'
L9	S 03°28'12" W		40.000		N 41°33'09" W	35.37'	39.23'
L10	N 03°28'12" W		50.000		N 41°33'09" W	35.37'	39.23'
L11	N 03°28'12" W		14.57'		N 41°33'09" W	35.37'	39.23'
L12	N 03°28'12" W		25.000		N 41°33'09" W	35.37'	39.23'
L13	N 03°28'12" W		14.57'		N 41°33'09" W	35.37'	39.23'
L14	N 03°28'12" W		50.000		N 41°33'09" W	35.37'	39.23'
L15	N 03°28'12" W		34.83'		N 41°33'09" W	35.37'	39.23'
L16	N 03°28'12" W		30.000		N 41°33'09" W	35.37'	39.23'
L17	N 03°28'12" W		30.000		N 41°33'09" W	35.37'	39.23'
L18	N 03°28'12" W		30.000		N 41°33'09" W	35.37'	39.23'
L19	N 03°28'12" W		30.000		N 41°33'09" W	35.37'	39.23'
L20	N 03°28'12" W		30.000		N 41°33'09" W	35.37'	39.23'
L21	N 03°28'12" W		30.000		N 41°33'09" W	35.37'	39.23'
L22	N 03°28'12" W		30.000		N 41°33'09" W	35.37'	39.23'
L23	N 03°28'12" W		30.000		N 41°33'09" W	35.37'	39.23'
L24	N 03°28'12" W		30.000		N 41°33'09" W	35.37'	39.23'
L25	N 03°28'12" W		30.000		N 41°33'09" W	35.37'	39.23'
L26	N 03°28'12" W		30.000		N 41°33'09" W	35.37'	39.23'
L27	N 03°28'12" W		30.000		N 41°33'09" W	35.37'	39.23'
L28	N 03°28'12" W		30.000		N 41°33'09" W	35.37'	39.23'
L29	N 03°28'12" W		30.000		N 41°33'09" W	35.37'	39.23'
L30	N 03°28'12" W		30.000		N 41°33'09" W	35.37'	39.23'

**CERTIFICATE OF ACCURACY**  
 I, Randy Donald Ridner, hereby certify that this plat or drawing has been prepared using the latest recorded deeds and that it meets the requirements set forth by the City of Manchester Regional Planning Commission.

DATE: 3/19/07  
 SURVEYOR: Randy Donald Ridner  
 State of Tennessee  
 Coffee County



**CERTIFICATE OF OWNERSHIP AND DEDICATION**  
 I, hereby certify that we are the owners of the property shown and described herein as evidenced in Deed Book 304, Page 824, & Deed Book 300, Page 262; Register's Office, Coffee County, TN, and that we hereby establish, maintain, building, restriction lines, and that offers of irrevocable dedication for all public streets, utilities, and other facilities have been filed.

DATE: 3/19/07  
 OWNER: James Allan Nunley & Tracy Nunley  
 DATE: 3/19/07  
 OWNER: Marilou D. Nunley & Randy Nunley  
 DATE: 3/19/07  
 OWNER: James Allan Nunley & Tracy Nunley  
 DATE: 3/19/07  
 OWNER: James Allan Nunley & Tracy Nunley  
 DATE: 3/19/07

**CERTIFICATE OF APPROVAL OF PUBLIC STREETS OR BOND POSTING**  
 I, hereby certify: (1) that all designated in public streets on this final subdivision plat have been installed in an acceptable manner and according to the specifications of the Manchester City Subdivision Regulations; or (2) that a performance bond or other surety has been posted with the City of Manchester to guarantee completion of all required improvements in case of default.

