

The Town of Murphy Planning Board held their regularly scheduled meeting at 1 p.m. April 6, 2022. The following were present: Chairperson Carl Auvil, Frank Dickey, Noland Smith, Blake Hughes, and Lindsay Campana. Town Manager Chad Simons, Town Attorney Mack Cowan, and Mayor Tim Radford were also present.

Approval of the Minutes

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

Review draft amendment to allow for food trucks in the General Business District

Chairperson Carl Auvil turned it over to Town Manager Chad Simons. Mr. Simons stated that there was no scheduled public comment for planning board meetings, but several in attendance likely wanted to speak out about the issue. Mr. Simons asked the Planning Board if they wanted to give the floor to anyone to speak. The consensus was to allow attendants to speak briefly.

Ms. Selina Jones of Legends Steakhouse said food trucks should not be allowed in downtown because they have unfair advantages, particularly less overhead. Brick and mortars pay more for utilities, taxes, insurance, and employ far more people, Ms. Jones said.

Mr. Bram Farbstein said it would not be fair for food trucks to operate in downtown, and said the town should go much farther and ban them from the city limits.

Motion was made by Dickey, seconded by Auvil, to not recommend the draft text amendment to the Town Council. Motion carried. Abstaining – Lindsay Campana.

Ms. Campana stated that the change should go to a public hearing.

Review of draft text amendment to regulate nonresidential buildings

Town Attorney said the ordinance is modeled off of the town's minimum housing standards. Chairperson Carl Auvil stated that he believed it will put a lot of pressure on town administration, and could put the town into legal quagmires. Mr. Auvil also said he sees a need for it.

The consensus of the Planning Board was to closely review the draft amendment and evaluate it at a future meeting.

Rezoning Inquiry for Sunrise Street

Mr. Tomas Gebel owns a piece of property zoned R-1 Residential on Sunrise Street, but the property is also adjacent to R-2 Residential. Mr. Gebel asked if the planning board would rezone the property so he could build more dwellings. Mr. Dickey said they considered this change before, and opted not to move forward.

Mr. Simons said the town really needed a survey before moving forward with a formal petition. Mr. Gebel did not want to pay for a survey if the Zoning Board did not approve of the change. The consensus amongst the Board was to not recommend any changes to the zoning code for the property right now.

Update from Zoning Administrator

Mr. Dickey offered updates: zoning permit issued for 15 Valley River Avenue for a remodel; three permits issued to Mr. Tomas Gebel for Sunrise Street homes; permit for home on Indian Passage Drive off Hitchcock Street; permit for Smoky Mountain BBQ's portable kitchen on Tennessee Street; Permit for additions to Hulbert Johnson Friendship House; Sign Permit for the Mason Bar and Mimo's LLC; alcohol approvals for the Mason Bar and Mimo's LLC.

Discussion

Mayor Tim Radford updated the Planning Board about the upcoming downtown repaving project, and NCDOT's proposal to construct a roundabout.

Adjourn

The meeting adjourned at approximately 2 p.m.