

The Town of Murphy Planning Board held their regularly scheduled meeting at 1 p.m. February 1, 2023. The following were present: Members Frank Dickey, Noland Smith, Blake Hughes, Lindsay Campana and Chairperson Carl Auvil. Town Manager Chad Simons and Mayor Radford were also present.

Approval of the Minutes

Motion was made by Hughes, seconded by Smith, to approve the October 5, 2022 meeting minutes as presented. Motion carried unanimously.

Vote on Special Use Permit Application for Apartments at 802 Hiwassee Street

Mr. Mitch Nimey was sworn in by Mr. Chad Simons.

Mr. Nimey said he planned to construct seven different apartment units at 802 Hiwassee Street, with eight dwellings in each one. Stillwell Engineering is engineering the utilities, and Wells and West will be the construction contractors. Mr. Nimey said they decided not to construct to Wade Decker Road, and will have only one entrance and exit to the property – due to likely NCDOT issues.

Chairperson Carl Auvil asked if the NCDOT has approved of the base, and Mr. Nimey stated they are working with them to do that – but it meant the likely elimination of an exit and entrance through Wade Decker Road.

Mr. Auvil also asked if Mr. Nimey would take the sidewalk all the way into town. Mr. Nimey said they would gladly do that.

Ms. Lindsay Campana asked if all of the units would be leased or owned. Mr Nimey said all would be leased, but they would consider discounts for public safety employees.

Mr. Smith asked if they were planning to build more than one unit at a time. Mr. Nimey said they will construct one unit and proceed from there – depending on the demand and financing.

Mr. Hughes also asked about water and sewer capacity. Town Manager Chad Simons said the town would have water and sewer capacity to support the project, and the casino expansion.

Mr. Auvil also asked about the property management. Mr. Nimey said they would consider that option, with the Hyatt house acting as the location where the property manager will stay. The plan is to keep the Hyatt House and make it into a community center for the development.

Motion was made by Smith, seconded by Auvil, to approve the special use permit as presented, as the development is consistent with the Town of Murphy Comprehensive Plan in that it fulfills Guiding Principal No. 3 of encouraging new and creative housing opportunities that meet the needs of multiple generations. Motion carried unanimously. A copy of the permit application is attached in the minute book.

Cherokee Cellars Plans

Mr. Jim Duncan presented plans about his intentions for the Cline Hicks property at the intersection of Hickory St and Valley River Avenue in downtown. Mr. Duncan plans to construct a winery/brewery, but

needs permission to install a permanent structure unattached to the building. Mr. Duncan said the structure would have its own plumbing and HVAC system, and would not be temporary or an accessory use as it is vital for him to have on site in order to make wine.

Motion was made by Dickey, seconded by Auvil, to approve the issuance of a zoning permit for the property at 39 Hickory Street to set a permanent structure unattached dot the building in accordance with his submitted plans. Motion carried unanimously. Attaches are copies of the plans.

Proposed Amendment to the Zoning Ordinance to regulate emergency shelters

Motion was made by Smith, seconded by Campana to approve the proposed amendment to the zoning ordinance, and to the statement of fact that the proposed amendment is consistent with the Town of Murphy Comprehensive Plan – as it preserves the character of existing R-1 and R-2 Residential districts as well as the proposed Future Land Use Recreational Neighborhood Character Area while in part fulfilling Guiding Principal No. 3 of encouraging new and creative housing opportunities that meet the needs of multiple generations. Motion carried unanimously.

Update from Zoning Administrator

Mr. Dickey offered updates concerning zoning permits issued to various property owners; including a permit on 9/15 for a Taco Bell remodel, 9/26 permit for a remodel for David Ritz on Sunrise/Carrington Street, and a remodel permit on 8/19 for 59 Dillard Street remodel.

Mr. Dickey discussed some issues he had with a Vic Sanders property at the corner of Regal Street and Pleasant Valley Road. Mr. Dickey said Mr. Sanders stated his lawyer would be approaching the board about placing a permanent structure on the corner lot, and showing he had room to do so in accordance with the town's existing land use regulations.

Adjourn

Motion was made by Dickey, seconded by Hughes to adjourn the meeting at 2:00 p.m. Motion carried unanimously.