DATE: 07/30/2007-01:15 PM  
 07006738

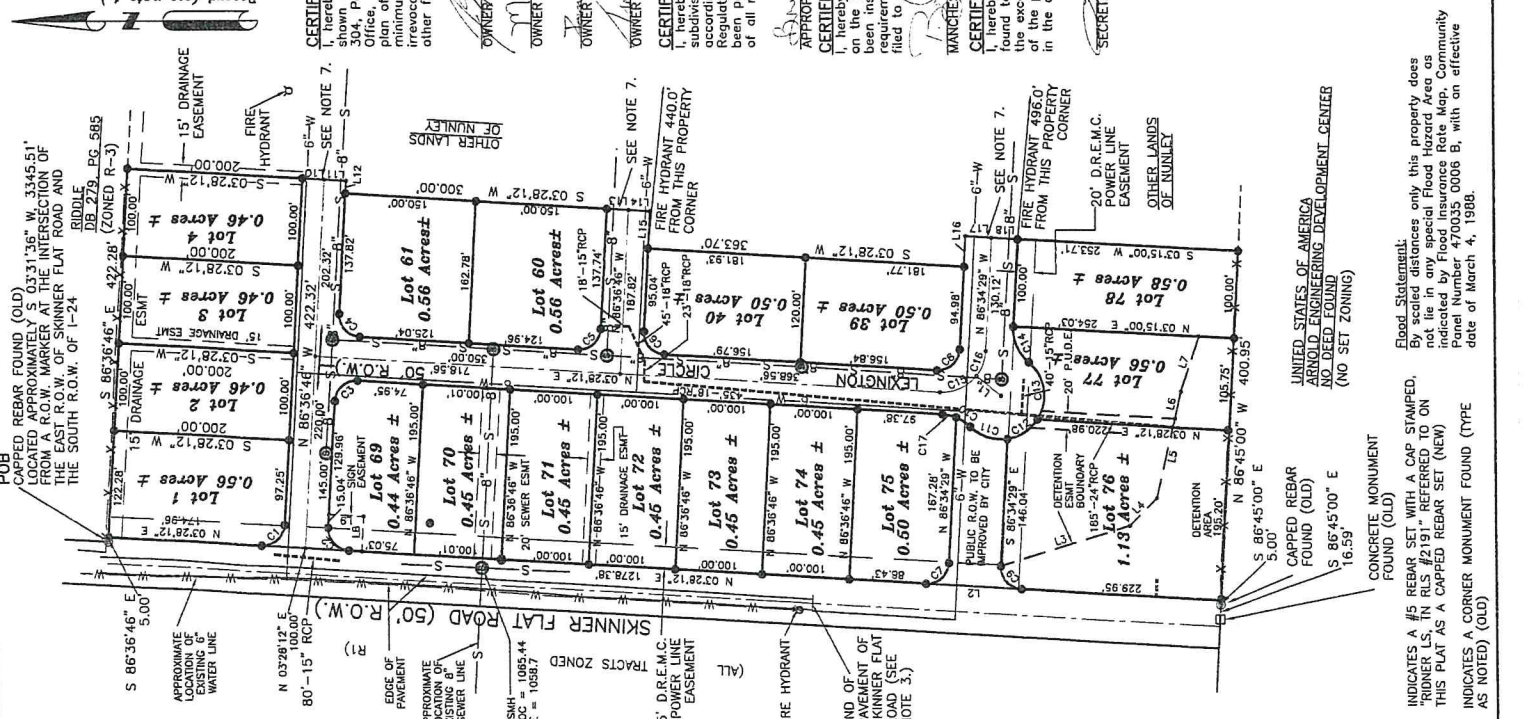
**APPROPRIATE GOVERNMENT REPRESENTATIVE**  
 DATE: 7/31/07

**CERTIFICATE OF APPROVAL OF WATER SYSTEM**  
 I, hereby certify that the water system(s) outlined or indicated on the final subdivision plat entitled The Lexington has/have been installed in accordance with current local and state governmental requirements or a sufficient bond or other surety has been filed to guarantee said installation.

DATE: 3/19/07

**MANCHESTER WATER DEPARTMENT**  
**CERTIFICATE OF APPROVAL FOR RECORDING**  
 I, hereby certify that the subdivision plat shown hereon has been found to comply with the Manchester City subdivision regulations with the exception of such variances if any as are noted in the minutes of the planning commission and that it has been approved for recording in the office of the county register.

