

THE MANCHESTER PLANNING COMMISSION MINUTES
October 16, 2023

MEMBERS PRESENT: Vice Mayor Mark Messick, Vice Chairman Leif Swanson, Secretary Elissa Fletcher, Ward Johnson, Ken Seuberling, Rob Clutter and Brad Goodwin

MEMBERS UNABLE TO ATTEND: Mayor Marilyn Howard

NON-MEMBERS PRESENT: City Engineer Scot St. John, Codes Director Brittany Fiske, Office Manager Grace Frazier and others.

NON-MEMBERS UNABLE TO ATTEND: NONE

APPROVAL OF SEPTEMBER 18, 2023 MINUTES:

Motion by Vice Chairman Leif Swanson to approve, seconded by Ken Seuberling. Approved unanimously.

BUSINESS:

Stormwater Ordinance Update: Jim Patterson with St. John Engineering presented the update. This update is to maintain compliance with the new State permit requirements implementing stormwater quality requirements within our existing Stormwater Ordinance. January 1, 2024 is the effective date for this requirement.

Motion by Ken Seuberling to send to BOMA with a positive recommendation, seconded by Ward Johnson. Approved unanimously.

Prem./Final Plat: 2 lots 2340 Woodbury Hwy. for Kamera Queener. Zoned C-2 in UGB.

This preliminary/final plat subdivides one lot into two lots. The existing house will remain on Lot 2 and Lot 1 will be vacant. The lots are in the UGB. The Coffee County zoning of C-2 applies.

Recommendation:

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

Motion by Vice Mayor Messick to approve, seconded by Secretary Fletcher. Approved unanimously.

Prem./Final Plat: 2 lots 1821 Hillsboro Blvd. for Diane Gray. Zoned C-3

This preliminary/final plat subdivides one lot into two lots. The existing car wash and laundromat is on Lot 1. The existing auto car wash building currently is not meeting building setbacks, and no setback violations are created by this division. Utilities are available to each lot. Fire hydrant coverage is provided to both lots from existing fire

hydrants. Right-of-way at the radius of Lot 2 at the intersection of Winners Lane and Kefauver Street is being dedicated to the City by this plat.

Recommendation:

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

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

Motion by Ward Johnson to approve as pending punchlist item, seconded by Ken Seuberling. Approved unanimously.

Prem./Final Plat: 3 lots Shelton Rd. for 2415 Construction LLC. Zoned R-1

This preliminary/ final plat creates two additional lots which are carved off of the original parcel. Lot 1 is 0.49 ac., Lot 2 is 0.41 ac., and the remaining tract is 21 acres. Lot 1 and 2 are undeveloped at this time. Utilities are available to the two new lots. Fire hydrant coverage from an existing fire hydrant is provided. Sidewalks are not shown since this is a minor division of less than 5 lots. A public use easement is being provided across the two new lots for future sidewalk installation.

Recommendation:

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

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

Motion by Ward Johnson to approved pending punchlist item, seconded by Ken Seuberling. Approved unanimously.

Prem./Final Plat: 2 lots Taylor Rd./Lynchburg Rd. for G & T Construction & Shawn Trail. Zoned R-4

This preliminary/final plat resubdivides two lots into two revised lots. Both lots are undeveloped as existing structures have been removed. Utilities are available to each lot. Fire hydrant coverage is provided to both lots from existing fire hydrants.

Recommendation:

Staff recommends approval of the preliminary plat subject to the following comments:

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

Motion by Brad Goodwin to approve, seconded by Vice Chairman Swanson.

Approved unanimously.

Prem./Final Plat: 3 lots 2050 Hillsboro Blvd. for Rehold Manchester LLC. Zoned C-3

This preliminary/final plat subdivides one lot into three lots. The existing building will be located on the remaining 5.11 ac tract with frontage onto Doak Road. Lots 1 and 2 will contain much of the existing asphalt parking. There is to be a 30' access easement through Lot 2 to the existing building tract. Lot 1 will be a 0.95 ac tract with frontage onto Hillsboro Blvd. Lot 2 will be a 0.67 ac tract with frontage onto Hillsboro Blvd. The existing building has been proposed as a storage facility. Utilities are existing to both new lots. Storm drainage for Lots 1 and 2 will continue to be routed to the existing stormwater detention basin located on the 5.11 ac tract.

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

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

Motion by Brad Goodwin, seconded by Ken Seuberling. Approved unanimously.

Preliminary Plat: 98 lots 2426 Murfreesboro Hwy., Laurel View Subdivision for Howard Development. Zoned R-4

This preliminary plat is for 98 lots on 17.83 acres located on US Hwy. 41 N. The developer owns additional land to the north and east that public right-of-ways are being stubbed to for future development.

Recommendation:

1. Provide a traffic study or TDOT determination that a traffic study is not required. Reflect any future adjacent lots in the traffic study or TDOT's evaluation.
2. Label the acreage of those other lands of Howard.
3. Label street names.
4. Coordinate with MWSD on available sanitary sewer capacity to serve the new lots due to current sewer system conditions and TDEC directives.

