

**MURRAY PLANNING COMMISSION MINUTES
REGULAR MEETING
TUESDAY, DECEMBER 20, 2011**

The Murray Planning Commission met in regular session on Tuesday, December 20, 2011 at 5:00 p.m. in the council chambers of City Hall located at 104 N. 5th Street.

Commissioners Present: Jeremy Boyd, Mary Anne Medlock, Tom Kind, Amber DuVentre, Marc Peebles, Loretta Jobs, Kevin Perry and Richard Vanover

Commissioners Absent: Ed Davis and Ed Pavlick

Also Present: Candace Dowdy, Justin Crice, David Roberts, Hawkins Teague and Sam Underwood

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 November 15, 2011 regular meeting.

Marc Peebles made a motion to accept the minutes from November 15, 2011 Planning Commission regular meeting as presented. Jeremy Boyd seconded the motion and the motion carried unanimously.

Preliminary Plat Review: Commercial Planned Development Project at 806 Whitnell–Sam Underwood: Justin Crice used a Power Point presentation to show the property at 806 Whitnell Street 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. 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. Crice stated that Mr. Underwood did include two 10' X 20' parking spaces on the preliminary plat as parking had been recommended in prior meetings. Mr. Crice went on to say that Mr. Underwood will need the following variances; a 16 ft. front building setback variance, a 10 ft. rear building setback variance, a nine ft. front setback variance for a monument sign, and an additional 30 ft. entrance to the property. Mr. Crice stated there is a utility pole marked on the plat of Murray Electric's which has to stay due to a guy wire powering transformers for Whitnell Street. Mr. Crice then showed pictures of the property and surrounding properties. Mr. Crice said there were no plans for a dumpster on this site. Mr. Underwood provided the planning and engineering staff with some storm water calculations done in 2004 that were sufficient for the property. Ms. Candace Dowdy stated that the HD Digital Sign noted on the plat would have to be removed for final plat approval because a digital sign is not allowed in a B-1 zone.

Chairman Vanover opened the public hearing and asked if anyone wanted to speak in favor of the project.

Sam Underwood, 1557 Whippoorwill Drive, Murray was sworn in. Mr. Underwood opened by stating that he would like the record to show if the city ever allows digital signs in a B-1 zone that he wanted to put up a digital sign. Mr. Underwood noted that digital signs are modern and are being used more today and will continue to be in the future.

Chairman Vanover asked if anyone would like to speak in opposition to this project. Seeing no one, Chairman Vanover closed the public hearing and turned the discussion over to the commissioners for questions or comments.

Loretta Jobs asked what would need to happen for Mr. Underwood to have a digital sign. Ms. Dowdy said that a digital sign is not allowed in a B-1 zone and the ordinance would have to be changed. Ms. Dowdy went on to say a B-1 zone is typically near residential areas and that areas of B-1 zoning districts may not be as far from residential neighborhoods.

Kevin Perry asked if the utility company was going to move that guy wire since it seemed to be in the driveway. Mr. Underwood said Murray Electric would have to put a stiff leg on the guy wire to take it off the concrete within the curb.

Tom Kind made a motion to approve the preliminary plat for the Planned Development Project at 806 Whitnell Street contingent upon it meeting all city regulations and recommend that the BZA consider all necessary variances when considering this project for a Conditional Use Permit. Marc Peebles seconded the motion. Motion carried unanimously by a voice vote.

Loretta Jobs asked if the city could look into putting a crosswalk or something to slow traffic down on South 9th Street across from the hospital property. She noted that there had been a serious accident where a hospital employee was hit by a car in that location and that hospital employees cross the street to the parking lots every day. Candace Dowdy and David Roberts said this issue had been addressed and was being looked into for a solution

Marc Peebles made a motion to adjourn. Amber DuVentre seconded the motion. Motion carried unanimously.

Chairman, Richard Vanover

Recording Secretary, Justin Crice