

MURRAY PLANNING COMMISSION MINUTES
SPECIAL MEETING
THURSDAY, MAY 1, 2014
5:00 P.M.

The Murray Planning Commission met in special session on Thursday, May 1, 2014 at 5:00 p.m. in the council chambers of City Hall located at 104 North 5th Street.

Commissioners Present: Kevin Perry, Marc Peebles, Robin Zhang, John Krieb, Ed Davis, Loretta Jobs and Tom Kind

Commissioners Absent: Ed Pavlick, Jeremy Boyd and Mary Anne Medlock

Also Present: Candace Dowdy, David Roberts, Reta Gray, Jennifer Tolley, Hawkins Teague, Matt Mattingly, Officer Jay Herndon, Matt Jennings, Greg Heath, Steve Bishop, Harold and Pat McReynolds, Cindy Kinsey and public audience

Vice-Chairman Kind called the meeting to order and welcomed all guests and applicants. He then asked the commissioners if there were any changes, additions or deletions to the minutes from the April 15, 2014 meeting.

Loretta Jobs made a motion to accept the minutes from the April 15, 2014 Planning Commission regular meeting as presented. Marc Peebles seconded the motion and the motion carried with a unanimous voice vote.

Public Hearing: Request to set zoning as B-4 (Medium Density Commercial) and R-4 (Multi-Family Residential) for a 9.31 acre tract of land located on the northeast corner of Hwy 94 West and Robertson Road North – City West, LLC: Ms. Dowdy used a Power Point presentation to show the property located on the northeast corner of Highway 94 West and Robertson Road North. This property is in the process of being annexed into the city limits of Murray. Ms. Dowdy noted that since the Planning Commissioners received their packets last week there have been a couple of changes regarding this request. Ms. Dowdy noted that a 1.21 acre tract of this land has been purchased by the City of Murray and that the zoning for that tract will automatically be Government. The remaining portion of this land that is owned by City West, LLC represented by Matt Jennings is divided into two tracts. They are requesting R-4 (Multi-Family Residential) zoning for Tract 1A and B-4 (Medium Density Commercial) for Tract 1B. The Future Land Use Map identifies this area as low density residential. The property to the north is still located in the county and is owned by the Murray City and Calloway County School Systems where they intend to build a tech school. The property to the west is Hunters Pointe Subdivision. The property to the east is also owned by City West, LLC and was annexed and zoned R-4 in 2013. The Kenneth Owen property to the south was annexed and zoned B-4 in 2004.

Vice-Chairman Kind opened the public hearing and asked if there was anyone that wished to speak in favor of the request.

Matt Jennings, 1671 Valentine Road, New Concord, Kentucky was sworn in. Mr. Jennings stated that a portion of the original tract on the north side had been sold for a trade school and a portion on the east side was sold to adjoining property owner Dale Willis to create a buffer between his property and Murray Estates. In 2013 there was a large portion brought before the

Commissioners for annexation and zoning as R-4 (Multi-Family Residential) for a single -family development. Mr. Jennings continued that he is now requesting that the property on the northeast corner of Hwy 94 West and Robertson Road North be zoned B-4 (Medium Density Commercial) and R-4. The R-4 portion is to extend the current R-4 property with the addition of a cul-de-sac. Mr. Jennings said that the proposed R-4 development will have a street that runs north and south through the property to connect to the school property and the cul-de-sac will branch off that street to the west. Mr. Jennings noted that the Planning Commission has reviewed a site plan during an Advisory Meeting for the proposed single family development but that it will have to come back to the Commission for final approval of the project before any development of the property can begin. Mr. Jennings is requesting that the remainder of the property be zoned as B-4 (Medium Density Commercial) which is the same as the property directly across Hwy 94 where the proposed Hospice House is to be built.

Vice-Chairman Kind asked if there was anyone that wished to speak in opposition to the request.

Greg Heath, 2609 Stonegate Drive, Murray was sworn in. Mr. Heath was concerned with the amount of additional traffic that this proposal will bring to the existing intersection at Hwy 94 West and Robertson Road.

Steve Bishop, 990 Robertson Road South, Murray was sworn in. Mr. Bishop was concerned with the amount of additional water that this development would cause. He stated that run-off is a problem in that part of the county already and any change in nature could compound the run-off situation. He added that Robertson Road is a dangerous road because it does not have shoulders and with the amount of traffic that uses this road, it could become an even more dangerous situation. Mr. Bishop concluded that there is a petition being circulated in that area to drop the speed limit on Hwy 94 West at the intersection from the current 55 miles per hour.

