

MONDAY, SEPTEMBER 21, 2020

MILLINGTON PLANNING COMMISSION – REGULAR MEETING 6:00 PM

1. CALL TO ORDER AND ESTABLISHMENT OF A QUORUM

2. APPROVE MINUTES

- July 20, 2020
- August 17, 2020

Documents:

[PC MINUTES 7-20-20.PDF](#)
[PC MINUTES 8-17-20.PDF](#)

3. SIGN DESIGN APPLICATIONS

- Tiger Realty – 4879 Navy Road
- King Seafood – 8025 US Highway 51 N

Documents:

[TIGER REALTY SIGN.PDF](#)
[KING SEAFOOD SIGN.PDF](#)

4. RECOMMENDATION TO THE BZA

- Dominion Christian Church – 7199 Raleigh Millington Road

Documents:

[DCC REQUEST LETTER.PDF](#)
[DCC SITE MAP.PDF](#)

5. DISCUSSION OF TEMPORARY BANNERS AND SIGNS DURING COVID-19
RESTRICTIONS

6. OTHER BUSINESS (As Necessary)

7. 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
Monday, July 20, 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

Mike Caruthers

Curt Park

Leanna Dagen

Chuck Hurt, Jr.

Brenda Barber

Brett Morgan

Mr. Aitken was absent.

A quorum being present, the following proceedings were held:

APPROVE MINUTES

March 16, 2020 and May 18, 2020

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

Mr. Goforth introduced Sara Barrera to the Planning Commission. She is going to start as a Planning Intern for the City starting next month. We are excited to welcome her.

REZONING

Wendy's – lot on Martha Street – R-2 Residential to B-2 General Commercial

Wendy's is planning to move from their current location on Navy Road to a lot on Highway 51 just south of Pizza Hut. The lot is zoned B-2, General Commercial. Their site plan is proposing to have a rear entrance on Martha Street. In order to accomplish this, they are purchasing a small triangular lot (0.10 acres) on Martha that is unimproved. This lot is currently zoned R-2 and will have to be rezoned to B-2 for the property to be used as a part of the Wendy's site. There is an unimproved alley between the property on Highway 51 and the property on Martha, but there are city utilities in that alley and will have to be addressed in the site plan. Notices on the proposed rezoning have been sent to the property owners within 1,000 feet and the Commission needs to hear the comments from the neighbors on the impact of changing this zoning and bringing commercial traffic next to the homes. With the difficulty turning on to Highway 51 at this location, it is anticipated that the rear access would be used significantly. If the zoning is approved, substantial landscaping and screening will have to be provided to the next-door neighbor as a part of the site planning process. Staff would not make a recommendation until after they heard from neighbors at the meeting.

Several people from the neighborhood spoke in opposition to this rezoning, stating a concern regarding the excess traffic that it would bring to the area. There were also concerns about noise and more lights. Mr. Caruthers made a motion to reject the rezoning; second by Mr. Morgan; unanimous vote to reject.

SITE PLAN

Margarita's – southeast corner of Copper Creek and Creek Mill (across from Holiday Inn)

Margarita's is planning to relocate from the shopping center on Highway 51 to a new building on Copper Creek. The lot is a recorded lot in the Shelby Mall Subdivision and is directly behind Dairy Queen. The site contains

1.26 acres, and the proposed building has a total of 6,655 square feet in area, 5,621 in the main building, 140 in the entrance vestibule and 447 in each of the two patio areas. This could impact the parking requirements, but they have provided excess parking. Sixty-nine spaces have been provided including 4 handicapped spaces and this more than meets the ordinance. Reconstruction of the curb at the corner of Copper Creek and Creek Mill will be required, and Creek Mill will need to be widened to match the improvements to the south. This right-of-way has already been dedicated with the subdivision plat. There are some issues related to the building elevations and sight lighting. A lighting plan was received and shows five poles with two lights each. The fixture shown is downward directed and is acceptable. The height of the poles is not shown. The site plan for Margaritas is recommended for approval with the following conditions:

1. Work with engineer to resolve details and issues on the engineering plans
2. Add the low hedge to the landscape plans.
3. Submit the building exterior lighting plan for review. The lights should be downward directed, not outward.
4. The bond shall be set at the public improvements cost plus 6% for inflation and a cost of \$650 for street lights. Total bond \$45,612.00.

Mr. Morgan made motion to approve with conditions; second by Ms. Barber; unanimous vote to approve.

OTHER BUSINESS (as Necessary)

A work session was scheduled for 5:00 pm on Monday, August 17, 2020.

There being no further business, the meeting was adjourned at 6:29 pm.

