

The Zoning Board of the Town of Murphy met for their regular scheduled meeting on September 2, 2020 in City Hall.

Those present were: Chairperson Carl Auvil, Frank Dickey, Noland Smith, Blake Hughes, and John Fowler. Town Manager Chad Simons and Mayor Rick Ramsey were also present.

Approval of the Minutes

Motion was made by Smith, seconded by Dickey to approve the March 4, 2020 meeting minutes as presented. Motion carried unanimously.

Ray Newcomb Rezoning Request

Mr. Gebel did not appear.

Ray Newcomb Rezoning Inquiry for Veterans Blvd St.

Mr. Ray Newcomb appeared before the council to ask if his property could be split zoned to accommodate a private club. Mr. Newcomb's property is the first residence on Veterans Memorial Lane as you enter the park.

Mayor Ramsey asked if he was interested in getting his liquor license. Mr. Newcomb stated yes. Town Manager Chad Simons said split zoning was not possible. Mr. Frank Dickey and Mr. Ray Newcomb confirmed the current zoning of the property and surrounding properties are R-1 Residential. Mr. Dickey did not think alcohol and Konehete Park went well together. Mr. Blake Hughes said he had concerns about parking.

Mr. Newcomb stated most vehicles do not enter/exit is property from the town maintained street. Mr. Newcomb said his place could accommodate parking for what he is wanting to do.

Mr. Dickey advised Mr. Newcomb that should the Board reject the matter he could appeal. Chairperson Carl Auvil said the Board would discuss it. Town Manager Chad Simons told Mr. Newcomb that he would contact him about the Board's decision, and that the minutes are public record.

The Board stated that alcohol and traffic issues posed a big concern, and that a rezoning could cause issues for the surrounding R-1 Residential properties.

Motion was made by Dickey, seconded by Fowler to reject the rezoning request made by Ray Newcomb for his residence at Veterans Memorial Lane. Motion carried unanimously.

Lidia Chavez – Attach food truck to building at 429 Hill Street

Mr. Lidia Chavez appeared before the Board to ask for permission to place a food truck near a private building off Hill Street. Mr. Frank Dickey asked if the food truck was actually going to be attached. Mr. Chavez said no, and that it would have its own grease trap and other health department requirements. Mr. Chavez said he wants to operate his business from the food truck. Town Manager Chad Simons if the food truck is on private property and is not attached to the building then it is not a zoning issue.

Update from Zoning Administrator

Mr. Dickey said he issued a permit for Mr. John Mann's building located on Hill Street on March 24, to Twins Car Wash in April, a remodeling permit for Perrone's restaurant on April 27, and a sign permit for PNC bank on April 30. Mr. Dickey said he issued a remodeling permit for Mr. Ben Pierce on May 15 for the Hackney Building exterior, and a sign permit for Murphy Oil on May 27. In June Mr. Dickey issued a permit for electrical improvements for Sky Tech for Cool Springs, and issued a sign permit for Twins Car Wash on July 29. In August Mr. Dickey issued a permit for storage units at 350 Hill Street.

Discussion

Mr. Dickey brought up the suboxone clinic on Hill Street that has been discussed in the community. Mr. Dickey said the Board could look at parking restrictions in order to ensure medical facilities do not take up too much parking in town. Mr. Dickey said Mack Cowan could vet the proposed restrictions. Mr. Dickey said they could require six handicapped spaces along with 2 parking spaces per customer. Mr. Dickey said any medical facility could get a variance to use shopping center parking if they moved into a plaza.

Motion was made by Dickey, second by Auvil to propose implementing parking restrictions for medical facilities in the zoning ordinance to require six handicapped spaces and at least 2 parking spaces per customer. Motion carried unanimously

Mr. Dickey said the town needed to look adding to the building code for new construction that would make all exterior doors be at least three (3) feet wide and be outswing doors. The Board said they would do research and consider it later.

Adjourn

Motion was made by Smith, seconded by Hughes to adjourn the meeting at 1:30 p.m. Motion carried unanimously.

ATTEST: _____ Secretary