

THE MANCHESTER PLANNING COMMISSION
AGENDA
April 21, 2025
at 5:30 P.M.

1. Roll Call
2. Approval of Minutes: March 17, 2025
3. Approval of Agenda
4. Comments from Citizens
5. Business:
 - (1) Prem./Final Plat: 2 lots 748 Riddle Rd. for Southern Custom Builders Zoned RS-1 in the UGB.
 - (2) Prem./Final Plat: 2 lots 684 Ragsdale Rd for Laddie Jerrells II. Zoned R-1
 - (3) Site Plan: 2314 Hillsboro Blvd. for Panera Bread. Zoned C-2
 - (4) Site Plan: 1778 Asbury Rd., for Little Leaf Farms. Zoned I-1
 - (5) Construction Plans: Walnut Grove, Country Club Dr., for Scot & Tracee St. John. Zoned R-4
 - (6) Public hearing: Plans of service acceptance for annexation of 1.97 +/- acres, Map 68, Parcel 061.00 at 3180 Murfreesboro Hwy., for Manchester Villas LLC. Zoned RS-1 to C-3.
 - (7) Annexation: Manchester Villas LLC., Map 068, Parcel 061.00 consisting of 1.97 +/- acres with a C-3 zoning.
 - (8) Public hearing: Plans of service acceptance for annexation of 12.36 +/- acres, Map 068, Parcel 055.00, Map 068F, Group B, Parcel 019.00, Map 068F, Group B, Parcel 018.00, and Map 068F, Group B, Parcel 017.00 at Gilley Circle for Richard O. Agbigor. Zoned RS-1 UGB to R-4.
 - (9) Annexation: 12.36 +/- acres for Richard O. Agbigor located at Gilley Circle, Map 068, Parcel 055.00, Map 068F, Group B, Parcel 019.00, Map 068F, Group B, Parcel 018.00, and Map 068F, Group B, Parcel 017.00. Zoned RS-1 UGB to R-4.
 - (10) Acceptance of Creekwood Rd. right-of-way at the Villas at Springhouse.
 - (11) Public hearing: Amendment to subdivision regulations regarding underground utilities.
 - (12) Amendment to fee schedule MMC 14-809 and 14-810.
 - (13) Amendment to Stormwater Ordinance, MMC Title 14, Chapter 12
6. Report of Chairman:
7. Report of Engineer/Codes Director:
8. Adjournment

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

THE MANCHESTER BOARD OF ZONING APPEALS
(Following the Planning Commission Meeting)
AGENDA
April 21, 2025

- 1. Roll Call**
- 2. Approval of Minutes: March 17, 2025**
- 3. Approval of Agenda**
- 4. Comments from Citizens:**
- 5. Business:**
 - (1) Variance: 310 W. Taylor St. for Juan Martinez.**
- 6. Report of Chairman**
- 7. Report of Engineer / Codes Director:**
- 8. Adjournment**

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