

**MURRAY PLANNING COMMISSION MINUTES
REGULAR MEETING
TUESDAY, JUNE 19, 2012**

The Murray Planning Commission met in regular session on Tuesday, June 19, 2012 at 5:00 p.m. in the council chambers of City Hall located at 104 N. 5th Street.

Commissioners Present: Mary Anne Medlock, Amber DuVentre, Kevin Perry, Loretta Jobs, Ed Pavlick, John Krieb, and Ed Davis

Commissioners Absent: Jeremy Boyd, Tom Kind and Marc Peebles

Also Present: Candace Dowdy, Justin Crice, Reta Gray, Hawkins Teague, Sam Underwood, Jim Nasso, Mark McLemore and public audience

Chairman Pavlick called the meeting to order and welcomed all guests. Chairman Pavlick asked the commissioners if there were any changes, additions or deletions to the minutes from the May 15, 2012 regular meeting.

Loretta Jobs made a motion to accept the minutes from May 15, 2012 Planning Commission regular meeting as presented. Kevin Perry seconded the motion and the motion carried unanimously. Amber DuVentre entered the meeting at 5:02 p.m.

Final Plat Approval: Residential PDP – Lot 49 – Princeton Drive – Sam Underwood & Hal Perry: Justin Crice used a Power Point presentation to review the proposed Residential PDP to be located on lot 49, Princeton Drive in Cambridge Subdivision Unit III. Sam Underwood and Hal Perry are the owners. Last month the Planning Commission reviewed the preliminary plat for Lot 49 and approved it contingent upon the BZA approving the Conditional Use Permit with any necessary variances and/or easements. The following night the BZA approved the CUP with an eight parking space variance and a ten foot rear setback variance. The BZA also approved the shared ingress/egress, dumpster and stormwater easements as shown on the plat. The BZA indicated that they wanted to see landscaping provided for this project. The final plat shows trees on the north and east property lines. Certificate boxes have been placed on the final plat for adjoining property owner's signatures indicating approval of all shared easements as requested by Planning Staff. Ms. Dowdy stated that final approval of this project will be contingent upon the stormwater detention plans being reviewed and approved by the Planning and Engineering Department. All other city regulations must be met.

Amber DuVentre made a motion to approve the Final Plat for the Residential PDP on lot 49 located on Princeton Drive contingent upon the necessary easements for ingress/egress, stormwater detention, and dumpster area being approved by the adjoining property owners of lots 42 and 48. Final approval is also contingent upon the stormwater detention plans being approved and all other city requirements being met. Loretta Jobs seconded the motion and the motion carried with a 7-0 voice vote.

Review of Minor Subdivision Plat: 4.23 Acre tract of land located at 440 Utterback Road – Wesley of Murray: Candace Dowdy used a Power Point presentation to show the property at 440 Utterback Road where Wesley of Murray is now located. This property is currently located within the city and zoned R-4 (Multi-Family Residential). In June of 2001, the Board of Zoning Adjustments granted a Conditional Use Permit for Wesley of Murray to operate a retirement home with 27 units in an R-4 zone. A minor subdivision plat was recently submitted to the planning office dividing the property into two

tracts which are Tract 1-A and Tract 1-B. Tract 1-B shows a 35' ingress/egress easement for access to Tract 1-A.

Jim Nasso, Wesley Housing, 1615 Appling Road, Cordova, Tennessee was sworn in. Mr. Nasso stated that when the 27 existing units were developed on the 4.23 acre tract, they were built under a grant from the Federal Government from HUD (approximately nine years ago). Mr. Nasso added that the demand is great for quality elderly housing in the area. Wesley of Murray currently is the owner of the 4.23 acre tract of land. Mr. Nasso stated that HUD requires each entity to be located on a separate tract of land and in order to receive the funds from the Federal Government the property will have to be subdivided into two tracts forming separate entities. Wesley of Murray will be the holder of Tract 1-A consisting of 2.08 acres and Wesley Murray Meadow, Inc. will be the holder of Tract 1-B consisting of 2.15 acres. Mr. Nasso said that the first units were two story and the proposed units will be bungalow style allowing the residents a choice in the type of housing they would prefer to live in.

John Krieb made a motion to approve the minor subdivision plat (4.23 Acre tract of land located at 440 Utterback Road) for Wesley of Murray as shown. Amber DuVentre seconded the motion and the motion carried with a 7-0 voice vote.

Advisory Meeting: Proposed residential PDP at 440 Utterback Road – Wesley of Murray: Candace Dowdy used a Power Point presentation to show the property owned by Wesley Murray Meadow, Inc. at 440 Utterback Road. This property is currently located within the city and zoned R-4 (Multi-Family Residential). In June of 2001, the Board of Zoning Adjustments granted a Conditional Use Permit for Wesley of Murray to operate a retirement home with 27 units in an R-4 zone. Wesley of Murray is proposing to add another 20 units on this property along with a clubhouse. This project will need to be reviewed as a Planned Development Project. The site plan submitted indicates adding five (5) quad-plex apartment buildings and a 3,000 square foot clubhouse. There are 31 existing parking spaces at this location and the site plan shows adding 30 additional spaces. The site plan also shows a 35 ft. ingress/egress easement that is proposed to be shared between the two lots. A copy of the site plan has been submitted to the Fire Department, Sanitation Department and Utilities Department for their review. Commissioner Perry asked what the required side setback is for this proposal. Ms. Dowdy stated it is ten (10) feet; thus, the proposed buildings on the west side of the project will require a setback variance.

Mr. Nasso came forward to answer questions. Commissioner Krieb asked if the current residents would have access to the clubhouse. Mr. Nasso stated that the clubhouse will seat around 75 people and that all of the tenants would have access to it. Ms. Dowdy asked if the proposed buildings would be brick as Wesley of Murray is. Mr. Nasso said that the intention is to match the proposed buildings to the existing one. Commissioner Jobs asked what the capacity was at Wesley of Murray. Mr. Nasso replied that it is at 100% and they have a waiting list of prospective tenants. Mr. Nasso stated that each unit will be 540 square feet in order to comply with HUD requirements.

Ms. Dowdy stated that no formal motion would be required to forward this project to the BZA. Chairman Pavlick asked for a show of hands if the Commissioners agreed on sending this project forward for the BZA's review the following night. The Commissioners agreed unanimously to move the project forward.

Questions and Comments: Ms. Dowdy informed the Commissioners that the application brought before them the previous month for the annexation of the property at Hwy 94W and Robertson Road North had been withdrawn by the applicant the day after the meeting. She added that the item will not be forwarded to the City Council at this time.

Ms. Dowdy stated that there were two continuing education seminars coming up. One is June 20th and one is in August. She said that since we are in a new time frame everyone will need the eight (8) hours training. Ms. Dowdy added that if the Commissioners were interested in attending either of the seminars to contact her so that she could register them.

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

Chairman, Ed Pavlick

Recording Secretary, Reta Gray