

**MURRAY PLANNING COMMISSION MINUTES
REGULAR MEETING
TUESDAY, APRIL 20, 2010**

The Murray Planning Commission met in regular session on April 20, 2010 at 5:00 p.m. in the council chambers of City Hall located at 104 N. 5th Street.

Commissioners Present: Marc Peebles, Ed Davis, Mary Anne Medlock, Tom Kind, Amber DuVentre, Ed Pavlick, Loretta Jobs and Richard Vanover

Commissioners Absent: Jeremy Boyd and Kevin Perry

Also Present: Candace Dowdy, Peyton Mastera, David Roberts, Mike Pitman, Reta Gray, Michael Russell, and Tammy Cothran

Chairman Vanover called the meeting to order and welcomed all guests. Chairman Vanover asked for approval of the minutes from the March 16, 2010 regular meeting.

A motion was made by Marc Peebles to approve the minutes from the March 16, 2010 regular meeting as presented. Loretta Jobs seconded the motion and the motion carried unanimously.

Public hearing to review the zoning map amendment application of a 0.2585 acre tract of land to the north of 1408 Poplar Street – from R-4 (Multi-Family Residential) to B-1 (Neighborhood Business District) – Harry Russell Estate: *Loretta Jobs recused herself.* Candace Dowdy used a Power Point presentation to show the Russell Estate property which is divided into two separate parcels. There is a tract located to the north of 1408 Poplar Street (behind the former Owen’s grocery store) which is a 0.2585 acre tract of land that has a small shed on it and a 0.3780 acre tract that fronts Poplar Street with a one story house and a detached apartment on it. The property has belonged to the Russell’s since 1960. Ms. Dowdy stated that the applicants are requesting to rezone the 0.2585 acre tract of land from R-4 to B-1. This rezoning request was prompted by a previous Dimensional Variance request from the Dinh’s to occupy the Owen’s building and potentially extend the parking to accommodate patrons. Ms. Dowdy added that this request to rezone the property is in line with the revised Comprehensive Plan and that the Future Land Use Map identifies it as “COMMERCIAL”; if the property is rezoned to Neighborhood Business, a parking lot is a permissible use.

Chairman Vanover opened the public hearing and asked if there was anyone that wished to speak in favor of the application.

Michael Russell, 1313 Farris Avenue, was sworn in. Mr. Russell is the executor for the property. Mr. Russell stated that originally he had looked at using the property as a potential development for apartments or townhouses, but after attending the last zoning meeting, he decided that additional parking appeared to be a more viable use. The former Owen’s building is in need of additional parking and Mr. Russell said that he thought by rezoning the property, it would

enhance the use of the property by allowing better use of the retail area as well as allowing over flow parking and provide for a safer neighborhood.

Tammy Cothran, 4063 Airport Road, was sworn in. Ms. Cothran is the realtor for the Owen's building and she stated that one of the adversities in getting the property sold is the lack of parking. A number of clients had been interested in the building until they were made aware of the parking situation; therefore, it has left the building unattended and vacant. Ms. Cothran said that if this tract of land was turned into parking, it could allow her to occupy the building with a successful business for the area.

Chairman Vanover asked if there was anyone that wished to speak in opposition to the application. There was no one. Chairman Vanover closed the public hearing and turned it over to the Commissioners for discussion.

Commissioner Ed Davis asked how many parking spaces could be made from the tract of land. David Roberts stated that the tract consists of 10,000 square feet and depending on the configuration of the parking spaces, possibly 20-25 spaces would be available (but a site plan would first need to be submitted by the applicant to maximize parking).

Marc Peebles made a motion to forward a recommendation to the Murray City Council to rezone PVA parcel 4-3-4A comprised of 0.2585 acres and owned by the Harry Russell Estate be rezoned from R-4 (Multi-Family Residential) to B-1 (Neighborhood Business District). This proposed rezoning is in line with the City of Murray Comprehensive Plan with the findings that the existing zoning classification given to the property will be more appropriate by changing it to B-1. This is contingent upon a minor subdivision plat being presented and approved by Planning staff and recorded. Tom Kind seconded the motion and the motion carried with a 7-0 voice vote. Loretta Jobs reentered the meeting.

Approval of continuing education credit hours: Peyton Mastera asked for approval for continuing education credit hours for a Webinar and a conference in Nashville that he had attended during the month. 9.5 hours.

Ed Pavlick made a motion to approve the continuing education credit hours for Peyton Mastera. Amber DuVentre seconded the motion and the motion carried with a voice vote.

Questions and Comments: Ed Pavlick mentioned an advertising sign in the back of a pickup truck that sits at the flea market across from Dwain Taylor's. Marc Peebles asked Peyton Mastera for an updated copy of the Future Land Use Maps for the Commissioners.

Adjournment: Marc Peebles made a motion to adjourn. Ed Davis seconded the motion and the motion carried unanimously. The meeting adjourned at 5:35 p.m.