DATE: 07/26/07



INDICATES A 1/2 REBAR SET WITH A CAP STAMPED, TRIMMER L'S IN RLS #21 REFERENCED ON THIS PLAT AS A CAPPED REBAR SET (NEW)

INDICATES A CORNER MONUMENT FOUND (TYPE AS NOTED) (OLD)

Flood Statement:  
 By scaled distances only this property does not lie in any special Flood Hazard Area as indicated by Flood Insurance Rate Map, Community Panel Number 74-0008 B, with an effective date of March 4, 1988.

**Ridner Land Surveying**  
 Randy Donald Ridner  
 4972 Mt. View Road  
 Manchester, TN 37355

TN RLS #2191  
 (931)728-0718

Final Plat  
 The Lexington  
 Phase I

QUAL. DRAWN	DATE	REFERENCE #
DRWN RDR	02/05/07	03065
APPROVED	SURVEY DATE	MATCHED
APPRD RDR	02/05/07	02/05/07; RMC 824 (Deed Book 300, Page 262)
REVISIONS	SCALE	SHEET
	1" = 100'	1 OF 1
PROJECT NO.	05089	

*Brent Carter*

APPROPRIATE GOVERNMENTAL REPRESENTATIVE  
**CERTIFICATE OF APPROVAL OF WATER S**  
I, hereby certify that the water system(s) outl  
on the final subdivision plat entitled The Lexin  
been installed in accordance with current loca  
requirements or a sufficient bond or other su  
filed to guarantee said installation.

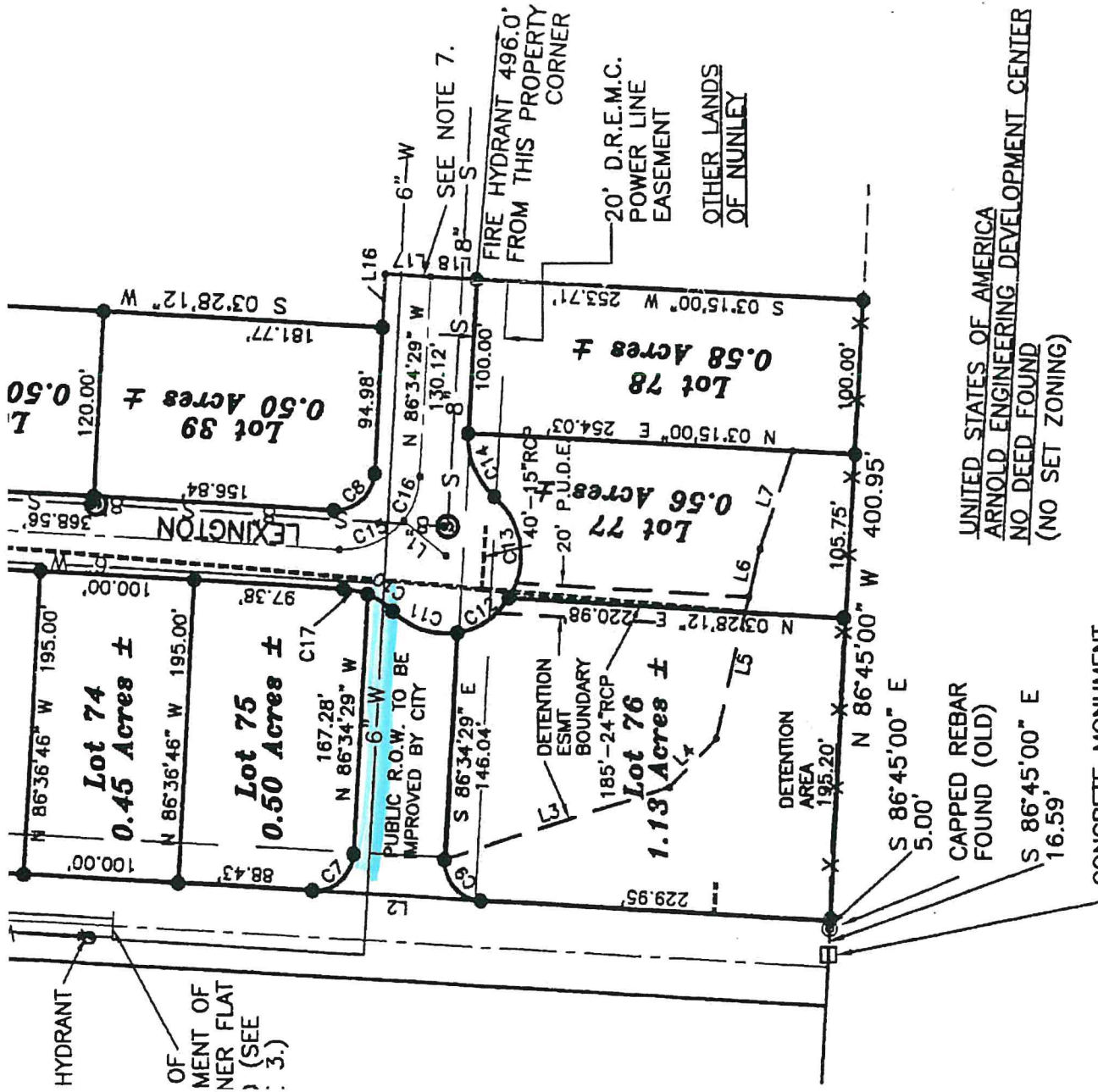
*Brent Carter*  
MANCHESTER WATER DEPARTMENT

