

MONDAY, JUNE 15, 2020
MILLINGTON PLANNING COMMISSION – REGULAR
MEETING
6:00 PM

1. CALL TO ORDER AND ESTABLISHMENT OF A QUORUM

2. APPROVE MINUTES

- January 21, 2020
- February 17, 2020

Documents:

[PC MINUTES 1-21-20.PDF](#)
[PC MINUTES 2-17-20.PDF](#)

3. SIGN DESIGN APPLICATIONS

- U-Pull-It Auto Parts – 7718 Raleigh-Millington Road
- Allison's Alcove, LLC – 8323 US Highway 51 N
- SP National Management, LLC – 8323 US Highway 51 N
- Red House (formerly Grand Buffet) – 7954 US Highway 51 N
- Vascular Vein Institute of the South – 8081 US Highway 51 N

Documents:

[U PULL IT SIGN.PDF](#)
[ALLISONS ALCOVE SIGNS.PDF](#)
[SP NATIONAL SIGN.PDF](#)
[RED HOUSE SIGNS.PDF](#)
[VASCULAR POLE SIGN.PDF](#)
[VASCUAL BLDG SIGN.PDF](#)

4. REZONINGS

- Commerce Place – northeast corner of Highway 51 and SR-385
- 4771 Easley Street

Documents:

[COMMERCE PLACE SHEET 1 REV.PDF](#)
[SUBDIVISION DESCRIPTION MINUS FLOODWAY.PDF](#)
[4771 EASLEY.JPG](#)
[RENDERINGS SIDE VIEW 1.PDF](#)

RENDERINGS FRONT VIEW 2.PDF
RENDERINGS BACK VIEW 3.PDF

5. OTHER BUSINESS (As Necessary)
6. ADJOURN

ADA NOTICE

The City of Millington seeks to meet the needs of all individuals with disabilities Should you need accommodations for the above meeting, please call City Hall at (901)873-5701, at least 8 hours in advance of the meeting.

MILLINGTON PLANNING COMMISSION - MINUTES
CITY HALL CHAMBERS – 7930 NELSON
Tuesday, January 21, 2020

CALL TO ORDER AND ESTABLISHMENT OF A QUORUM

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

Present:

Mayor Terry Jones
Alderman Mike Caruthers
Curt Park
Leanna Dagen
Chuck Hurt
Brenda Barber
Brett Morgan
JR Aitken

A quorum being present, the following proceedings were held:

APPROVE MINUTES

December 14, 2019

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

SIGN DESIGN APPLICATION

A & P Sheet Metal – 4805 Cuba Millington Road

There is no sign currently on the building. The building is 40' wide and is entitled to a maximum signage of 66 square feet (40' x 1.5, plus 10%). They are only requesting a 5' by 3' sign to be located on the building under the three existing lights on the building. The sign will be constructed of aluminum and will be located on the front of the building below the three existing lights. The sign is recommended for approval as submitted.

Motion to approve by Mr. Park; second by Ms. Dagen; unanimous consent to approve, with Mr. Hurt recusing himself.

REZONINGS

Mixed Use Planned Development (MUPD) and Rezoning – 36.44 acres from B-2, Commercial to R-4 Multiple Family Residential

This item was carried over from the previous month when the developers were asked to go back and make some changes. Part of the plan was reconfigured so no rezoning is necessary on the south end, more greenways have been added, and the City has requested a traffic study to determine what size roadway will be best. Also, the number of apartment units has been decreased. Mr. Caruthers made motion to delay any votes until the traffic study is back. Mr. Morgan seconded the motion; unanimous consent to delay.

7860 Leroy Boatwright Street – 0.378 acres from B-2 Commercial to OT- Old Town

Mitesh Patel owns three lots, two fronting on Navy Road and one lot to the rear that fronts on Boatwright. The front two lots are zoned OT and the rear lot is zoned B-2. Mr. Patel wants to demolish the existing buildings on the lots and remove the bar, liquor store and convenience store and replace it with a new building to house the liquor store and a convenience store with gas pumps. They are prepared to submit a site plan on the properties upon approval of the rezoning. The rezoning of this property from B-2 to O-T is recommended to the Board of Mayor and Aldermen for approval. Mr. Caruthers made motion to approve; Second by Mr. Park; unanimous vote to approve.