Cindy Kinsey, 2490 Cornwall Drive, Murray was sworn in. Ms. Kinsey stated that she felt that this proposal would change a family oriented neighborhood forever. (She referred to Hunter's Pointe and Briarcrest Subdivisions.) She referenced a similar request for commercial zoning by the Hunter's Pointe property owners several years ago and that it was deemed inappropriate. Ms. Kinsey does not understand how it can be appropriate at this time when there have been residential projects established with numerous single family homes in the area. She is also concerned with the additional traffic at the intersection and traffic re-routing through Hunter's Pointe. Ms. Kinsey concluded that she would be very sad to see the scope of the neighborhood change from what it is today.

Vice-Chairman Kind asked if there was any rebuttal.

Matt Jennings came forward and explained that he had previously talked to Kentucky DOT concerning the traffic and the intersection. He said that the state had told him that it would take development around that area before they would construct turning lanes. Mr. Jennings is willing to donate the right-of-way for the turning lanes on his side of the highway and he indicated that

to the DOT. In conclusion Mr. Jennings said that he would sign a petition for the speed limit to be lowered in that area.

Vice-Chairman Kind then closed the public hearing and turned it over to the commissioners for discussion and a motion.

Vice-Chairman Kind asked David Roberts if he had any comments concerning the status of the road and intersection. Mr. Roberts replied said that he had been told that they are looking at the configuration of additional lanes at the intersection and the speed limit as well, but he did not have anything definite to report at this time. He added that he also was told by the state that as the area developed, there would be a good chance that the speed limit would be lowered. Mr. Roberts said that the speed limit increases to 55 miles per hour at 18th Street and continues out Hwy 94 West and in his opinion that was too fast for that area. There has been nothing official noted; however, as the technology school is developed that will give the state cause to look at the intersection more closely for putting turning lanes in and that could possibly include the entire intersection on both Hwy 94 West and Robertson Road. Mr. Roberts explained that Robertson Road North is controlled by the state and Robertson Road South is controlled by the county; therefore, any permitting will have to go through the state. Commissioner Davis recalled that there had been previous conversation concerning a service road along Hwy 94 to provide access to future businesses. A service road could help to avoid having numerous entrances directly off the highway. Ms. Dowdy said that had actually been discussed in one of the initial meetings concerning the property when it was a 27 acre tract. Commissioner Robin Zhang asked where some of the other B-4 zoning is located within the city limits. Ms. Dowdy identified the B-4 areas along 12th Street and explained the intent of the B-4 zoning district. Commissioner Jobs explained that the original idea of B-4 zoning was to serve as a buffer between residential and B-2 (Highway Business).

John Krieb made a motion to forward a recommendation to the City Council to set the zoning for the property located at the northeast corner of Robertson Road North and Hwy 94 West as B-4 (Medium Density Commercial) and R-4 (Multi-Family Residential) as identified on the zoning plat based on the following findings of fact:

- **The zoning requests are consistent with the adjacent zoning on the east side of Robertson Road North and the south side of Hwy 94 West**
- **The government and school property to the north and west provide buffering to the residential areas on the west side of Robertson Road North and north of these properties**
- **City West, LLC will provide land to the state for the improvements to the intersection (at the point when that comes to pass by the state)**

Commissioner Krieb recommended that the Future Land Use Map be updated accordingly. Marc Peebles seconded the motion and the motion carried with a 7-0 roll call vote.

Murray Planning Commission Special Meeting
Thursday, May 1, 2014

Questions and Comments: Ms. Dowdy reminded the commissioners that the Kentucky Heritage Council will be providing a workshop on May 6th from 4:00 – 6:00 p.m. in the Robert O. Miller Conference Center. The topic will be Evolution of Downtown; the Life Stages of Historic Building. This conference is opened to the Planning Commission, the Board of Zoning Adjustment, the Architectural Review Board members and the City Council. She stated that she will send out an e-mail about this. She added that on June 4th there will be a continuing education workshop in Paducah and another one at Kentucky Dam in September. At this time she does not know what the agenda will be. Ms. Dowdy gave a brief update on the Zoning Ordinance updates with Pike Legal Group.

Adjournment: Ed Davis made a motion to adjourn. Kevin Perry seconded the motion and the motion passed unanimously. *The meeting adjourned at 5:45 p.m.*

Vice-Chairman, Tom Kind

Recording Secretary, Reta Gray