

**MURRAY BOARD OF ZONING ADJUSTMENTS  
REGULAR MEETING  
WEDNESDAY, MARCH 16, 2016  
4:30 P.M.**

The Murray Board of Zoning Adjustments met in regular session on Wednesday, March 16, 2016 at 4:30 p.m. in the council chambers of City Hall located at 104 North 5<sup>th</sup> Street.

**Board Members Present:** John Krieb, Josh Vernon, Terry Strieter, Mike Faihst, Bobbie Weatherly, Dennis Sharp and Jim Foster

**Board Members Absent:**

**Also Present:** Candace Dowdy, Robert Jeffries, Summer Grogan, Reta Gray, Attorney David Perlow, Gary Keckley, Ledger and Times representative, and public audience

Chairman Krieb called the meeting to order and welcomed all guests and applicants. He noted a minor change in the February 17, 2016 Regular BZA meeting minutes. Chairman Krieb then asked for approval to the minutes.

**Mike Faihst made a motion to approve the February 17, 2016 Regular BZA minutes as amended. Terry Strieter seconded the motion and the motion passed unanimously.**

Chairman Krieb said there were no changes to the March 2, 2016 Special Called Meeting. He then asked for approval to the minutes.

**Mike Faihst made a motion to approve the March 2, 2016 Special Called BZA minutes as presented. Dennis Sharp seconded the motion and the motion passed unanimously.**

**Public Hearing: Request to expand the geographic boundaries of the original conditional use permit for The Villas at Hickory Woods located at 170 Utterback Road – Good Works Unlimited:** This project has previously been through the Planned Development Project process; however, the geographic boundaries have changed since the original approval. The applicant would like to expand the previously granted conditional use that was issued on November 20, 2013 to encompass the new project boundary. Good Works Unlimited purchased and annexed a 0.74 acre tract of land that connects to their original acreage (bringing their total to 2.6 acres). The Villas at Hickory Woods (residential Planned Development Project) borders Hickory Woods to the east. The revised PDP plat originally planned for a total of 21 units; the amended revised plat displays a total of 27 units. The residents of each facility will have the same amenities. Density and parking requirements remain within guidelines. There will be a road connecting The Villas at Hickory Woods to Hickory Woods Retirement Center near the northeast corner of the property. Parts of the connecting road would have curbs and gutters and the remainder of the road would be designed to be flush with the sidewalks to eliminate tripping hazards. This project is advertised as independent living for seniors (which is a step before going into assisted living). The amended revised final plat was presented to the Planning Commission the previous night and was approved.

Chairman Krieb opened the public hearing and asked if anyone would like to speak in favor or opposition to the request.

Gary Keckley (representative of The Villas at Hickory Woods) came forward and was sworn in. He explained that this is a great project and they have had tremendous response from the public. This project will provide diversity on the campus. The units will all be different and some will be built to suit. The road will be paved with a preliminary binder after each unit is built and will have a final paving once everything is completed.

The public hearing was closed and the item turned over to the board for discussion and a motion.

**Mike Faihst made a motion to approve the applicants request to expand the previously granted conditional use beyond the previously established geographic boundaries of the original conditional use permit for The Villas at Hickory Woods at 170 Utterback Road based on the facts that the project still meets all density requirements and stays within the 33 parking space variance that was approved in 2012 and the review of the conditional use permit is required under the current KRS 100.237 statute. The previous approval of the parking spaces is ample for the two new buildings that will be added to the project. Terry Stricter seconded the motion and the motion carried with a 7-0 roll call vote.**

**Public Hearing: Review of conditional use permit for Hickory Woods Retirement Center to allow a residential Planned Development Project known as The Villas at Hickory Woods – 84 Utterback Road – Murray Senior Living:** The applicants would like to connect the Planned Development Project located to the west known as The Villas at Hickory Woods with Hickory Woods Retirement Center. The original Conditional Use Permit allowing Hickory Woods Retirement Center to be located in an R-4 zoning district was granted on May 22, 1996. The permit stated that there should be a minimum of 35 parking spaces; they are providing 41 spaces. Each unit will have either a one or two car garage and will provide two to four off street parking spaces with some additional visitor parking. A road will connect the two properties near the northwestern corner. Additional dwelling units will be located along the north side of the proposed road. This will be an extension of The Villas at Hickory Woods. The additional units will be meeting all building setbacks.

Chairman Krieb opened the public hearing and asked if there was anyone that wished to speak in favor or opposition to the request.

Gary Keckley came forward again. Mr. Keckley reiterated that the dwellings located along the north side of the properties would be a continuation of The Villas at Hickory Woods. They will all be either in cottage or duplex form which will give a little more residential feel. These units will be designed with the senior in mind with no barriers or steps, assessable pathways and sensitive cooking equipment. When someone moves in, they will have a maintenance free lifestyle. Everything inside and outside will be taken care of at this facility. The emergency call system at Hickory Woods will be monitoring all of these units.

Chairman Krieb closed the public hearing and turned the item over to the board for discussion and a motion.

**Jim Foster made a motion to approve the conditional use permit to allow for the proposed residential Planned Development Project known as The Villas at Hickory Woods located at 84 Utterback Road contingent upon the final plat being approved by the Planning Commission and the project meeting all city regulations. Bobbie Weatherly seconded the motion and the motion carried with a 7-0 roll call vote.**

**Questions and Comments:** Terry Strieter commented that these types of proposals with independent living for seniors will be good for our community.

**Josh Vernon made a motion to adjourn. Mike Faiht seconded the motion and the motion carried unanimously. *The meeting adjourned at 4:52 p.m.***

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Chairman, John Krieb

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Recording Secretary, Reta Gray

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use permit for The Villas at Hickory Woods located at 170 Utterback Road — Good Works Unlimited: This project has previously been through the Planned Development Project process; however, the geographic boundaries have changed since the original approval. The applicant would like to expand the previously granted conditional use that was issued on November 20, 2013 to encompass the new project boundary. Good Works Unlimited purchased and annexed a 0.74 acre tract of land that connects to their original acreage (bringing their total to 2.6 acres). The Villas at Hickory Woods (residential Planned Development Project) borders Hickory Woods to the east. The revised PDP plat originally planned for a total of 21 units; the amended revised plat displays a total of 27 units. The residents of each facility will have the same amenities. Density and parking requirements remain within guidelines. There will be a road connecting The Villas at Hickory Woods to Hickory Woods Retirement Center near the northeast corner of the property. Parts of the connecting road would have curbs and gutters and the remainder of the road would be designed to be flush with the sidewalks to eliminate tripping hazards. This project is advertised as independent living for seniors (which is a step before going into assisted living). The amended revised final plat was presented to the Planning Commission the previous night and was approved.

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Public Hearing: Review of conditional use permit for Hickory Woods Retirement Center to allow a residential Planned Development Project known as The Villas at Hickory Woods — 84 Utterback Road — Murray Senior Living: The applicants would like to connect the Planned Development Project located to the west known as The Villas at Hickory Woods with Hickory Woods Retirement Center. The original Conditional Use Permit allowing Hickory Woods Retirement Center to be located in an R-4 zoning district was granted on May 22, 1996. The permit stated that there should be a minimum of 35 parking spaces; they are providing 41 spaces. Each unit will have either a one or two car garage and will provide two to four off street parking spaces with some additional visitor parking. A road will connect the two properties near the northwestern corner. Additional dwelling units will be located along the north side of the proposed road. This will be an extension of The Villas at Hickory Woods. The additional units will be meeting all building setbacks.

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