These minutes are approved as of September 21, 2020.

Chuck Hurt, Jr., Chairman

Karen Findley, City Clerk

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

CALL TO ORDER AND ESTABLISHMENT OF A QUORUM

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

Present:

Mayor Terry Jones

Mike Caruthers

Curt Park

Leanna Dagen

Chuck Hurt, Jr.

Brenda Barber

Brett Morgan

Mr. Aitken was absent.

A quorum being present, the following proceedings were held:

APPROVE MINUTES

June 15, 2020

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

Mr. Goforth introduced Sara Barrera to the Planning Commission. She is going to start as a Planning Intern for the City starting next month. We are excited to welcome her.

SIGN DESIGN APPLICATIONS

Ground Signs for Fire Station #1 and Fire Station #2

Building Sign – Fire Station #2 – 7245 Raleigh Millington Road

AMENDMENTS TO THE ZONING ORDINANCE

Repeal and Replace Chapter 20, Stormwater Management and Pollution Control of Title 14, Zoning

Amendment to Zoning Ordinance Related to Asphalt and Concrete Batch Plants

OTHER BUSINESS (as Necessary)

None

There being no further business, the meeting was adjourned at 6:18 pm.

These minutes are approved as of September 21, 2020.

Chuck Hurt, Jr., Chairman

Karen Findley, City Clerk



TIGER

REALTY

901.872.0996

We Earn Our Stripes

4x8 sign
double sided
aluminum composite panels
wood 4x4 post and 2x4 braces/trim

440 + 90 to install



Attachment A

To: Members of the Millington Board of Zoning Appeals

From: Pastor Lenard Hardaway, Dominion Christian Center Church. 7199 Raleigh-Millington Road
Millington TN 38053

Subject: Hardship Appeal for Completion of Asphalt Surface on Parking Lot and Driveway

Over the past six months our plans for completion of our newly constructed Church was devastated due to not being able to have our regularly scheduled services and receive our weekly tithes and offerings due to the COVID19 pandemic. This pandemic has created a real hardship for our church due to the restrictions implemented by the Shelby County Health Department and placed on the right to have assemblies.

During the construction of our new church, Dominion Christian Center Church was having service in the chapel now owned by the Millington Municipal School System that was originally First Baptist Church on Wilkinsville Road. However, when the COVID-19 virous suddenly appeared we were stopped from having church until the Shelby County Health Department allowed the re-opening of schools.