SUBDIVISIONS

Engineering Plat – William Stuart Howard, Jr. Subdivision

This site is comprised of a 20-acre tract with a single building located at the northeast corner. The plan for this property is to create an additional one-acre lot west of the current building for the construction of an electrical contractor. The site and the existing building will be accessed by an easement that will be 50' wide and a 26' wide paved service. Sanitary sewer and water service will have to be extended to the new lot as a part of this Engineering Plat. The improvements required in this plat are the engineering design for the private access road and the sewer and water extensions to the property. The existing fire hydrant in front of the existing building will be relocated to a site between the existing and proposed building. The engineering plat is recommended for approval with the following conditions:

1. Provide a 15' public easement for the sewer extension to lot 1.
2. The sewer line is incorrectly labeled it is a 12" line, not 8".
3. Dedicate a private easement on the fire water line.
4. Water service to lot 1 will be extended from Shelby Road in the 50' access easement.
5. The development of lot one will require storm water detention.

Mr. Caruthers made motion to approve with conditions; second by Ms. Barber; unanimous consent to approve with Mr. Hurt recusing.

Final Plat – William Stuart Howard, Jr. Subdivision

This subdivision plat will include the division of the 20-acre property to separate a one-acre tract. Since the remainder of the property exceeds 5 acres it is not required to be a subdivision lot at this time. The existing building and proposed lot will be accessed by a 50' private access easement. This subdivision plat is recommended for approval with the following conditions:

1. Provide a private easement on the water line service to lot 1.
2. Provide a 15' public easement on the sewer service to lot 1.
3. An 8' electrical easement is noted but not shown

Mr. Park made motion to approve with the 3 conditions; second by Ms. Barber; unanimous consent to approve.

PLAN OF SERVICES – BECKHAM ANNEXATION

The City Attorney has determined that the Planning Commission is required to approve a Plan of Services for the Beckham Annexation that was discussed at the November meeting. There are no residences in the area or improvements of any kind, but the law requires a plan to discuss how services will be provided to the area. A plan was services was submitted and is recommended for approval. Mr. Morgan made motion to approve; second by Ms. Dagen; unanimous consent to approve.

OTHER BUSINESS (as Necessary)

None.

There being no further business, the meeting was adjourned at 6:38 pm.

These minutes are approved as of June 15, 2020.

Chuck Hurt, Jr., Chairman

Karen Findley, City Clerk

MILLINGTON PLANNING COMMISSION - MINUTES
CITY HALL CHAMBERS – 7930 NELSON
Monday, February 17, 2020

CALL TO ORDER AND ESTABLISHMENT OF A QUORUM

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

Present:

Alderman Mike Caruthers
Curt Park
Leanna Dagen
Chuck Hurt
Brett Morgan
JR Aitken

Mayor Jones and Ms. Barber were absent.

A quorum being present, the following proceedings were held:

SIGN DESIGN APPLICATION

Your CBD Store – 8570 US Highway 51 N, Suite 107

This business is being located adjacent to Huey's in the Millington Farms Shopping Center. The business has only 16' of frontage, but all businesses are entitled to 30 sq. ft. of signage. The sign request is for a 48" circular logo and raceway mounted channel letters measuring 19" by 120". The sign can be measured in two geometric shapes and they total 12.56 sq. ft. for the logo and 15.83 for the lettering. The total signage requested is 28.39 sq. ft. The channel letters and the logo are internally lit and the application indicates that the raceway will be painted to match the building façade. This sign application is recommended for approval as submitted. Mr. Caruthers made motion to approve; second by Mr. Park; unanimous consent to approve

REZONINGS

Mixed Use Planned Development (MUPD) and Rezoning

The commission heard results of the traffic study that was conducted last month. Another traffic study will be prepared and submitted prior to any development plans are brought before the Planning Commission.

1. Action on proposed MUPD

The proposed Millington Farms Planned Development is recommended for approval with the following conditions:

- a) The Conceptual Plans included in this MUPD are general in nature and the normal subdivision and site plan process shall be followed in the development of this property.
- b) All detailed improvements and development standards shall be established during the subdivision and site plan process.
- c) The multiple family units in Phase One shall be limited to a maximum of 216 units. The multiple family units in Phase Two shall be limited to a maximum of 192 units.
- d) The general standard and planting screen included in the Conceptual Landscape Plan shall be applicable to the entire development.

