

**MURRAY BOARD OF ZONING ADJUSTMENTS  
REGULAR MEETING  
WEDNESDAY, MAY 20, 2015  
4:30 P.M.**

The Murray Board of Zoning Adjustments met in regular session on Wednesday, May 20, 2015 at 4:30 p.m. in the council chambers of City Hall located at 104 North 5<sup>th</sup> Street.

**Board Members Present:** John Krieb, Bobbie Weatherly, Mary Anne Medlock, Terry Strieter, Josh Vernon and Mike Faihst

**Board Members Absent:** Dennis Sharp

**Also Present:** Candace Dowdy, Robert Jeffries, Summer Grogan, Attorney David Perlow, Officer Tim Fortner, Hawkins Teague, Joseph Dooley and public audience

Chairman Krieb called the meeting to order and welcomed all guests and applicants. A couple of corrections were noted to the minutes from April 22, 2015 regular meeting.

**Mike Faihst made a motion to approve the BZA minutes from the April 22, 2015 regular meeting as amended. Josh Vernon seconded the motion and the motion carried unanimously.**

**Public Hearing: Conditional Use Permit to allow a planned development project consisting of commercial storage units to be located in a B-2 Zoning District at 713 South 12<sup>th</sup> Street – T.C. Dinh:** Robert Jeffries explained that the preliminary plat was approved the previous night at the Planning Commission meeting and it depicts four buildings running vertical north to south. Each building will contain 24 units with an overall total of 96 storage units. (This varies from the original proposal which portrayed six buildings with a total of 130 units running parallel east to west). The east side of the property borders R-2 (Single Family Residential) Zoning; thus, there was discussion concerning adequate screening and lighting if this project moves forward. The property has no road frontage; however, there are two previously granted easements that give access to the property. There was discussion concerning the easements and the adjoining property to the west. The proposed drive aisles are from 15-30 feet wide and will be required to be put into a hard surface. Pictures were shown of other commercial storage units in the city and comparisons were made. Ms. Dowdy explained that some of the storage units located along entrances into Murray are bricked on the front side. She feels that this look is much more appealing and cuts down on the industrial look. There will be access on the backside of these units. There is a natural buffer currently between the R-2 and B-2 zoning and Planning Staff would like to see that stay and be maintained. This buffer will help as a sound barrier as well. There is a 50 foot front setback required in a B-2 zone. This proposal will not have that. The plan is to set the buildings right on the front property line; therefore, a setback variance will be required. With a 15 foot drive aisle on the back side and a 10 foot green space between the R-2 and B-2 zones; the required minimum 25 foot setback will be met. The Fire Marshal has reviewed and approved the preliminary plat. All adjoining property owners were notified.

The public hearing was opened and Chairman Krieb asked if there was anyone that wished to speak in favor or opposition to the project.

Joseph Dooley came forward and was sworn in. Mr. Dooley is the contractor for the project. He stated that he understood the concerns that had been voiced earlier about the lighting. He explained that the lighting will be focused downward at the eight foot level. There will be four locations of 60 watts each which will be lower intensity lighting than an average 100 watt residential porch light. The building to the east will have the lighting on the fence directed downward towards the storage unit doors. The color of the buildings will be earth tones. The developers would like to provide green space at the ends of the structures for stormwater detention. Mr. Dooley explained that this particular layout is different from the one presented earlier. This change will provide more optimal sized units than the previous plan had shown. Mr. Dooley addressed the screening for the project and said they had no objections to installing an eight foot privacy fence. The height of the buildings will not exceed nine feet. A power pole with low voltage lines runs to an existing structure that could present an issue and might have to be moved.

The public hearing was then closed and turned back to the board for discussion.

**Mike Faihst made a motion to approve the conditional use permit to allow a planned development project consisting of commercial storage units to locate in a B-2 zoning district at 713 South 12<sup>th</sup> Street contingent upon there being an eight foot solid fence on the east side of the property with some green plantings, the lighting should not be intrusive to the neighbors, the project meet all stormwater retention requirements and the building setbacks be approved as shown on the plat.**

Mary Anne Medlock stated that plantings was subjective and questioned the type of plantings that would be appropriate. Ms. Dowdy noted that the zoning ordinance addresses the issue of what meets screening requirements and that the applicant would have to submit a landscape plan for approval or show the types of screening being provided on the plat. She noted that this will all be addressed by staff through the permitting process.

**Bobby Weatherly seconded the motion and the motion passed with a 5-1 roll call vote. Josh Vernon voted no.**

**Questions and Comments:** Mary Anne Medlock stated that at the previous night's meeting, there was discussion about suggestions that were made at the April BZA meeting by board member Dennis Sharp concerning the situation with housing on Miller/Farmer area. Planning Commission would like to continue this discussion and involve the Mayor and his ideas on this matter and then follow the appropriate procedure in order to make some changes.

Candace Dowdy announced that the next continuing education will be June 11<sup>th</sup> at Gilbertsville. Planning Staff will find out how many will be going and send in the money for required advance registration. Mary Anne Medlock said that there is a new e-mail about another educational conference to be in Paducah on June 16<sup>th</sup>.

**Adjournment: Mike Faihst made a motion to adjourn. Terry Strieter seconded the motion and the motion carried unanimously. The meeting adjourned at 5:20 p.m.**

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Chairman, John Krieb

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Recording Secretary, Reta Gray