

**MURRAY PLANNING COMMISSION MINUTES
REGULAR MEETING
TUESDAY, JANUARY 17, 2012**

The Murray Planning Commission met in regular session on Tuesday, January 17, 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, Jeremy Boyd and Richard Vanover

Commissioners Absent: Kevin Perry, Loretta Jobs, Ed Pavlick and Marc Peebles

Also Present: Candace Dowdy, Justin Crice, David Roberts, Reta Gray, Mike Pitman, Hawkins Teague, Sam Underwood, Chris Jones, Paul Garland, Trent Garland, Jerry Duncan, and Justin Pounds

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 December 20, 2011 regular meeting.

Amber DuVentre made a motion to accept the minutes from December 20, 2011 Planning Commission regular meeting as presented. Jeremy Boyd seconded the motion and the motion carried unanimously.

Review Final Plat: Commercial planned development project at 806 Whitnell Drive – Sam Underwood: Justin Crice used a Power Point presentation to show the property at 806 Whitnell where Sam Underwood is proposing the construction of a Commercial Planned Development Project in the B-1 zone. On December 20, 2011 the Planning Commission approved the Preliminary Plat for this project. The following night the Board of Zoning Adjustments approved the conditional use permit and the variances listed below:

- 16 ft. front building setback variance
- 10 ft. rear building setback variance
- 9 ft. front setback variance for monument signage
- Additional 30 ft. access entrance

The final plat does include two 10 foot x 20 foot parking spaces on the south side of the main building. Mr. Underwood has also provided Planning & Engineering staff with storm water calculations from 2004 that indicate sufficient detention for this project. Mr. Underwood has indicated that he does not plan on having a dumpster at this location. The notation on the preliminary plat regarding a digital sign has been removed from the final plat for a monument sign type. The grand total of proposed storage units is 54.

Tom Kind made a motion to approve the final plat for the Commercial Planned Development Project for 54 storage units at 806 Whitnell Street contingent upon it meeting all city regulations. Amber DuVentre seconded the motion and the motion carried with a 6-0 voice vote.

Request to Annex: Property located at 190 Utterback Road – Paul Garland: Candace Dowdy used a Power Point presentation to show the property at 190 Utterback Road. The property is contiguous to the city limits to the east and south and falls within the urban service area. This property is

currently in the county and un-zoned as is the property to the North and West. The property to the East is zoned R-4 and the property to the South is B-2. Paul and Vickie Garland own the property and have requested that it be annexed into the city limits of Murray. Utility services are available to the property; however the property must be annexed prior to connection. The property consists of 0.38 acres and is 16700 square feet in size. The plat also identifies a 0.01 acre tract of land dedicating an additional five feet of right of way on the north side of Utterback Road. The total area to be annexed is 0.39 acres. It is the City's policy to take in the roadway (if the property across the road is also in the city); therefore, there needs to be a correction made to the plat showing that change. Chris Jones is the surveyor of the property.

Jeremy Boyd made a motion to forward a recommendation to the City Council to annex the property located at 190 Utterback Road which is a tract of 0.39 acres plus the roadway on Utterback Road dedicated for public right of way into the city limits of Murray based on the fact the property is contiguous to the current city limits and is suitable for development and city utilities are available to the property. Ed David seconded the motion and the motion carried with a 6-0 voice vote.

Advisory Meeting: For residential planned development project at 170 and 190 Utterback Road – Paul Garland: Candace Dowdy used a Power Point presentation to show the site plan for the Residential Planned Development Project where Paul and Vicky Garland are proposing to construct thirty-two residential one-bedroom units. The development will be located at 170 & 190 Utterback Road. Ms. Dowdy explained that 170 Utterback is zoned R-4 and 190 Utterback is currently in the county and involved in the annexation process. There is B-2 to the South, R-4 to the East, and County to the North and East. The two tracts of land consist of 1.84 acres. Ms. Dowdy stated that if the annexation of 190 Utterback goes through, then Mr. Garland will be expected to have the minor subdivision plat recorded. The Future Land Use Map identifies this property as low-density residential. The existing right-of-way is currently 45 feet on the property and Mr. Garland has agreed to dedicate an additional 5 feet along Utterback Road to bring the right-of-way to a standard 50 feet. Mr. Garland is showing 4 buildings on the current site plan. Ms. Dowdy stated that according to Dickie Walls, Fire Inspector, when housing units are situated over 150 feet from the street, a "T" turnaround or cul-de-sac is required. She added that the density requirements will be met with a development of this nature. Storm water detention, parking, garbage pick-up, lighting and green space will also need to be considered. Ms. Dowdy said that the Planning Staff has addressed the requirements for signage for this development with Mr. Garland.