Mr. Park made motion to approve the proposed MUPD with the above four conditions; Ms. Dagen seconded the motion; unanimous vote to approve.

2. Rezoning 39.36 Acres of Land from B-2 Commercial to R-4, Multiple Family Residential
The proposed rezoning from B-2, General Commercial to R-4, Multiple Family Residential is recommended for approval to the Board of Mayor and Aldermen. Mr. Morgan made motion to approve; second by Mr. Park; unanimous vote to approve.

AMENDMENT TO ZONING ORDINANCE

Proposed Amendment to Allow Day Care Use in Churches in Certain Zones

This item was at the work session prior to the January Planning Commission Meeting. An ordinance has been developed that will be presented to the Board of Mayor and Aldermen with a recommendation from the Planning Commission. The ordinance includes the definitions of a church and a church with a day care center with requirements. It is recommended that allowing day care use in a church with approval of the Board of Zoning Appeals and Planning Commission approval in accordance with the safeguards and conditions included in the proposed ordinance should be recommended for approval to the Board of Mayor and Aldermen. Mr. Caruthers made motion to approve; second by Ms. Dagen; unanimous vote to approve.

SET BOND AMOUNT FOR WILLIAM STUART HOWARD SUBDIVISION

The commission approved the Engineering Plat and Final Plat for this subdivision in January, but the cost estimates necessary to establish the bond amount were not yet available. The Board of Mayor and Aldermen have approved the contract for this development contingent upon the Planning Commission approving the bond amount.

Cost of Public Improvements, sewer extension = \$ 11,840.00
Cost of Private Improvements, Water and 26' drive = \$ 102,600.00
1 Year inflation @ 6% = \$ 6,866.00
Total = \$ 121,306.00

It is recommended that the Commission set the bond amount for the Howard Subdivision at \$121,306.00. Mr. Caruthers made motion to approve; second by Mr. Park; unanimous consent to approve, with Mr. Hurt recusing himself.

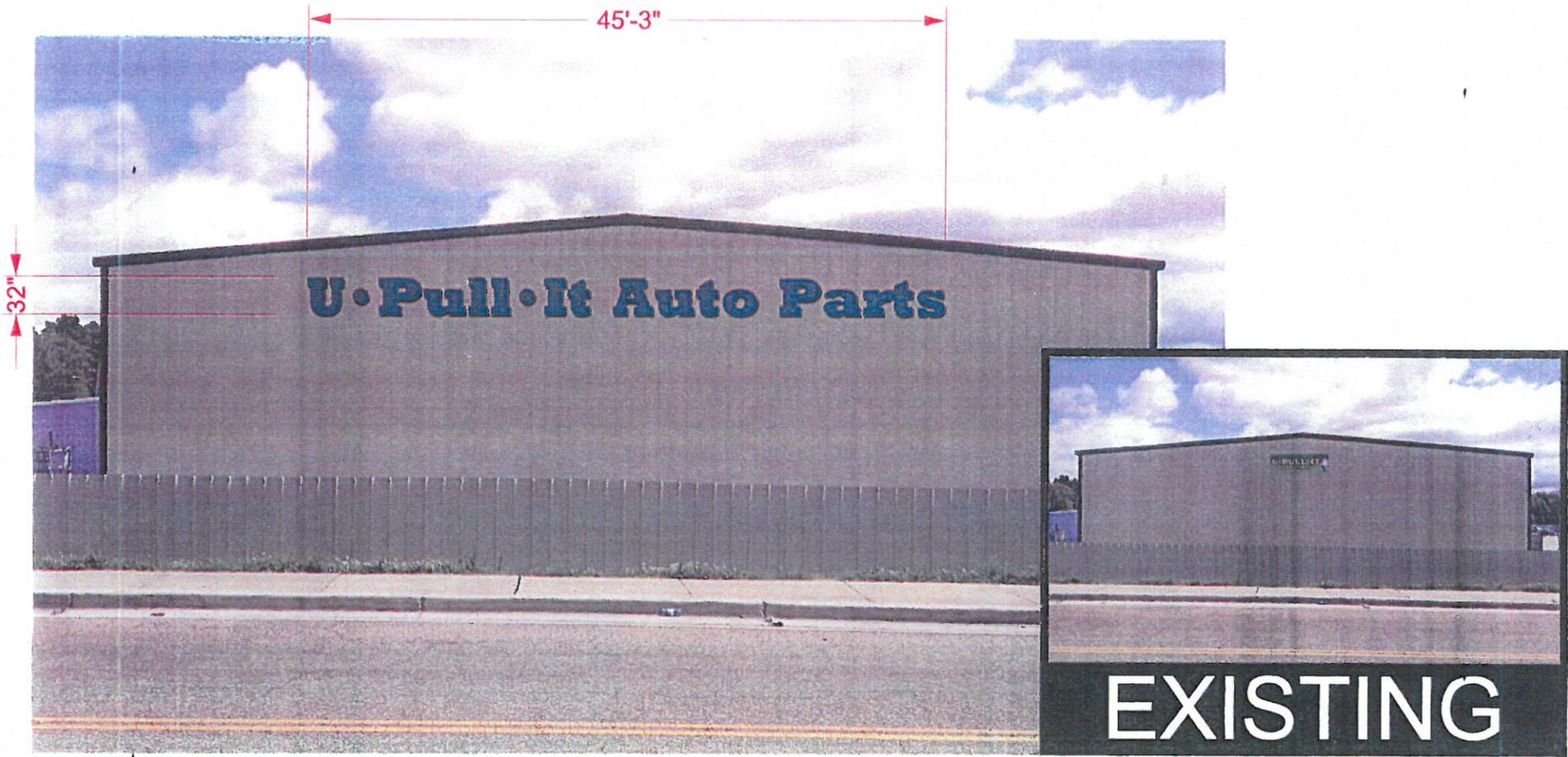
OTHER BUSINESS (as Necessary)

