

**MURRAY PLANNING COMMISSION MINUTES
REGULAR MEETING
TUESDAY, NOVEMBER 15, 2011**

The Murray Planning Commission met in regular session on Tuesday, November 15, 2011 at 5:00 p.m. in the council chambers of City Hall located at 104 N. 5th Street.

Commissioners Present: Mary Anne Medlock, Tom Kind, Amber DuVentre, Ed Davis, Kevin Perry and Richard Vanover

Commissioners Absent: Jeremy Boyd, Loretta Jobs, Ed Pavlick and Marc Peebles

Also Present: Candace Dowdy, Justin Crice, David Roberts, Reta Gray, Hawkins Teague, Sam Underwood and Joe Sons

Chairman Vanover called the meeting to order and welcomed all guests. Chairman Vanover asked the commissioners if there were changes, additions or deletions to the minutes from the October 18, 2011 regular meeting.

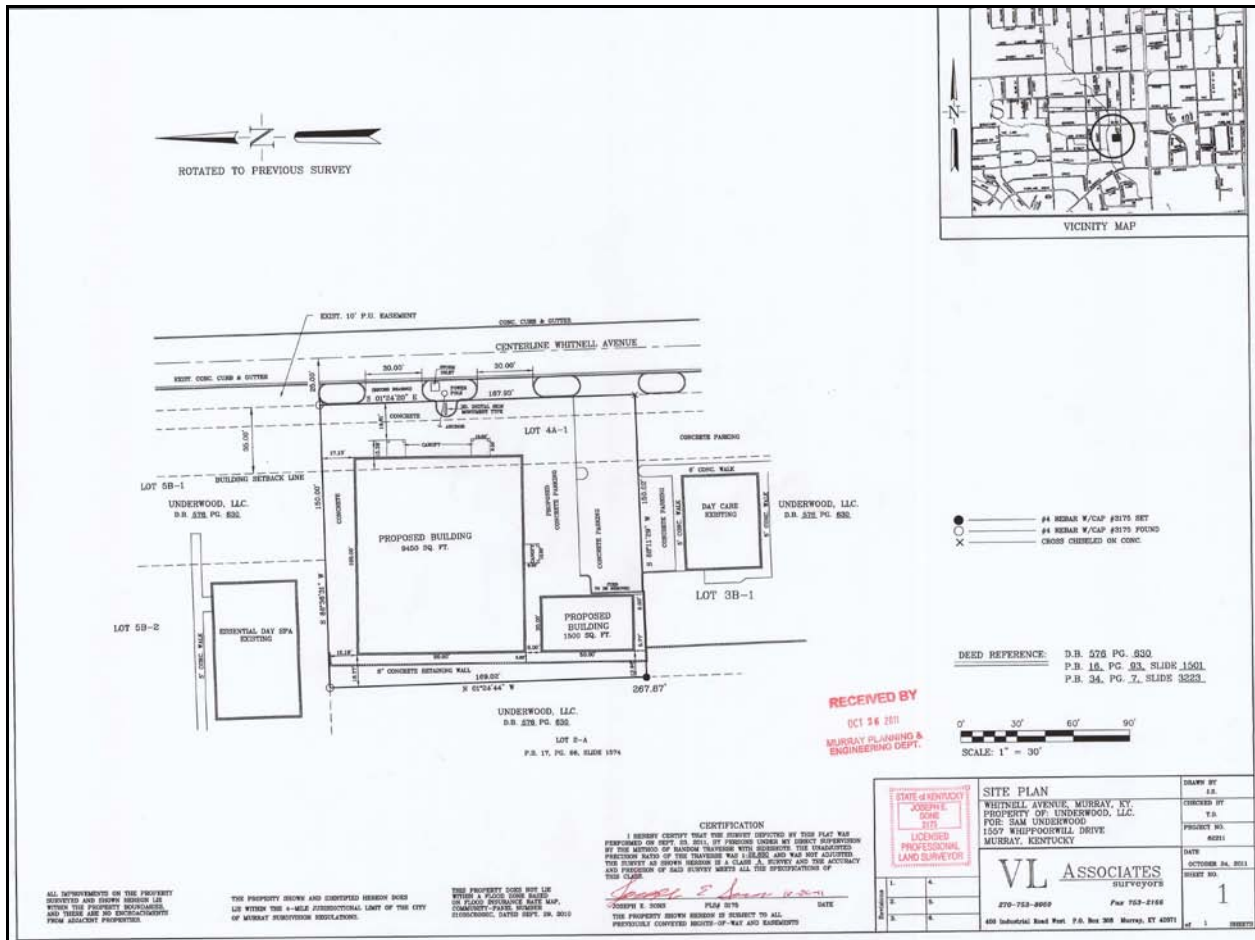
Tom Kind made a motion to accept the minutes from October 18, 2011 Planning Commission regular meeting as presented. Kevin Perry seconded the motion and the motion carried unanimously.