**CERTIFICATE OF APPROVAL FOR RECORD**  
I, hereby certify that the subdivision plat sho  
found to comply with the Manchester City su  
the exception of such variances if any as ar  
of the planning commission and that it has i  
in the office of the county register.

*Linda P. Magan*  
SECRETARY OF PLANNING COMMISSION

**NOTES:**

1. RECORD BEARING TAKEN FROM RIDDLE DEED AS SHOWN HEREON
2. COFFEE COUNTY TAX MAP 85, TAX MAP 94, PARENT PARCEL 2.
3. THE RIGHT-OF-WAY FOR SKINN BEYOND THIS POINT AND IS RECORDED R.O.W.
4. THIS PROPERTY IS ZONED R1.
5. SETBACK REQUIREMENTS: FRONT SIDE: REAR:
6. THERE IS DEDICATED AS PER T PUBLIC UTILITY AND DRAINAGE EAS UNLESS OTHERWISE NOTED.
7. ENDS OF STREETS CANNOT BE



UNITED STATES OF AMERICA  
ARNOLD ENGINEERING DEVELOPMENT CENTER  
NO DEED FOUND  
(NO SET ZONING)

**Flood Statement:**  
By scaled distances only this property does not lie in any special Flood Hazard Area as indicated by Flood Insurance Rate Map, Community Panel Number 470035 0006 B, with an effective date of March 4, 1988.

CONCRETE MONUMENT FOUND (OLD)

INDICATES A #5 REBAR SET WITH A CAP STAMPED, RIDNER LS, IN RLS #2191" REFERRED TO ON THIS PLAT AS A CAPPED REBAR SET (NEW)

INDICATES A CORNER MONUMENT FOUND (TYPE & NOTED) (OLD)

## **City of Manchester Job Description**

**Job Title:** Water & Wastewater Operations Manager

**Department:** MWSD Water & Sewer

**Reports To:** MWSD Director

**Created by:** Jeff Perry

**FLSA Status:** Exempt

**Approved By:**

**Approved Date:**

### **Job Summary:**

The Water & Wastewater Operations Manager is responsible for overseeing the daily operations of the water department, personnel, wastewater treatment facility and the collection system, ensuring efficient, compliant, and safe operations. This role involves managing a team of wastewater operators, water distribution and repair crews, maintenance technicians, coordinating maintenance and repairs, ensuring regulatory compliance, and optimizing treatment processes. The manager will work closely with senior leadership, regulatory agencies, and contractors to maintain the facility's operations in line with environmental and safety standards.