None.

There being no further business, the meeting was adjourned at 6:36 pm.
These minutes are approved as of June 15, 2020.

Chuck Hurt, Jr., Chairman

Karen Findley, City Clerk



MANUFACTURE AND INSTALL
 (1) SET OF NON-ILLUMINATED DIMENSIONAL LETTERS
 STUD MOUNTED DIRECTLY TO WALL

BALTON SIGN CO.

CUSTOM SIGNS VEHICLE WRAPS LIGHTING NEON
 ELECTRIC MESSAGE CENTERS FULL COLOR DIGITAL PRINTING

Bruce Littman
 CELL 901-596-3303
 bruce@baltonsigns.com

7801 MORIARTY RD CORDOVA, TN 38018
PH 901-452-7371 • FAX 901-458-2637 • BALTONSIGNS.COM



THIS DESIGN IS PROTECTED BY THE
 COPYRIGHT LAWS OF THE UNITED STATES

SKETCH DATE	05/07/2020	DRAWN BY: SP
SCALE	3/32" = 1'-0"	
FILE NAME	U PULL IT 05-07-20	

Please note: This is an original design and remains the exclusive property of Balton Sign Company, LLC.
 It is not to be duplicated or reproduced in any manner without written consent. Primary wiring to the sign if applicable, is not included.

U·Pull·It Auto Parts
 7718 RALEIGH MILLINGTON RD
 MILLINGTON, TN 38053

CREATED FOR _____
 ADDRESS _____

CLIENT APPROVAL *[Signature]* _____
 LANDLORD APPROVAL _____
 SIGNATURE DATE _____

NORTH END

$$3.5 \times 11 = 38.5 \text{ S.F.}$$



letters
to be
green

BEING PAINTED

MAIN ENTRANCE
 $6 \times 16 = 96 \text{ S.F.}$



Alison's Alcove Hwy 51 N

Sign 1: On Front of Building at Main Entrance:
6' x 16' = 96 sf. Ft.

Alison's Alcove
Consignments & Antiques

Sign 2: On Front of Building on North Side:
3.5' x 11' = 38.5 sf. Ft.

Shops at
Alison's

Note: Existing Pylon Sign will not be used at this time.