Advisory Meeting: Commercial Planned Development Project at 806 Whitnell– Sam Underwood: Candace Dowdy used a Power Point presentation to show the property at 806 Whitnell Drive where Sam Underwood (owner of the property) is proposing to construct storage buildings. This property is located in a B-1 (Neighborhood Business District) with B-2 zoning to the east, B-1 zoning to the north and south and R-2 zoning to the west. The total acreage for the lot is 0.580 acres. A minor subdivision plat was recently approved by the Planning Department realigning Mr. Underwood's property along Whitnell Street on the 800 block. Ms. Dowdy stated that because the property is located in a B-1 zone the project will be reviewed as a PDP since storage buildings would be considered a conditional use. The applicant is proposing to construct two buildings on the property, one that is 9450 square feet and one that is 1500 square feet. The larger building will contain 50 climate controlled storage units and the smaller building will have four (4) large outdoor storage units. Mr. Underwood owns all of the surrounding commercial buildings that are adjoining this property. Some of the issues that will be addressed during the PDP process will be setback variances, storm water detention, parking and sign variances. If the project moves forward, Mr. Underwood will be looking at a front and a rear building setback variance along with a variance for one additional entrance into the property. Ms. Dowdy stated that the building that adjoins the property to the south is a daycare. There are parking spaces on the north, east and south sides of the daycare. Mr. Underwood has plans to use one of the same entrances for the storage units that he uses for the daycare; therefore, Planning Staff required Mr. Underwood to grant a permanent access easement on the minor plat for that entrance. The retaining wall that currently exists at the back of the property will be continued 75 feet towards Whitnell. Ms. Dowdy stated that Mr. Underwood had requested an electronic reader board type sign and she told him that was not allowed in a B-1 zoned district; thus, he will probably install a

monument sign. If Mr. Underwood has a dumpster, the Sanitation Department will review the site plan to make sure city regulations are being met. Ms. Dowdy stated that Planning Staff has requested that Mr. Underwood show some designated parking on the site plan. Mary Anne Medlock asked if the entire lot would be concrete and added that she would like to see some green space in the area. Ms. Dowdy said that they would ask Mr. Underwood about his plans for concreting the area when he came forward to speak. Ms. Dowdy added that an Advisory Meeting with the Planning Commission is the first step in the Planned Development Project process.

Sam Underwood, 1557 Whippoorwill Drive, Murray was sworn in. Mr. Underwood said that his intentions were to pour concrete on all of the property surrounding the storage buildings except for the islands where he will have shrubbery; however, it would be cheaper for him to have grass and trees. Commissioner Medlock asked if everything was concreted if that would cause more runoff and drainage issues. Mr. Underwood stated that he already has a stormwater detention system set up that has been in place for quite some time that will alleviate the runoff. Mr. Underwood stated that his other storage buildings in the near vicinity are all metal and he has plans to build this group of storage buildings with brick on three sides and metal on the back. Mr. Underwood addressed the parking spaces that Ms. Dowdy had brought up. He said that he does not want to set aside parking spaces. He used an example that if a semi wanted to back up to a storage building, individual parking spaces could hinder the semi's maneuverability. He said there will be 65 feet between the storage buildings and the daycare that should be enough space for people to park and if there were parking spaces added to the south side of the building, they would block the entrance. Mr. Underwood said that there will be parking next to the doors of the storage buildings that people will use when they visit their storage building. Ms. Dowdy said that the zoning ordinance does not have regulations concerning parking at storage buildings. She stated that she was only suggesting adding a few spaces along the front of the building to be more orderly. Commissioner Perry asked how the tenants would have access to the storage buildings. Mr. Underwood said that the units will be 24 hour accessible and that each tenant would have an assigned access code for entry. Commissioner Medlock asked about the outdoor lighting for the project. Mr. Underwood stated that he would have ample lighting around the building on all sides.