Paul Garland, 1900 North 12th Street, Murray, came forward to answer questions from the commissioners. Commissioner Davis asked how many bedrooms the units would consist of. Mr. Garland stated that there would only be one-bedroom units. Mr. Garland added that he would like for this project to be a place where singles and elderly could live. Discussion was held over placement of a "T" turnaround and placement of a dumpster on the property. Ms. Dowdy stated that anything over eleven units in each building would require sprinklers and that would add additional costs for Mr. Garland.

Chairman Vanover asked the commissioners their thoughts on the project. Mary Anne Medlock stated that her only concern was with the additional traffic this project would add to Utterback Road. There were no other concerns. Ms. Dowdy said the project would go before the Board of Zoning

Adjustments Wednesday for a compatibility hearing. The commissioners agreed to allow Mr. Garland to proceed.

Review of Minor Subdivision Plat: Property owned by CIK Capital, LLC and located on Highway 641 South: Justin Crice used a Power Point presentation to show the property owned by CIK Capital, LLC which is located on Hwy 641 South and identified by the PVA office as Parcel 044-0-0033. This property is located just south of Taylor Bus Sales located at 3584 Highway 641 South. Mr. Crice stated that the purpose of the minor plat is to subdivide the property into two tracts so that the new tract (consisting of 0.026 acres) on the northeast corner of the property can be sold for the purpose of erecting a billboard sign. This property is located within the four mile jurisdiction of the city limits of Murray. The new tract 3-A has 35.67 feet of road frontage along Highway 641 South and identifies a 10 foot public utility easement along the front of the property. Mr. Crice stated that the Commissioners are to review the minor subdivision plat and should not be concerned with the proposed signage. 75 feet of road frontage is required and it only has approximately 36 feet. Ms. Dowdy stated that this plat will not meet the general subdivision setback regulations which state that a structure must be a minimum of 25 feet setback in the front and 25 feet setback in the rear. The Commissioners are to review the minor plat where there is a division of the 35 foot x 35 foot tract from the larger portion of property for the sole purpose of putting a sign on it.

Jerry Duncan, 2620 94 West, Murray was sworn in. He said that he was required to have that piece of property deeded off the original tract so that he has ownership of the parcel where the billboard is located. Mr. Duncan stated that the process to approve the billboard had been started with the State.

Justin Pounds, 1311 Vine Street, Murray was sworn in. Mr. Pounds represented CIK Capital. Mr. Pounds stated that this will be a more comfortable arrangement to sell the property than to lease it. He added that both parties are in agreement of this and said that there is nothing that can be done with a piece of property that size except to use it for signage.

Mary Anne Medlock made a motion to approve the minor subdivision plat for CIK Capital, LLC for the property located on Highway 641 South. Jeremy Boyd seconded the motion and the motion carried with a 6-0 voice vote.

Questions/Comments: Commissioner Boyd stated when something is discussed outside the control of the Planning Commission that it could cloud the decision making for the Commissioners. Commissioner Medlock said that they are the Planning Commission; therefore, there is a “need to know” for future planning. Commissioner Davis stated that he was concerned with the monument style sign on 12th Street where Singer’s had moved from. He said this would be a good opportunity to update that sign.

Adjournment: Ed Davis made a motion to adjourn. Jeremy Boyd seconded the motion. The meeting adjourned at 5:50 p.m.