

MILLINGTON PLANNING COMMISSION - MINUTES
CITY HALL CHAMBERS – 7930 NELSON
December 17, 2018

CALL TO ORDER AND ESTABLISHMENT OF A QUORUM

Vice-Chairman Chuck Hurt, Jr., called the meeting to order at 6:00 pm, and roll call was taken to establish a quorum.

Present:

Mayor Terry Jones

Mike Caruthers

Curtis Park

Leanna Dagen

Chuck Hurt, Jr.

Brenda Barber

Brett Morgan

A quorum being present, the following proceedings were held:

APPROVAL OF MINUTES – November 19, 2018

Motion to approve by Mayor Jones; second by Ms. Dagen; unanimous consent to approve.

APPLICATIONS FOR REZONING

Terry Hardin – 4140 Pleasant Ridge Rd - B-2 Commercial to R-1 Single Family

This lot is located in the Lucy area and is zoned commercial but has been used continuously as a residence. The owner is selling the property to a relative with the intention to continue to use as a residence, and the bank won't refinance unless the zoning is changed. Staff recommends approval; motion to approve by Mr. Caruthers; second by Ms. Dagen; unanimous consent to approve.

Seaton Ennis – Northpoint Farms, north of Shipp Rd and east of Crosspointe Church – R-1 Single Family to R-2, Single Family

R-1 requires a minimum lot of 10,000 square feet and a minimum width of 80' while R-2 requires a minimum area of 6500 square feet with a minimum width of 65.' No justification for this change was submitted on the application, but the applicant said the developer that they are using, D. R. Horton requested the zoning to be R-2. Several residents expressed concern that the R-2 zoning might mean smaller houses which would decrease the value of their nearby property. There were also questions about the types and layouts of the houses, but those questions will be answered with a subdivision plan, not the zoning question. Roy Remington, from the airport, spoke about noise and safety concerns from being close to the airport. Staff recommends the southern portion of the property could be rezoned from R-1 to R-2, but to retain the R-1 zoning to the north to provide lots of different sizes available. However, Mr. Caruthers did not want to discourage the developer from coming in and made a motion to approve the zoning as requested from R-1 to R-2; Ms. Dagen seconded the motion; unanimous vote to approve.

Jim Williams – north of Shipp Rd and south of Crosspointe Church – B-2 Commercial to R-2 Residential

Mr. Williams intent is to subdivide the property into 38 lots of 65' by 150'.the proposed lots would be consistent with the surrounding uses and serve as a buffer to the commercial zone to the west. The

property is not suitable for commercial use, and staff recommends approval. Mr. Caruthers made motion to approve; Mr. Park seconded; unanimous vote to approve.

SITE PLANS

Arby's – 8620 US Highway 51 N

A site plan has been submitted for the northeast corner of Highway 51 and Veterans Parkway. Staff recommends approval contingent on the submission of a Subdivision Plan to create the lots and subject to the following conditions:

The driveway, curb and gutter and sidewalk are in State right-of-way and State approval is required.

2. Veterans Parkway shall be restriped to extend the left turn east to the proposed drive. The site plan shall include a plan for the restriping.

3. The parking depth requirements for 60-degree parking is 19.5' some are shown as 18', this needs to be corrected.

4. ADA access must be maintained along the sidewalk north of the building, overhanging parked cars could be a problem. Parking bumpers may be needed.

5. There is overhead power along Highway 51 and dogwoods have appropriately been proposed there. Should consider larger trees along Veterans and in the parking area.

6. Entrance and exit ways need to be lit.

Fisher Arnold has submitted conditions on the Grading and Drainage Plan, Water Plan, and Sewer Plan, and they are acceptable to the applicant who is currently working to resolve all the issues.

Mr. Caruthers made motion to approve with the above stipulations; Ms. Barber seconded; unanimous vote to approve.

Waffle House – Final Plan, Re-subdivision of Lot 1, Haddad Subdivision, Highway 51 and Cuba Millington

There is currently 5.7 acres in lot 1 of the Haddad Subdivision and this application proposed to cut out a lot on the corner of 0.48 acres (Lot 1a) and leave the balance of 5.22 acres (lot 1) with the existing shopping center. Since all of the street improvements are complete and the utilities are available at this site, we are moving directly to the Final Plat for this subdivision. No driveways are being proposed in this site plan and access will be provided from the driveways on lot one. An access easement needs to be provided from lot 1a to the drives on lot 1 and lot 2 on the plat or a mutual access easement needs to be provided on the plat. The drive on Highway 51 is actually located on lot 2 of the subdivision. The subdivision is recommended for approval with one condition:

1. An access easement shall to be provided from lot 1a to the drives on lot 1 and lot 2 on the plat or a mutual access easement needs to be provided for lots 1, 1a, and 2 on the plat.

2. Provide an easement for the shopping center sign that is located on Lot 1a.

The engineer has resubmitted the plans which will hopefully address these conditions. Mr. Morgan made motion to approve with these conditions; Ms. Dagen seconded; unanimous vote to approve.

Waffle House – Site Plan

The site plan provides for the construction of a building with 75.25' of frontage on Highway 51 and 23.75' of frontage on Cuba Millington. The plan is reutilizing the existing parking along the streets and will replace the parking and drive around the building. There will actually be a reduction in paved area with some landscaping being added around the building so stormwater retention is not required. Only 10 parking spaces is required and 33 have been provided with two being handicapped. There will be a retaining wall in the rear of the building to provide a level site for the building. Landscaping is being provided but is limited due to the location of overhead power on both streets. The site plan for Waffle House is recommended for approval with the following conditions:

1. Signs shall be submitted separately and are not approved as a part of this application.
2. The existing shopping center sign is located on this property. An easement shall be provided for this sign.
3. Electrical service to the building shall be underground from the existing pole on Cuba Millington Road.
4. Provide a lighting plan and cut sheets of the proposed lights. All lighting shall be downward directed.

Fisher Arnold has submitted conditions on the Grading and Drainage Plan, Water Plan, and Sewer Plan, and they are acceptable to the applicant who is currently working to resolve all the issues. Mr. Caruthers made motion to approve with the above listed conditions; second by Ms. Dagen; unanimous consent to approve.

APPLICATION FOR ROAD CLOSURE

Fern Road

Two properties in Lucy are separated by an undeveloped roadway, Fern Road. This roadway exists north of the railroad but does not exist south of the railroad. The owner has requested that this roadway be closed and reverted to him to tie his two parcels together. The City has no intention to construct this roadway and therefore has no problems in the closing of the roadway. This will have to go to the Board for approval, but it is staff recommendation that this roadway be recommended for closure with the condition that any cost in the surveying of this property or the preparation of deeds shall be the owner's responsibility. Mr. Park made motion to approve; Ms. Dagen seconded; unanimous consent to approve.

OTHER BUSINESS (as necessary)

None

ADJOURNMENT

There being no further business, the meeting was adjourned at 7:09 pm.
These minutes are approved as of January 22, 2019.

Chuck Hurt, Jr., Vice-Chairman

Karen Findley, City Clerk