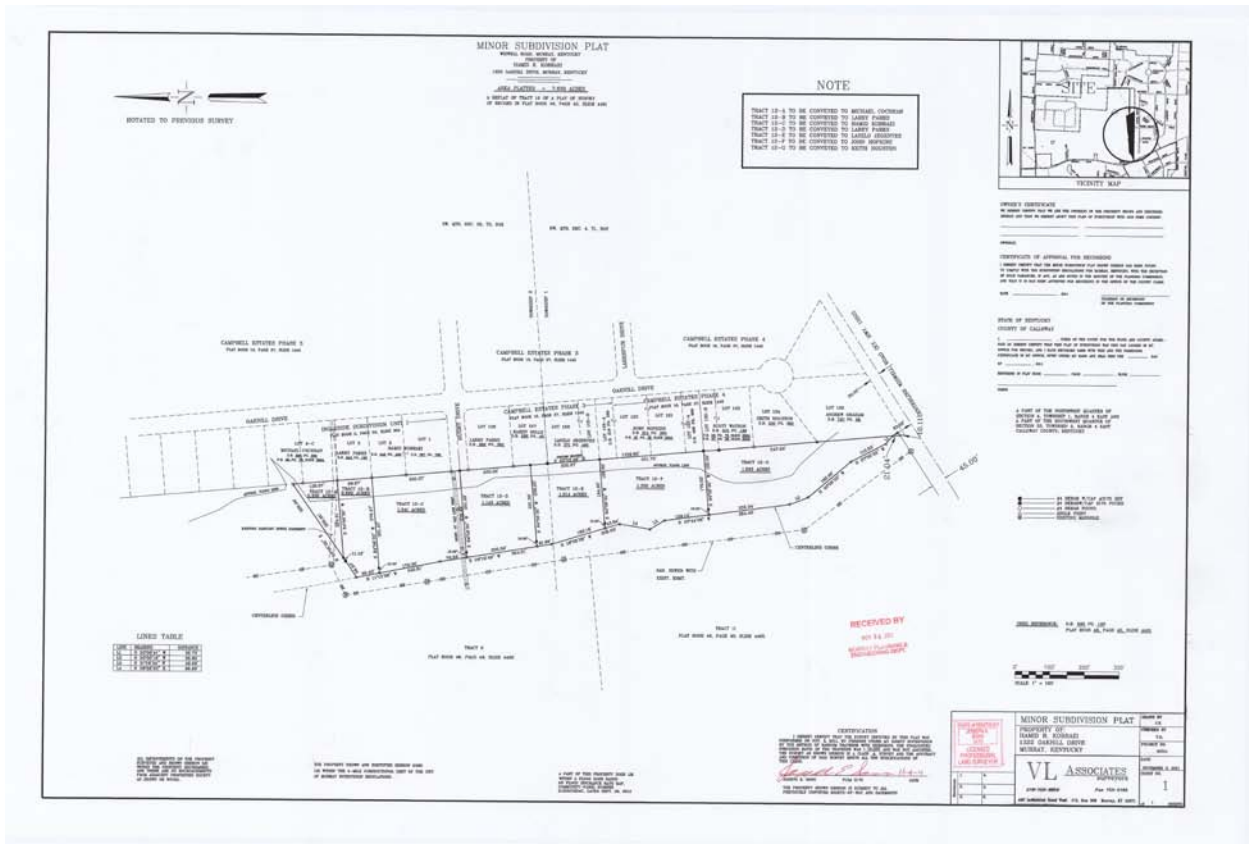
Ed Davis made a motion to forward this project along to the BZA for compatibility. Kevin Perry seconded the motion and the motion carried unanimously.



Review Minor Subdivision Plat: 7.630 acre tract of land west of Oakhill Drive owned by Hamid Kobraei (former tract 12 of the Chuck Hoke property): Candace Dowdy used a Power Point presentation to show the property owned by Hamid Kobraei which is located west of Oakhill Drive and north of Wiswell Road. The zoning is not applicable since the property is located within the county. The properties to the north, south and west are located in the county and are not zoned; however, the property to the east is in the city and zoned R-2. The property was part of the former Chuck Hoke property and it consists of a 7.630 acre tract of land. The purpose of the minor plat is to subdivide the tract of land into seven smaller tracts that will be sold to adjoining property owners along Oakhill Drive. A portion of all seven tracts lie within the floodplain. The minor plat will have a “Restricted Approval” because the lots have no road frontage.

Joe Sons, V.L. Associates Surveyors, 400 Industrial Road, Murray was sworn in. Mr. Sons identified the floodplain area on the minor plat.

Amber DuVentre made a motion to approve the minor subdivision plat for Hamid Kobraei property located west of Oakhill Drive. Mary Anne Medlock seconded the motion and the motion carried with a 6-0 voice vote.



Election of Officers: Chairman Vanover asked for a nomination for the 2012 year slate of officers. The current slate of officers includes the following:

- Richard Vanover – Chairman
- Ed Pavlick – 1st Vice Chairman
- Tom Kind – 2nd Vice Chairman
- Loretta Jobs – Secretary

Ed Davis made a motion to keep the current slate of officers for the coming year. Mary Anne Medlock seconded the motion. The motion passed unanimously.

Questions/Comments: None

Adjournment: Ed Davis made a motion to adjourn. *The meeting adjourned at 5:30 p.m.*

Chairman, Richard Vanover

Recording Secretary, Reta Gray