

**MURRAY PLANNING COMMISSION MINUTES**  
**REGULAR MEETING**  
**TUESDAY, May 17, 2022**  
**4:30 P.M.**

The Murray Planning Commission met in regular session on Tuesday, May 17, 2022 at 4:30 p.m. in City Hall at 500 Main Street.

**Commissioners Present:** Bobby Deitz, Cami Duffy, John Krieb, Dr. Martin Milkman, David Roberts, Dr. Terry Strieter

**Commissioners Absent:** Jim Foster

**Also Present:** Dannetta Clayton, Kim Miles, Carol Downey, Lindsay Aycock, and Rakov Aetherus, David Perlow, Chance Wilson, and public audience

Chairman Krieb called the meeting to order and welcomed all guests. Kim Miles called the roll. Chairman Krieb asked for approval of the minutes from the regular Planning Commission meeting on March 15, 2022.

**Dr. Terry Strieter made a motion to approve the minutes from the regular Planning Commission meeting on March 15, 2022 as presented. Dr. Martin Milkman seconded the motion and the motion carried unanimously.**

**Questions and Comments:** The Board asked for a Comprehensive Plan update. Dannetta shared that she has submitted the names for the committee but they have not been confirmed yet.

**Non-Public Hearing: Advisory Meeting Matt Jennings Planned Development Project consisting of Two Phases of commercial storage - Kingdom Court, just east 94 West and Roberston Road North.** Carol Downey showed the zoning maps and explained the purpose of the advisory meeting. Carol gave the project description as proposed by Mr. Jennings which includes a total of six buildings, three to be built in each phase. Phase One is zoned B-4 and would need a Conditional Use Permit. Phase Two is zoned R-4 and would need to be rezoned to B-4. Phase Two would also need a Conditional Use Permit. Carol explained the Comprehensive Plan for Medium Density Businesses and showed the plat reflecting the proposed site. Renderings from Mr. Jennings' office including building placement, dimensions, parking and greenspace were also presented. Carol asked if there were any questions or if anyone wanted to review the renderings. Mr. Krieb voiced his concern that this area of land has been on the agenda many times, as many different proposed uses that seemed promising, over the last 12 plus years but this proposal seems to be quite a departure from The Board's original expectations. He asked if Mr. Jennings would like to comment on the evolution of the proposed property uses.

Chance Wilson, Mr. Jennings' Assistant, came forward and was sworn in. Mrs. Wilson described the aesthetics of the proposed property including their plan to use trees for screening and privacy. She shared that their market research of the 3-mile radius of the property showed a "significant need" for self-storage. Mrs. Wilson commented that most other self-storage is located east of town near the lakes and the ones around town are almost 100% occupied right now. The Board asked for more information on the plan for the exterior of the buildings and Mrs. Wilson explained that the buildings would be metal and the front entrance office space would have a

stucco or brick exterior plus landscaping to dress it up. All the units would be numbered with directional signage throughout and "Storage for Murray" signs at the front and back of the property. They plan to donate part of their proceeds back to the community which is the meaning behind the name of the facility. Mrs. Wilson also shared that the buildings would make up only 34% of the total square footage of the property. The two-way street running through the middle would be very well lit, approximately every 3<sup>rd</sup> unit would have a light on the outside and the hallways of the climate control units would have lights in the ceiling to ensure everyone's safety. The Board asked the type of trees that would be planted & if the driveways & parking would be paved or gravel. Mrs. Wilson assumed Evergreens would be used and the driveways would be paved but the parking has not been confirmed yet. Water detention was also discussed. The Board inquired about fencing and gates and Mrs. Wilson explained there would be a gate at the entrance with a key pad but no other fencing. The need for security and enhanced aesthetics was conveyed by The Board to Mrs. Wilson. The Board clarified the zoning issues as well as the overall purpose of the advisory meeting.

The item was turned over to the Commissioners for a motion.

**Cami Duffy made a motion to forward on to the BZA. Dr. Martin Milkman seconded the motion. The motion carried unanimously.**

**Discussion:** None

Chairman Krieb called for a motion to adjourn.

**Cami Duffy made a motion to adjourn. Dr. Martin Milkman seconded the motion. The motion carried unanimously. The meeting adjourned at 5:12 p.m.**

  
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Chairman, John Krieb

  
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Recording Secretary, Lindsay Aycock