

**Town of Millington
Planning Commission/Board of Appeals
Joint Meeting Minutes
February 27, 2020**

Call to order: The meeting of the Planning Commission for the Town of Millington was called to order by Joyce Morales at 7:00 PM. The Commissioners in attendance were Sam Johnston, Patty Cartagena-Santiago, and Moe Morton. The Board of Appeals Commissioners in attendance were Marcia Fellows, Maryland Massey, and Patrick Randolph.

Public in attendance:

Minutes: The minutes of the January 23, 2020 meeting were approved. A motion to accept was entered by Johnston, a second by Cartagena-Santiago, a vote of 4-0 was entered.

All reports were reviewed.

Zoning/Permit Issues

A joint meeting was held to discuss the zoning special exception made for Turners Service to do business at 407 Cypress Street in October 2014. The zoning special exception allowed an automobile service center to be located at 407 Cypress Street. There was no case history found regarding the move of a business from one property to another without a change in ownership. Morales explained Mr. Turner and a partner recently purchased 403 Cypress Street, Millington Hardware. The partners want to move the automobile service business to the building located on the rear of the Hardware store property, consolidating both businesses at one location. The Planning Commission reviewed the request at the January meeting as well as discussed, the moving of the permitted signs from one location to the other. At that meeting, the Planning Commission agreed the Master Sign Plan went with the business not the property address. Commissioner Johnston stated these two businesses are assets to the Town. Commissioner Cartagena-Santiago agreed and shared her experience at the new location. The question is does the zoning special exception stay with the property or can it move with the vendor. Morales reminded everyone that the Town wants to be business friendly in efforts to grow.

The members of the Board of Appeals determined the zoning special exception should move with the vendor. By adopting this procedure, the Town eliminates the need for a second hearing, additional fees, and non-productive time for the vendor as they wait for the hearing. Thus, the zoning special exception to allow an automotive service center to operate at 403 Cypress Street holds. A vote of 3-0 was entered.

Zoning Amendment

Manning introduced zoning amendments to broaden the scope of acceptable business to operate in the Town. These include artisan businesses, breweries, wineries, medical marijuana facilities, data center, public safety facilities, and expanded the recreational facilities verbiage. The Commissioners reviewed and made determination of which zoning classification would allow which types of businesses or require special exceptions. The ordinance will be edited per comments by the Commission and prepared for review at the March meeting.

With no further discussion a motion to adjourn the meeting was made by Johnston at 8:30 PM, a second was made by Morton, a vote of 4-0 was entered.

Respectfully submitted,

Elizabeth Jo Manning
Town Administrator