

MURRAY PLANNING COMMISSION MINUTES
REGULAR MEETING
TUESDAY, JANUARY 15, 2013
5:00 P.M.

The Murray Planning Commission met in regular session on Tuesday, January 15, 2013 at 5:00 p.m. in the council chambers of City Hall located at 104 N. 5th Street.

Commissioners Present: Tom Kind, John Krieb, Ed Pavlick, Marc Peebles, Jeremy Boyd, Ed Davis, Mary Anne Medlock and Ryan Stanger

Commissioners Absent: Loretta Jobs and Kevin Perry

Also Present: Candace Dowdy, Justin Crice, Reta Gray, David Roberts, Hawkins Teague, Troy Stovall, Mike Noonan, Bobby Deitz and public audience

Chairman Pavlick called the meeting to order. Chairman Pavlick asked the commissioners if there were any changes, additions or deletions to the minutes from the December 18, 2012 regular meeting.

John Krieb made a motion to accept the minutes from the December 18, 2012 Planning Commission regular meeting as presented. Ryan Stanger seconded the motion and the motion carried unanimously.

Advisory Meeting: Proposed Residential Planned Development Project on Lowes Drive (Between North 16th Street and Hwy 121 Bypass North) – Troy Stovall: Justin Crice used a Power Point presentation to show the property on the south side of Lowes Drive between North 16th Street and Highway 121 Bypass North. Troy Stovall has recently purchased the 4.435 acre tract of land that is south of The Chase (Murray Place) Apartments where he is proposing the construction of a Residential Planned Development Project. The property is zoned B-2 (Highway Commercial) and is directly adjacent to R-4 (Multi-Family Residential) to the north, with B-2 (Highway Commercial) in all other directions. The property was formerly a rock quarry and was rezoned in February 2008 from R-4 to B-2. A large detention pond located on the Northeast corner of the property services Murray Place and restricts access to that portion of the property. Mr. Stovall is proposing to construct 60 one bedroom apartment units on the property. This will have to be reviewed as a Residential Planned Development Project because of the number of units and the property being zoned B-2 Highway Commercial. The plan that Mr. Stovall has presented to Planning Staff is subject to change depending on dirt movement and the build-up of the property. The site plan shows a 30 foot entrance off Lowes Drive that will encircle the development. Mr. Crice said that the property is currently in the process of being surveyed. If this project moves forward, it will go before the BZA the following night for a compatibility hearing. Commissioner Kind asked about the plan for drainage for the property. He said in the past there had been a lot of water that flowed across North 16th Street and there had been several properties that had flooded along that basin. Mr. Crice stated that drainage would be addressed through the PDP process and that David Roberts had already been working with Mr. Stovall to improve the current system for the general area. Mr. Roberts explained that

they are looking at enlarging the existing detention area to prevent flooding in the future and to his knowledge the plans to widen Hwy 121 do not include any enlargement of drainage pipes. University Heights and The Chase both currently drain to the detention area and North Pointe Professional Office Park has incorporated the natural stream as part of their detention.

Troy Stovall came forward to answer any questions the Commissioners had. He said that he had presented a rough draft of his proposal until the dirt work is complete. His plan is to bring in dirt to build the property up approximately 6 or 7 feet in some areas.

Mr. Roberts said that he thought the concern Commissioner Kind had about the property being in a flooded area was a valid concern. He added that the elevation of the proposed structures would definitely be important and that they should be built at least 3-4 feet above Lowes Drive.

Chairman Pavlick asked if anyone had any more questions. There were none.

Advisory Meeting: Proposed commercial planned development project located at 201 and 203 North 12th Street and 1204 Olive Street – Jimmy John’s Gourmet Sandwiches:

Candace Dowdy used a Power Point presentation to show the property at 201 & 203 North 12th Street and 1204 Olive Street where Jimmy John’s Gourmet Sandwiches is proposing a Commercial Planned Development Project. The property is located in a B-4 (Medium Density Business) zoning district. BFW is in the process of doing a survey of the property. Mr. Mike Noonan is proposing to purchase the property, remove the existing structures and construct a 3600 square foot building that would consist of two 1800 square foot tenant spaces. The reason this project is being reviewed as a Commercial Planned Development Project is because the proposed Jimmy John’s will be a restaurant with a drive-thru. The other tenant space will be used for retail or office space. Ms. Dowdy stated that there are currently two entrances to the property off 12th Street and also an access off Olive. The one to the north (on 12th Street) will be widened and the one to the south will be eliminated. Ms. Dowdy added that this development will be very similar to the Dunkin’ Donuts project in size of the property and building size as well as both locations having two tenant spaces with one of them being a restaurant. Commissioner Kind asked if screening is necessary along the west side of the property. Ms. Dowdy replied that at least an eight foot privacy fence will be required because the adjoining property is residential. She then pointed out the sidewalk areas and the proposed green space on the site plan. At that time a gentleman in the audience asked if this would be the proper time to ask questions. Ms. Dowdy explained that if this project moves forward, it would go before the BZA the following night for compatibility. The next step will be for the developer to present the Planning Staff with a full site plan that is more detailed. The site plan will be presented to the Planning Commission and there will be a public hearing at that time. There will also be another public hearing before the BZA when the Conditional Use Permit will be reviewed. Ms. Dowdy stated that during the two public hearings residents will be allowed to ask questions and voice their concerns. She added that the adjoining property owners will be notified by mail of the meetings and a sign will be posted on the property two weeks prior to the public hearings.

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Mike Noonan came forward to answer any questions from the Commissioners. Commissioner Kind stated that the only questions he had were concerning the screening and the green space and Ms. Dowdy had answered those. Ms. Dowdy added that if the project has any free standing signage that it would have to be monument signage.

Questions and Comments: Chairman Pavlick asked Ms. Dowdy what the status was on the house on North 13th Street that had experienced a fire several months ago. Ms. Dowdy said that the homeowner had begun some renovation to the house; however, he has since become ill and unable to work on it at this time. She explained that the homeowner was making the decision whether to continue with the renovation or to have it demolished.

Adjournment: Ed Davis made a motion to adjourn. Marc Peebles seconded the motion and the motion carried unanimously. *The meeting adjourned at 5:30p.m.*

Chairman, Ed Pavlick

Recording Secretary, Reta Gray