### **Key Responsibilities:**

- **Operations Management:**
  - Oversee the day-to-day operations of the wastewater treatment plant and collection system to ensure proper functioning and meet treatment goals.
  - Oversee the day-to-day operations of the water department and distribution department to ensure daily tasks and projects are met in a timely manner.
  - Develop, implement, and maintain standard operating procedures (SOPs) for wastewater processes.
  - Monitor, adjust, and optimize wastewater treatment processes to ensure the highest standards of water quality.
  - Supervise and direct water and wastewater operations staff, including foremen, crews, operators, technicians, and maintenance personnel.
  - Coordinate emergency response actions during operational disruptions or failures.
- **Staff Supervision and Training:**
  - Provide leadership and mentorship to the water and wastewater treatment team, ensuring safe, effective, and efficient work practices.
  - Plan, conduct, and monitor ongoing training programs to ensure compliance with industry regulations and company standards.
  - Develop staffing schedules to ensure 24/7 facility coverage while maintaining a focus on work-life balance.
- **Compliance and Reporting:**

- Ensure compliance with local, state, and federal environmental and health regulations, including discharge permits and monitoring requirements.
- Prepare and submit operational and regulatory reports, including water quality data, operational efficiency, and safety audits.
- Stay informed about changes in regulations and implement necessary process modifications to maintain compliance.
- **Maintenance and Equipment Management:**
  - Oversee the maintenance of plant equipment, pumps, valves, and instrumentation to ensure optimal performance and reliability.
  - Schedule and coordinate routine maintenance, inspections, and repairs to minimize downtime.
  - Manage inventory of chemicals, parts, and other operational supplies.
- **Budget and Resource Management:**
  - Develop and manage the operational budget, ensuring cost-effective utilization of resources and minimizing waste.
  - Monitor and control operational expenses, including utilities, equipment, and personnel costs.
  - Assist with the procurement of equipment and materials, ensuring adherence to the approved budget.
- **Health and Safety:**
  - Maintain a safe working environment by adhering to all safety protocols, conducting safety audits, and promoting a culture of safety within the team.
  - Investigate accidents, incidents, and near-misses, and implement corrective actions as needed.
  - Ensure proper use of personal protective equipment (PPE) and compliance with OSHA guidelines.

## **Qualifications:**

### **Education and Experience:**

- Bachelor's degree in Environmental Science, Civil Engineering, Chemistry, or related field (preferred).
- Minimum of 5 years of experience in wastewater treatment operations, with at least 2 years in a supervisory or management role.
- Certification as a wastewater treatment operator (e.g., Class III or higher) preferred. Certification in Collections (Class II) preferred.

### **Knowledge, Skills, and Abilities:**

- In-depth knowledge of wastewater treatment processes, equipment, and technologies.
- Familiarity with local, state, and federal environmental regulations related to wastewater management.

- Strong leadership and team management skills, with the ability to motivate and manage diverse teams.
- Excellent problem-solving skills and the ability to make sound decisions under pressure.
- Proficient in Microsoft Office Suite (Word, Excel, Outlook) and specialized wastewater treatment software.
- Ability to communicate effectively with both technical and non-technical stakeholders.

### **Physical Requirements:**

- Ability to lift up to 50 pounds.
  - Ability to work in various environmental conditions, including wet, hot, and cold environments.
  - Must be able to climb stairs and ladders and work at heights as necessary.
- 

### **Work Environment:**

- Work is typically performed in an outdoor, industrial setting with exposure to various environmental conditions.
  - Must be available for on-call emergencies and may need to work irregular hours, including nights, weekends, and holidays.
  - The work environment characteristics described here are representative of those an employee encounters while performing essential functions of this job. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions.
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### **Additional Requirements:**

- Valid driver's license and reliable transportation.
  - Ability to pass background checks and drug screenings.
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This job description is intended to convey essential information about the scope of the Water & Wastewater Operations Manager's role, but it is not an exhaustive list of responsibilities or qualifications. Other duties may be assigned as needed.

