

THE MANCHESTER PLANNING COMMISSION MINUTES
September 16, 2024

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

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

MEMBERS UNABLE TO ATTEND: Mayor Joey Hobbs

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

NON-MEMBERS UNABLE TO ATTEND: NONE

APPROVAL OF AUGUST 19, 2024 MINUTES:

Motion by Brad Goodwin to approve, seconded by Ward Johnson. Approved unanimously.

COMMENTS FROM CITIZENS:

BUSINESS:

Prem./Final Plat: 2 lots 321 Ridgewood dr. for Tony Carlton. Zoned RS-1 & A-1 in the UGB

The proposed preliminary/final plat is for the severance of 5.01 acres from the Russ property and for the severance of 0.37 acres from Carlton (WDB 401, page 998) and combining these two tracts to create a new 5.38-acre parcel owned by Carlton. The 0.37-acre tract is a 50' strip of land which will have an ingress/egress & utility easement that will serve the Carlton property (WDB 403, page 80). A 2" water main is present along Ridgewood Dr. and extends to the corner of the Carlton property (WDB 403, page 80).

RECOMMENDATION:

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

1. Correct the deed book reference for the 50' ingress/egress & utility easement from 409 to 403.

Motion by Brad Goodwin to approve as pending punchlist item, seconded by Secretary Fletcher Approved unanimously.

Page 2

Prem./Final Plat: 3 lots Seminole Lane, Whispering Winds S/D Phase III for Phillip Clark. Zoned RS-1 in the UGB.

The proposed preliminary / final plat is for Phase 3 of the Whispering Winds subdivision. Seminole Lane is an existing road that has been accepted by Coffee County. There are existing easements on the proposed lots which could affect the SSDS soils area and possibly the buildable area. A 6" water line is present along Whispering Winds Drive which is approximately 200' to the east of the proposed lots.

RECOMMENDATION:

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

1. Show SSDS soils area for each lot on the plat.
2. Show the existing easements on each lot as established in the Whispering Winds (Phase 2) plat. There is a 10' drawdown drain easement along the eastern boundary and a "Run Off Water Detention Area Easement" extending across lot 46. There is a 30' drainage easement centered on the rear lot line of lot 44.

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

Final Plat: 99 lots Laurel View S/D for Howard Development. Zoned R-4

This final plat creates 99 single family lots in the Laurel View Subdivision. Public water and sewer utilities are provided throughout the subdivision. Stormwater detention is also provided. Sidewalks are provided along one side of the street throughout the subdivision.

RECOMMENDATION:

Staff recommends approval of the final plat subject to the following punchlist items:

1. Coordinate with MWSD on available sanitary sewer capacity to serve the site due to current sewer system conditions and TDEC directives.
2. Provide a completed detention maintenance agreement form for recording.
3. Provide a bond on incomplete infrastructure including asphalt surface course.
4. Maintenance of the detention areas and common use area is the responsibility of the developer, until such time (1) as HOA is established, or (2) said responsibility is transferred by deed.
5. Provide proof of TDOT approval of the roadway connection to US-41 to the City.

6. Coordinate with DREMC on street lighting design and pay lighting fee to the City of Manchester.

7. Recommendations from the Traffic Impact Study should be addressed prior to recording of the final plat (City of Manchester should implement the speed limit reduction shifting of the posted 40 mph zone).

Motion by Brad Goodwin to approve pending punchlist items, seconded by Ward Johnson. Approved unanimously.

Site Plan: 2758 Hillsboro Blvd. for Whataburger. Zoned C-2

The proposed site plan is for development of the property located at the southwest corner of the Joe Hickerson Road / US-41 intersection. The property is currently vacant. The proposed development will be a fast food restaurant with dine-in seating and drive thru. The structure will be approximately 2,725 square feet. Access to the property will be from US-41 and Joe Hickerson Road. Underground detention will be provided under the parking lot with a water quality unit used for post-construction stormwater quality requirements. The property is served by public sewer that runs across the rear of the property in an easement and public water that runs along the south side of US-41.

RECOMMENDATION:

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

1. Provide a copy of the TDOT entrance permit to the City once obtained. Provide a copy of the Traffic Impact Study if required by TDOT. The City will review the impact to the City street (Joe Hickerson Road) and recommendations. Roadway widening of Joe Hickerson Road may be required by the developer to achieve a 22' minimum width with proper striping.
2. Coordinate with MWSD on available sanitary sewer capacity to serve the lots due to current sewer system conditions and TDEC directives.
3. Coordinate with MWSD on the disconnection of the existing water service line.
4. Provide stormwater system calculations and stormwater detention calculations.
5. Provide details for the underground detention system.
6. By looking at the existing contours, it appears that most of the runoff from the subject property sheet flows onto the Chick-fil-a property to the west of the subject property. However, nearly the entire site will be routed into the TDOT drainage system along US-41 in front of the subject property in the post-construction condition. In the absence of detention calculations, it is assumed that the post-construction discharge from the underground detention system is mitigating the total pre-construction runoff from the entire site. If this is the case, the peak flow in the TDOT drainage system in front of the subject property and potentially for some distance to the west may increase. If this is the case, the existing TDOT drainage system will need to be analyzed to the outfall of the

system to verify that the increased flow will not cause issues in the stormwater drainage system along US-41.

7. Provide a signed, completed Stormwater Detention Maintenance Agreement form and Long Term Maintenance Plan for recording. Since the detention is proposed to be underground, the site plan should indicated by dashed lines the area (detention area) that is to be regulated by the agreement.

8. Add a note on sheet C3-10 specifying the design parameters of the water quality unit such as 80% TSS removal, maximum flow rate, etc.

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

Rezoning: 2720 Murfreesboro Hwy for Sherman George from RS-1 to C-2 in the UGB.

Mr. George is requesting the rezoning of his property to use for automotive repair and sales. The current RS-1 allows for automotive repair but not sales.

Motion by Brad Goodwin to send to the Coffee County Commission with a positive recommendation, seconded by Vice Mayor Messick. Approved unanimously

Rezoning: Murfreesboro Hwy./Lou Ellen Dr. for Sherman George, Map 068, Parcel 00.200, from RS-1 to C-2 in the UGB.

Mr. George is requesting the rezoning of his property to allow storage of his wreckers and other equipment for his business.

Motion by Vice Chairman Messick to send to the Coffee County Commission with a positive recommendation, seconded by Brad Goodwin. Approved unanimously.

Report of Chairman: NONE

Report of Engineer/Codes Director: None

Motion to adjourn at 6:33 PM by Brad Goodwin, seconded by Vice Chairman Swanson. Approved unanimously



Chairman



Secretary

**MANCHESTER BOARD OF ZONING APPEALS MEETING
September 16, 2024**

Meeting was called to order by Chairman Mark Williams at 6:34 P. M.

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

MEMBERS UNABLE TO ATTEND: Mayor Joey Hobbs

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

NON-MEMEBERS UNABLE TO ATTEND: None

APPROVAL OF MINUTES: August 19, 2024

**Motion to approve by Vice Chairman Swanson, seconded by Ward Johnson.
Approved unanimously**

COMMENTS FROM CITIZENS: None

BUSINESS: None

Report of Chairman: NONE

Report of Engineer/Codes Director: NONE

**Motion to adjourn at 6:35 PM by Secretary Fletcher, seconded by Ken Seuberling.
Approved unanimously**

Chairman

Secretary