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Motion by Ward Johnson to approve, seconded by Ken Seuberling. Approved unanimously.

Site Plan: 1868 Hillsboro Blvd. for Manchester Medical Clinic. Zoned C-3

This site plan is for 6,030 sf medical building on a 0.84 lot. The existing building and site will be demolished. Utilities are available to the site currently. Stormwater detention is being provided.

Recommendation:

Staff recommends approval of the site plan subject to the following comments:

- 1. Provide a copy of the TDOT entrance permit and grading permit upon receiving them.**
- 2. Submit a completed, signed detention maintenance agreement form.**
- 3. Coordinate with MWSD on available sanitary sewer capacity to serve the site due to current sewer system conditions and TDEC directives.**

Motion by Brad Goodwin to approve pending punchlist items, seconded by Vice Chairman Swanson. Approved unanimously.

Site Plan: West End Circle for Curl Construction. Zoned R-4

This site plan is for 8 apartment units on a 1.21 acre lot on West End Circle. Utilities are existing and one fire hydrant is being added for proper fire protection coverage. Stormwater detention is being provided. Drainage improvements to an existing drainage ditch through the site is being performed.

Recommendation:

Staff recommends approval of the site plan subject to the following comments:

- 1. Submit the fire hydrant to TDEC for approval**
- 2. Coordinate with MWSD on available sanitary sewer capacity to serve the site due to current sewer system conditions and TDEC directives.**

Motion by Vice Chairman Swanson to approve pending punchlist items, seconded by Ken Seuberling. Approved unanimously.

Site Plan: 701 Hillsboro Blvd. for Club Car Wash. Zoned C-3

This site plan is for the renovation of the existing pharmacy building at 701 Hillsboro Blvd. and site into an auto car wash facility. The site is 1.77 acres. Utilities are existing to the building. Additional pervious areas are being created by removal of asphalt pavement.

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Recommendation:

Staff recommends approval of the site plan subject to the following comments:

- 1. Provide RPBP after the domestic water meter.**
- 2. Submit oil/sand separator plans a referenced on Sht. C5.1.**
- 3 Coordinate with MWSD on available sanitary sewer capacity to serve the site due to the current sewer system conditions and TDEC directives.**

Motion by Ken Seuberling to approve pending punchlist items, seconded by Rob Clutter. Motion carried with Secretary Fletcher voting no.

Construction Plans: Hills Chapel Rd., Oak View Estates Phase I. Zoned R-2 with a PUD overlay.

The construction plans are for 34 lots in Phase I of the development. The entire development will consist of 82 lots. This project is being submitted as a Planned Unit Development (PUD).

Recommendation:

Staff recommends approval of the construction plans subject to the following comments:

- 1. A traffic study must be submitted and approved by the City. This condition was applied during approval of the preliminary plat at the May 2023 PC meeting.**
- 2. Wetland mitigation approvals from TDEC and COE must be provided to the City upon receipt of those permits. This condition was applied during approval of the preliminary plat at the May 2023 PC meeting.**
- 3. Submit construction plans showing detail of proposed landscaping, retention of pre-existing landscaping, amenities, and other conditions outlined in the response letter from Wamble dated 5/11/23. This condition was applied during approval of the preliminary plat at the May 2023 PC meeting.**
- 4. A Homeowner Association (HOA) will need to be formed for the common areas. HOA and CCR documentation will need to be provided to the City for review prior to final plat. This condition was applied during approval of the preliminary plat at the May 2023 PC meeting.**
- 5. Provide a copy of the ARAP permit once obtained for the wetland mitigation.**
- 6. Provide a copy of the Notice of Coverage once obtained from TDEC.**
- 7. Submit a completed, signed detention maintenance agreement form for recording. Provide prior to final plat.**
- 8. Coordinate with DREMC on street lighting and owner to pay associated fee to the City.**

9. Coordinate with MWSD on available sanitary sewer capacity to serve the site due to current sewer system conditions and TDEC directives.

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Motion by Ward Johnson to approve pending punchlist items, seconded by Vice Mayor Messick. Approved unanimously.

Rezoning: 1201 Oak Dr. for Matt & Emily Norman from R-2 to R-3.

The Norman's are requesting this rezoning to possibly subdivide their lot for another home.

Motion by Ward Johnson to send to BOMA with a positive recommendation, seconded by Secretary Fletcher. Motion carried with Ken Seuberling and Brad Goodwin voting no.

Report of Chairman: NONE

Report of Engineer/Codes Dir.: NONE

Motion to adjourn at 6:55 PM by Vice Mayor Messick, seconded by Vice Chairman Swanson. Approved unanimously.

Chairman

Secretary

MANCHESTER BOARD OF ZONING APPEALS MEETING
October 16, 2023

NO MEETING FOR OCTOBER