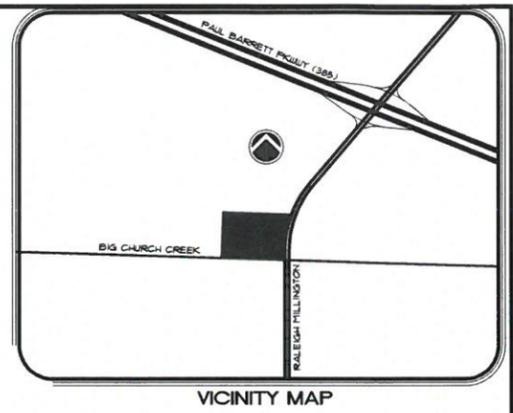
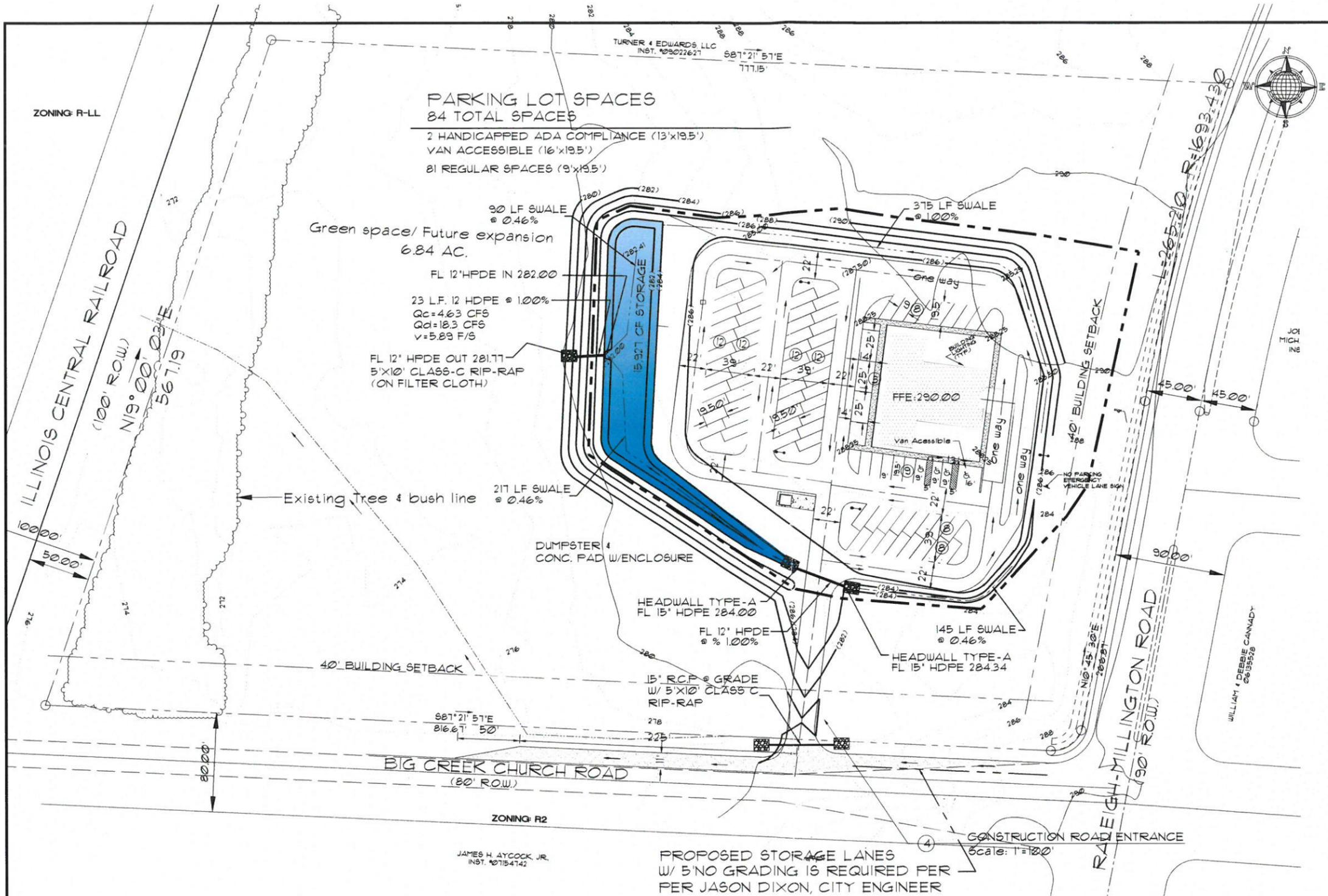
To date, we are still complying with the restrictions placed on us by the Shelby County Health Department and because we have been unable to hold any services our weekly collection of tithe and offerings is down to approximately 20% of what our normal weekly collections were before the closing of our church. Our annual budget projections have been greatly affected and our plans were to use a portion of our funds to pay for our new church and the driveway and parking lot. We have completed everything except the paving of the parking lot and driveway.

We are requesting your help your help in allowing our church to have a variance due to the above listed circumstances and the problems caused by the COVID-19 pandemic. We would like to get a variance to allow us time to complete the paving of our parking lot. The church was originally designed to seat 246 people but due to changes in construction it is now complete and can only seat 180 people. With the COVID-19 restrictions and seating people six (6) feet apart, we can accommodate approximately 60 people. If you can grant us this variance we can get the Shelby County Codes to give us a certificate of occupancy permit which will allow us to open our church and start having our weekly services and receiving our tithes and offerings to get the funds to complete our paving for parking. We are only asking for time and we really need your help.

Thank You,



Pastor Hardaway



PROPOSED STORAGE LANES
 W/ 5' NO GRADING IS REQUIRED PER
 PER JASON DIXON, CITY ENGINEER

LEGEND
 SILT FENCE EROSION CONTROL

DOMINION CHRISTIAN CENTER CHURCH
 PASTOR LENARD HARDAWAY PHONE: 901-550-0085
 ZONING: R-4

REVISION	ITEM NO.	DESCRIPTION OF CHANGE	APPROVAL DATE

DOMINION CHRISTIAN CENTER CHURCH
 DEVELOPER: PASTOR LENARD HARDAWAY
 DESIGNER: MADSEN ENGINEERING
 1046 Stratford Street 30122, Mphs., TN

Total Area: 9.96 Ac.

SHEET 1 OF 1

DIVISION OF ENGINEERING

GRADING and DRAINAGE PLAN
 MILLINGTON, TENNESSEE

SURVEY: D. COLE DATE: 8/09/12
 DESIGN: LL DATE: 3/28/16 SCALE: 1"= 40' H.
 APPROVED: _____
 CITY ENGINEER _____ DATE _____