

MILLINGTON PLANNING COMMISSION - MINUTES  
CITY HALL CHAMBERS – 7930 NELSON  
Monday, February 18, 2019

**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 (arrived at 6:09 pm)

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 – January 22, 2019**

Motion to approve by Mr. Caruthers; second by Ms. Dagen; unanimous consent to approve.

**APPLICATIONS FOR SIGN DESIGN APPROVAL**

Advance Financial – 8322 US Highway 51 N

Advance is locating in the old Kentucky Fried Chicken building. The building originally had 55' of frontage, but they have removed the drive-through and reduced the building to only 34' of frontage. They are entitled to 56.1 sf. of signage ( $34 \times 1.5 = 51 + 10\% = 56.1$  sf. Their calculation of allotted signage was incorrect, and they proposed 58 sf. of signage based on a width of 35'. They are requesting only one sign on the front of the building of 58 sf. This sign will have to be reduced to meet the allotted 56.1 sf. The sign is internally lit channel letters with led lights. There is an existing pole sign on this site that is a nonconforming sign and it will have to be removed prior to the installation of a new sign. Another issue is that they have proceeded with significant exterior remodeling of the building and site without submitting a site plan. We have contacted the owners to tell them a site plan is required but they have not responded. The illustration of the proposed building on the sign application shows some of the proposed building modifications.

The sign for Advance Financial is recommended for approval with the following conditions.

1. A site plan application shall be submitted to and approved by the Planning Commission prior to the installation of a sign.
2. The sign area shall be reduced to a maximum of 56.1 sf.
3. No sign shall be installed until the existing pole sign is removed.
4. The raceways shall be painted to match the building façade

Motion to approve with conditions by Mr. Caruthers; second by Mr. Park; unanimous consent to approve.

Mr. Caruthers also requested that we contact Shelby County Codes to find out which permits have been pulled.

### Desoto Collision Center – 7705 US Highway 51

This business is moving into the building at the northwest corner of Highway 51 and Babe Howard. This building is on a corner lot and has enough frontage to allow the maximum signage of 200 sf. for corner lots. They are proposing three signs, two on the building and one pylon sign.

They are requesting two building signs, one on Highway 51 frontage and one on Babe Howard. These signs are 44.75 sf. of channel letters on a raceway, mounted to the metal parapet wall. They are internally lit white letters on the blue metal background. These two signs will total 89.5 sf.

They are also requesting a 20' tall pylon sign with a sign area of 48.32 sf and a maximum of 50 sf. is permitted. The sign is to be located in the island at the street corner and must be at least 15' behind the sidewalk on both streets.

The two building signs and the pylon sign for Desoto Collision are recommended for approval with the following conditions.

1. The pylon sign shall be setback at least 15' from the sidewalk on Highway 51 and Babe Howard.
2. The raceway on the building signs shall be painted to match the building.

Mr. Caruthers made motion to approve with the conditions; second by Ms. Dagen; unanimous consent to approve.

### **FINAL PLAT APPROVAL**

#### McGil Holdings – NE corner of Highway 51 and Veterans Parkway

One of the conditions for approval on the Arby's site plan was that they submit a subdivision plat for this property. Arby's will be on Lot 1. Staff recommends approval with one condition:

1. This plat cannot be recorded until a commercial subdivision agreement has been approved by the BMA, signed by the owner, and a bond posted for the public improvements.

Mr. Morgan made motion to approve with the condition; second by Ms. Dagen, unanimous consent to approve.

### **SUBDIVISIONS**

This property is part of a tract of land owned by one person on both sides of Veterans Parkway south of Navy Road. When Veterans Parkway was constructed, it divided this property into two tracts. There was originally two lots created on the east side of Veterans and south of Navy, but those lots do not match the new lots needed for this development and this plat is being submitted as a re-subdivision of this original plat. All of the curb and gutter and sidewalk is in place and there is sewer and water available to both lots. This final plat contains two lots, lot one of 1.43 acres on the corner and lot two of 0.92 acres south of lot one. There is an accompanying site plan for lot one and drainage improvements will be installed as a part of that site plan. There will need to be some additional drainage work on lot one south of the proposed drive to Veterans when lot 2 is developed. An easement needs to be provided to allow the developer of lot 2 to access this area and install the needed drainage after the lot is filled.