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CITY OF MANCHESTER  
CITIZEN PARTICIPATION FORM  
OFFICE 931-728-4652

Email: [mayor@cityofmanchestertn.com](mailto:mayor@cityofmanchestertn.com)

The City of Manchester relies heavily upon citizen participation on the Boards and Commissions that help Manchester serve its residents. The assistance received from the groups greatly assists the City in making Manchester a better place to live.

We greatly encourage citizen participation in serving on one of the Boards or Commissions listed below. If you feel you could devote sufficient time, please volunteer for your selected Board or Commission. Please complete the form and return to the Board of Mayor and Aldermen, City Hall, 200 West Fort Street, Manchester, TN 37355. Email form to [mayor@cityofmanchestertn.com](mailto:mayor@cityofmanchestertn.com).

Please circle the Board or Commission that you wish to serve:

<i>Planning and Zoning Commission</i>	<i>Water &amp; Sewer Commission</i>
<i>Recreation Commission</i>	<i>Manchester Housing Authority</i>
<i>ADA Compliance Committee</i>	<i>Duck River Utilities Commission</i>
<i>Tourism Commission</i>	<i>Historic Zoning Commission</i>
<i>Health, Education, &amp; Housing Facility Board</i>	<i>Greater Manchester Economic Development Board</i>
<i>Stormwater/Building Codes Board of Appeals</i>	<i>Coffee County Industrial Board (City Seat)</i>
<i>Manchester Public Building Authority</i>	<i>Coffee County 911 Board (City Seat)</i>
<i>Other</i> _____	

Name: Vanessa Green

Home Phone: \_\_\_\_\_ Business Phone: 93

Cell Phone: \_\_\_\_\_ Email Address: drvanessagreen@gmail.com

Address: 1344 McBrides Branch Rd, Beechgrove, TN 37018, 118 Ester Ln, Manchester, TN 37355

Education: Doctorate Occupation: Physician

Are you:  Manchester resident ( ) Elector in Manchester  Manchester Business Owner

Coffee County Resident ( ) Elector in Coffee County ( ) Coffee County Business Owner

Why do you want to serve on the Board or Commission circled above?

As a physician in this community I would like to be able to support the emergency services by being an advocate for the first responders and the citizens of Coffee County.

Have you served on a Board or Commission before? If yes, please specify.

NO

Dates of Service: \_\_\_\_\_

Signature: [Signature]

Date: 1/21/25

\*Please return by mail, email, or deliver to Mayor's Office at City Hall

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*Recreation Commission*

*ADA Compliance Committee*

*Tourism Commission*

*Health, Education, & Housing Facility Board*

*Stormwater/Building Codes Board of Appeals*

*Manchester Public Building Authority*

*Other* \_\_\_\_\_

*Water & Sewer Commission*

*Manchester Housing Authority*

*Duck River Utilities Commission*

*Historic Zoning Commission*

*Greater Manchester Economic Development Board*

*Coffee County Industrial Board (City Seat)*

*Coffee County 911 Board (City Seat)*

Name: Neal Simmons

Home Phone:

Business Phone:

Cell Phone: :

Email Address: nsimmons6112@gmail.com

Address: 1302 Oakdale Street Manchester Tn, 37355

Education: Graduated 2 years College Occupation: AEMT

Are you:  Manchester resident ( ) Elector in Manchester ( ) Manchester Business Owner

( ) Coffee County Resident ( ) Elector in Coffee County ( ) Coffee County Business Owner

Why do you want to serve on the Board or Commission circled above?

To Carry First Responder Knowledge to the board, and have a voice for the citizens of Manchester.

Have you served on a Board or Commission before? If yes, please specify.

Yes 911 Board

Dates of Service: Served 2 Terms

Signature: Neal Simmons

Date: 1/28/25

**\*Please return by mail, email, or deliver to Mayor's Office at City Hall**