Business: SP National

Sign Location: 8323 Hwy. 51 N.
Millington, TN 38053

Sign Description: 4'x8' aluminum sign
Single Sided
To be installed on building



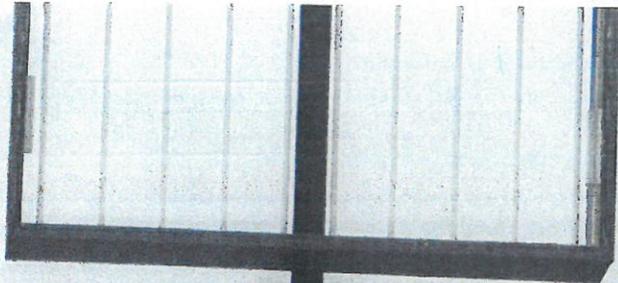


06/08/2020 09:22



Hello

06/08/2020 09:22



RED HOUSE CAJUN SEAFOOD



901-873-1508

A rectangular sign with a blue border. The top part has the text "RED HOUSE" in large, bold, red letters, followed by "CAJUN SEAFOOD" in smaller black letters. Below the text is a photograph of a large, bright red crab on a dark plate. The bottom part of the sign is a solid blue rectangle containing the phone number "901-873-1508" in white text.

To Go

A small white rectangular sign with the words "To Go" written in a red, cursive font.

RED HOUSE
Cajun Seafood
901-873-1508
**OPEN FOR
TAKEOUT**

06/08/2020 09:23



5'

10'



8081

20'

Interior Illuminated
LED Pole Sign w/
30" Wide Pole Cover
18" Deep Sign
Plastic Faces

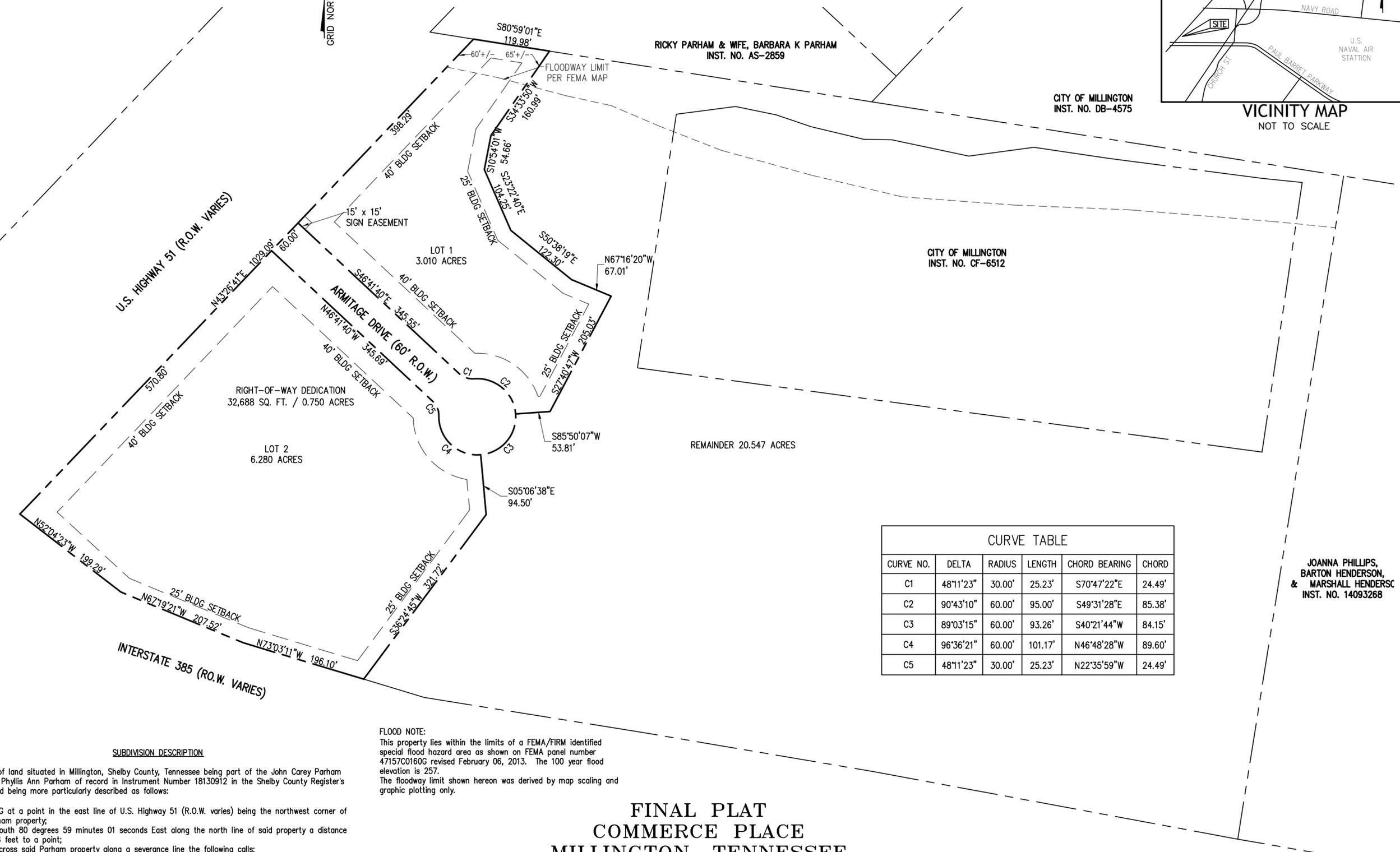
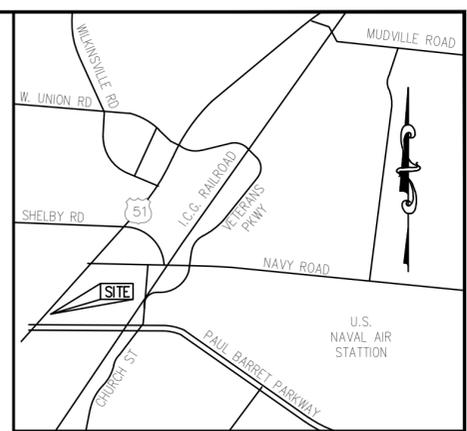
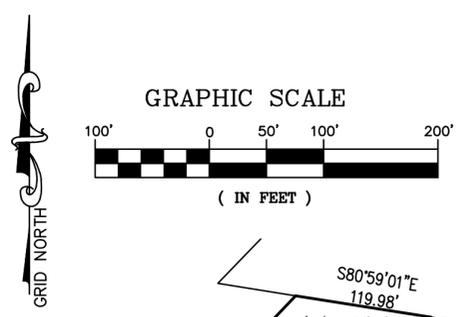