The re-subdivision of lots 1 and 2 of the McCaughan Subdivision is recommended for approval with one condition.

1. **Provide an easement for future drainage work on lot one south of the proposed drive.**

Motion to approve was made by Mr. Caruthers; second by Mr. Park; unanimous consent to approve.

## **SITE PLAN**

### Proposed 4,992 sf convenience store and fuel station – 5173 Navy Road

This proposed plan will be on Lot 1 of the McCaughan Subdivision. The access to the site will be from a modified drive on Navy Road, and new drive on Veterans Parkway. State approval will be required on the Veterans Parkway driveway.

The plan is recommended for approval with the following conditions:

1. There are some minor issues on the drainage calculations, but the engineer indicates that these should not hold up the approval of the plans. Continue to work with the engineer to resolve all drainage issues.
2. Provide a detail on the grading plan on how the handicap access will be provided to the building.
3. State approval will be required on the Navy Road drive and a traffic control plan shall be provided for the construction of both drives.
4. All sidewalks that require repair or do not meet ADA shall be replaced.
5. Meet all applicable TDEC requirements
6. This property is in the Veterans Parkway overlay zone and the landscaping screens shall be provided in accordance with the requirements of Chapter 25 of the Zoning Ordinance. There shall be a planting screen between the building and adjacent residential lots as shown below. Street trees shall be provided as shown below along Navy and Veterans.

Mr. Caruthers made a motion to approve with the above conditions; Ms. Barber seconded; unanimous consent to approve.

## **PROPOSED ZONING PLAN**

The Planning Commission is asked to make a recommendation to the Board of Mayor and Aldermen to approve a revised Zoning Plan based on the Master Plan. Mr. Caruthers made a motion to adopt the plan as submitted; Mr. Park seconded, and discussion commenced on making some amendments.

Amendment #1 - This amendment deals with errors on the map where existing commercial property was inadvertently left off the plan. These two areas of B-2 represent existing buildings and uses and should be added to the map as B-2. Mr. Morgan made motion to approve Amendment #1; second by Ms. Dagen; unanimous consent to approve.

Amendment #2 - This amendment involves the area on Raleigh Millington Road being changed from R-4 to R-2. Mr. Turner appealed to the Commission to leave the south half of his tract as R-4. One of the properties is already under contract to be sold and built on. Half of the site will remain R-4. Ms. Linda Overstreet addressed the Commission about why she objected the R-4 zoning. Mr. Goforth assured the commissioners that the City has to approve any site plan for apartments before construction, so will have a large say in the quality of the design and buildings. Mr. Caruthers made motion to approve Amendment #2; second by Mr. Morgan; unanimous consent to approve.

Amendment #3 – This Amendment involves several changes. The first is to reflect the change to R-2 on the Ennis Property that was approved by the Board of Mayor and Aldermen on February 11, 2019. The second change is to provide a strip of B-2 Commercial along the north side of Veterans Parkway west of Jordan's Crossing. The third change was recommended by Roy Remington, Airport Manager of the Millington Memphis Airport. This change would make the property east of Jordan's Crossing between Shipp and Veterans Agricultural Zoning rather than R-2. This property is directly involved in the aviation box required for the air show and it needs to be less dense rather than denser.

Mr. Caruthers made motion to approve Amendment #3; second by Mr. Park; unanimous consent to approve.

With these three amendments approved, Mr. Morgan made motion to approve the zoning plan as amended; second by Ms. Dagen; unanimous consent to approve.

PC Resolution 1-2019 recommends adopting the zoning plan as the official zoning map. Mr. Caruthers made motion to approve; second by Ms. Dagen; unanimous consent to approve.

**OTHER BUSINESS (as necessary)**

None

**ADJOURNMENT**

There being no further business, the meeting was adjourned at 6:39 pm.

These minutes are approved as of March 18, 2019.

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Chuck Hurt, Jr., Vice-Chairman

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Karen Findley, City Clerk