

MILLINGTON PLANNING COMMISSION - MINUTES  
CITY HALL CHAMBERS – 7930 NELSON  
Monday, April 15, 2019

**CALL TO ORDER AND ESTABLISHMENT OF A QUORUM**

Chuck Hurt, Jr., called the meeting to order at 6:01 pm, and roll call was taken to establish a quorum.

Present:

Mayor Terry Jones  
Alderman 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 – Marcy 18, 2019**

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

**APPLICATIONS FOR SIGN DESIGN APPROVAL**

Advance Financial Entrance/Exit signs – 8322 US Highway 51 N

The signs conform to the size requirement and they are requesting to have their logo on the signs. They have also shown the name of the business on the sign, which is not permitted. The two curb cut signs are recommended for approval with the following conditions:

- A. The signs are to be no more than 3 sf. per face and may have the logo on the signs.
- B. Then name of the business shall not be located on the signs.
- C. These signs shall meet all other requirements of the ordinance.

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

**SITE PLANS**

Jefferson Stewart Cremations, Inc. – 7776 Church Street

The definition of funeral homes was recently amended to include crematories as a permitted use in funeral homes. Jefferson Funeral Home is made up of a several buildings on Church Street. One of these buildings at 7776 Church Street is being expanded to include an area for two internal garage and loading areas and the crematorium. The existing structure is about 1,250 sf. and is being expanded with a 1,500 addition. The existing building is brick and the existing garage is being demolished on the north side where the new addition will be constructed. There is no customer area included in the addition, just work area, and no additional parking will be required. Staff recommends approval of the site plan as submitted. Ms. Dagen made motion to approve; second by Mr. Park; unanimous vote to approve.

**ZONING**

Chapter 26, Entertainment Recreation District

The Board of Mayor and Aldermen is considering leasing the USA Stadium area to be used as a water Park. It is necessary to add a zoning district to provide for this type of use. An E-R district will be established. and the specific purpose is for a Water Park defined as :n amusement park with facilities such as pools

and water slides for primarily aquatic recreation. The use is normally a large outdoor area with aquatic rides, shows, refreshments, and food service, and other entertainment. Minimum size will be 25 acres. A site plan would need to be submitted to the Planning Commission. Mr. Caruthers made the motion to recommend approval to the BMA; second by Mr. Morgan; unanimous vote to approve.

#### Chapter 27, Fireworks Sales Overlay District

State law is being changed related to the sale of fireworks within the City of Millington. In an effort to control this use, it has been necessary to draft both a Fireworks Ordinance and an amendment to the Zoning Ordinance to provide for the sale of fireworks with the appropriate controls. The proposed addition to the zoning ordinance is an overlay zone to both the C-2, General Business and P-C Planned Commercial Zones. A site plan must be submitted to the Planning Commission to obtain the overlay. Ms. Barber recommended approved the plan to be sent to the BMA for consideration; second by Mr. Park; unanimous vote to approve.

#### **SUBDIVISION BOND FOR BECKHAM PLACE SUBDIVISION**

The Subdivision Regulations require that all public improvements be completed before the plat can be recorded and building permits issued. There is an option where the Owner/Developer provides a Security bond to the City to cover the costs of the public improvements and then the plat can be recorded. In the case of Beckham Place Subdivision, the cost of public improvements is as follows:

BECKHAM PLACE SUBDIVISION

COST ESTIMATE

48 RESIDENTIAL LOTS

28-Mar-19

QUANTITY	UNIT	DESCRIPTION	UNIT PRICE	TOTAL PRICE
<b>EARTHWORK</b>				
18	AC	CLEARING & GRUBBING	6,000.00	\$ 96,000.00
14,300	C.Y.	EARTHWORK (ON SITE)	3.50	\$ 50,050.00
		<b>SUBTOTAL</b>		<b>\$ 146,050.00</b>
<b>EROSION CONTROL</b>				
8,900	L.F.	SILT FENCE	3.00	\$ 26,700.00
17	EACH	INLET PROTECTION	350.00	\$ 5,950.00
1	EACH	GRAVEL CONSTRUCTION EXIT	2,300.00	\$ 2,300.00
13.1	AC	TEMPORARY SEED AND MULCH	1,000.00	\$ 13,100.00
		<b>SUBTOTAL</b>		<b>\$ 48,050.00</b>
<b>ROADWORK</b>				
5,378	L.F.	6-30 CURB AND GUTTER	18.00	\$ 96,788.00
8	EACH	WHEEL CHAIR RAMPS	720.00	\$ 5,760.00
9,771	S.Y.	6" AGGREGATE BASE	7.00	\$ 68,397.00
9,771	S.Y.	2" ASPHALTIC CONC. BASE	10.00	\$ 97,710.00
9,771	S.Y.	1" WEARING SURFACE	8.00	\$ 78,168.00
24,024	S.F.	CONC. SIDEWALK	5.00	\$ 120,120.00
		<b>SUBTOTAL</b>		<b>\$ 468,923.00</b>
<b>DRAINAGE</b>				
582	L.F.	15" RCP	35.00	\$ 20,370.00
680	L.F.	18" RCP	40.00	\$ 27,200.00
962	L.F.	24" RCP	50.00	\$ 48,100.00
535	L.F.	30" RCP	60.00	\$ 32,100.00
56	L.F.	36" RCP	86.00	\$ 4,816.00
12	EACH	6-72 INLETS	2,600.00	\$ 31,200.00
4	EACH	3X3 INLETS	2,500.00	\$ 10,000.00
1	EACH	4X4 INLET	2,600.00	\$ 2,600.00
13	EACH	DMH	2,300.00	\$ 29,900.00
1	EACH	TYPE "E" HEADWALL	5,000.00	\$ 5,000.00
34	TN	RIP RAP	65.00	\$ 2,210.00
		<b>SUBTOTAL</b>		<b>\$ 213,496.00</b>
<b>SEWER</b>				
2138	L.F.	8" SANITARY SEWER	25.00	\$ 53,450.00
17	EACH	SEWER MANHOLE	2,500.00	\$ 42,500.00
48	EACH	SST 16	1,000.00	\$ 48,000.00
		<b>SUBTOTAL</b>		<b>\$ 143,950.00</b>
<b>WATER</b>				
2881	L.F.	8" D.I.P. (INCL. BENDS, ETC.)	35.00	\$ 100,835.00
2	EACH	TIE IN	650.00	\$ 1,300.00
48	LOTS	WATER CONNECTION	550.00	\$ 26,400.00
8	EACH	FIRE HYDRANT ASSEMBLIES	4,500.00	\$ 36,000.00
7	EACH	8" VALVE	1,200.00	\$ 8,400.00
		<b>SUBTOTAL</b>		<b>\$ 172,935.00</b>

**COST SUMMARY**

EARTHWORK	\$ 146,050.00
EROSION CONTROL	\$ 48,050.00
ROADWORK	\$ 468,923.00
DRAINAGE	\$ 213,496.00
SEWER	\$ 143,950.00
WATER	\$ 172,935.00

**TOTAL \$ 1,191,404.00**

It is recommended that the bond amount be set at the estimated cost of \$1,191,404.00 with a 6% inflation factor of \$74,484.00 for a total bond amount of \$1,262,888.00. Mr. Caruthers made motion to approve; second by Mr. Park; unanimous consent to approve.

**TRAINING – LEGAL ISSUES RELATED TO STORMWATER DRAINAGE**

Mr. Goforth provided a PowerPoint presentation to the commission that address the legal issues for engineers who are preparing plans for submission to Cities for reviews. He stressed two items of major importance:

1. Draining law in Tennessee is governed by the natural flue rule. Under that rule, water has a natural easement along its natural paths, and the upper and lower land owners must accept water that naturally flows, or that would have naturally flowed, onto the property in question.

2. A city generally has no responsibility for drainage problems among private landowners, unless the city has itself violated the natural flow rule. Likewise, in the absence of such a violation by the city, the city generally has no obligation to maintain the integrity of the drain, and no right to go onto the properties in questions.

**OTHER BUSINESS (as necessary)**

None

**ADJOURNMENT**

There being no further business, the meeting was adjourned at 6:47 pm.

These minutes are approved as of May 20, 2019.

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Chuck Hurt, Jr., Chairman

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Karen Findley, City Clerk