Signs & Designs, Inc.
gosandd.com

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CURVE TABLE					
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	48°11'23"	30.00'	25.23'	S70°47'22"E	24.49'
C2	90°43'10"	60.00'	95.00'	S49°31'28"E	85.38'
C3	89°03'15"	60.00'	93.26'	S40°21'44"W	84.15'
C4	96°36'21"	60.00'	101.17'	N46°48'28"W	89.60'
C5	48°11'23"	30.00'	25.23'	N22°35'59"W	24.49'

JOANNA PHILLIPS,
BARTON HENDERSON,
& MARSHALL HENDERSON
INST. NO. 14093268

SUBDIVISION DESCRIPTION

A tract of land situated in Millington, Shelby County, Tennessee being part of the John Carey Parham and wife Phyllis Ann Parham of record in Instrument Number 18130912 in the Shelby County Register's Office and being more particularly described as follows:

BEGINNING at a point in the east line of U.S. Highway 51 (R.O.W. varies) being the northwest corner of said Parham property;
 thence South 80 degrees 59 minutes 01 seconds East along the north line of said property a distance of 119.98 feet to a point;
 thence across said Parham property along a severance line the following calls:
 South 34 degrees 33 minutes 50 seconds West a distance of 160.99 feet to a point;
 South 10 degrees 54 minutes 01 seconds West a distance of 54.66 feet to a point;
 South 23 degrees 22 minutes 40 seconds East a distance of 104.25 feet to a point;
 South 50 degrees 38 minutes 19 seconds East a distance of 122.30 feet to a point;
 South 67 degrees 16 minutes 20 seconds East a distance of 67.01 feet to a point;
 South 27 degrees 40 minutes 47 seconds West a distance of 205.03 feet to a point;
 South 85 degrees 50 minutes 07 seconds West a distance of 53.81 feet to a point on a curve;
 Southwestwardly along a non-tangent curve to the right having a radius of 60.00 feet, a central angle of 89 degrees 03 minutes 15 seconds, a chord bearing of South 40 degrees 21 minutes 44 seconds West, a chord length of 84.50 feet, a distance along its arc of 93.26 feet to a point;
 South 05 degrees 06 minutes 38 seconds East a distance of 94.50 feet to a point;
 South 36 degrees 24 minutes 45 seconds West a distance of 321.72 feet to a point in the north line of Interstate 385 (R.O.W. varies);
 thence North 73 degrees 03 minutes 11 seconds West along said north line a distance of 196.10 feet to a point;
 thence North 67 degrees 19 minutes 21 seconds West along said north line a distance of 207.52 feet to a point;
 thence North 52 degrees 04 minutes 23 seconds West along said north line a distance of 199.29 feet to a point in the east line of U.S. Highway 51;
 thence North 43 degrees 26 minutes 41 seconds East along said east line a distance of 1029.09 feet to the POINT OF BEGINNING and containing 437,359 square feet or 10.040 acres of land, more or less.

FLOOD NOTE:
 This property lies within the limits of a FEMA/FIRM identified special flood hazard area as shown on FEMA panel number 47157C0160G revised February 06, 2013. The 100 year flood elevation is 257.
 The floodway limit shown hereon was derived by map scaling and graphic plotting only.

**FINAL PLAT
 COMMERCE PLACE
 MILLINGTON, TENNESSEE**

TOTAL AREA: 10.040 AC. NUMBER OF LOTS: 2
 FEMA PANEL NUMBER 47157C0160G 02/06/2013
 100 YEAR FLOOD ELEVATION 257
 DATE: MAY, 2020 SCALE: 1"= 100'
 ZONING: A

OWNER:
 JOHN C. & PHYLLIS A. PARHAM
 4576 GOLDSBY PLACE
 MILLINGTON, TN 38053

DEVELOPER:
 SHELBY COUNTY, TN
 150 N. MAIN STREET
 MEMPHIS, TN 38103



60 Germantown Court, Suite 100 Memphis, Tennessee 38018
 Phone (901)755-7166 Fax (901)755-7844

FILE NO. 3508507

SUBDIVISION DESCRIPTION

A tract of land situated in Millington, Shelby County, Tennessee being part of the John Carey Parham and wife Phyllis Ann Parham of record in Instrument Number 18130912 in the Shelby County Register's Office and being more particularly described as follows:

Commencing at a point in the east line of U.S. Highway 51 (R.O.W. varies) being the northwest corner of said Parham property;

thence South 42 degrees 26 minutes 41 seconds West along said east line a distance of 60 feet, more or less, to the south line of the floodway limit of Big Creek, being the POINT OF BEGINNING;

thence across said Parham property along a severance line the following calls:

Eastwardly along said floodway limit a distance of 126 feet, more or less, to a point;

South 34 degrees 33 minutes 50 seconds West a distance of 96 feet, more or less, to a point;

South 10 degrees 54 minutes 01 seconds West a distance of 54.66 feet to a point;

South 23 degrees 22 minutes 40 seconds East a distance of 104.25 feet to a point;

South 50 degrees 38 minutes 19 seconds East a distance of 122.30 feet to a point;

South 67 degrees 16 minutes 20 seconds East a distance of 67.01 feet to a point;

South 27 degrees 40 minutes 47 seconds West a distance of 205.03 feet to a point;

South 85 degrees 50 minutes 07 seconds West a distance of 53.81 feet to a point on a curve;

Southwestwardly along a non-tangent curve to the right having a radius of 60.00 feet, a central angle of 89 degrees 03 minutes 15 seconds, a chord bearing of South 40 degrees 21 minutes 44 seconds West, a chord length of 84.50 feet, a distance along its arc of 93.26 feet to a point;

South 05 degrees 06 minutes 38 seconds East a distance of 94.50 feet to a point;

South 36 degrees 24 minutes 45 seconds West a distance of 321.72 feet to a point in the north line of Interstate 385 (R.O.W. varies);

thence North 73 degrees 03 minutes 11 seconds West along said north line a distance of 196.10 feet to a point;

thence North 67 degrees 19 minutes 21 seconds West along said north line a distance of 207.52 feet to a point;

thence North 52 degrees 04 minutes 23 seconds West along said north line a distance of 199.29 feet to a point in the east line of U.S. Highway 51;

thence North 43 degrees 26 minutes 41 seconds East along said east line a distance of 969 feet, more or less, to the POINT OF BEGINNING and containing 430,661 square feet or 9.887 acres of land, more or less.







