

# **Exhibit “A”**

## **Minutes of Metropolitan Area Planning Commission Related to CU-16-17 (Action Details)**

Details  
 File #: CU-16-17 Version: 1  
 Type: Conditional Use  
 Title: Conditional Use: 2404 E. Matthews - Chris Kidd Chris Kidd is requesting MAPC approval of a Conditional Use for a Self-Service Laundry within the I-1 Industrial District, which is required for retail uses within Section 117-139 of the code. This is located at 2404 E. Matthews.  
 Mover: Jerry Reece                      Secondar: Jimmy Cooper  
 Result: Pass  
 Agenda note:  
 Minutes note:  
 Action: Approved  
 Action text:

APPLICANT: Mr. Chris Kidd requested MAPC approval of a Conditional Use for a self-service laundry within the I-1 Industrial District. The applicant would like to build this at 2402 East Matthews. AUDIENCE: Mr. Harold Carter was at the meeting to voice his concern regarding this request. He was concerned about how this development would increase crime in the area and the lack of sidewalks and cross walks in the area. He is concerned about people walking down Matthews and trying to cross the street to get to this laundry service. He requested they require the developer to put in a cross walk across Matthews. Ms. Cathy Buchanan was also at the meeting to voice her concerns regarding this request. She was concerned with crime, parking, lighting and the lack of a full time attendant at the facility. She asked the MAPC not to allow them to be open 24 hours a day. She also wants a worker there all the time. APPLICANT: Mr. Kidd said this was a significant investment for him and one that he will protect. He will not tolerate crime happening at this location. He will have plenty of lighting on the property. He said he would like to eventually have an employee at the location but would not promise that until after he see how successful the business will be. He said that the business would not be open 24 hours a day. They would like to be open from 6 a.m. to 10 p.m. He would like to get approval to operate from 6 a.m. to 11 p.m. He will install cameras and a security system on the property. STAFF: Mr. Derrel Smith explained to the Board that they could attach any conditions to this request that they deemed necessary such as hours of operation and lighting. COMMISSION: Mr. Perkins asked Mr. Kidd to address the issue of parking. APPLICANT: He said that they were going to put in the amount of parking that is required by city code. He would be agreeable to all of MS. Buchanan's concerns with the exception of the full time employee at the location. COMMISSION: Mr. Kelton asked how many units they would have in the building for washing and drying. APPLICANT: Mr. Kidd said 28 washers and 32 dryers. COMMISSION: Mr. Perkins asked if someone would be there to open and close the business. Mr. Kidd said he could not promise anyone would be there. He could not commit to having a full time employee there all the time. APPLICANT: Ms. Kidd said that she would be the attendant for the first few months. The intention is to have someone there full time but that will depend on how well the business operates. COMMISSION: Mr. Scurlock suggested they give the applicant a one year check up and then have the applicant come back before the Board for approval again. APPLICANT: Mr. Kidd did not like this idea. He was concerned with making this investment and then the Board revoking his conditional use in one year. That leaves him open to losing his entire investment after one year. COMMISSION: Mr. Perkins and Mr. Reece said the Board should approve or deny the request at that meeting and avoid having the applicant come back within one year. The Board decided to vote on the conditional use. They voted on the approval of the conditional use with several conditions attached. A motion was made by Jerry Reece, seconded by Jimmy Cooper, that this matter be Approved. The motion PASSED with the following vote.

Votes (8:0)

| Person Name               | Vote  |
|---------------------------|-------|
| <u>Lonnie Roberts Jr.</u> | Chair |
| <u>Paul Hoelscher</u>     | Aye   |
| <u>Ron Kelton</u>         | Aye   |
| <u>Jerry Reece</u>        | Aye   |
| <u>Jim Scurlock</u>       | Aye   |
| <u>Kevin Bailey</u>       | Aye   |
| <u>Brant Perkins</u>      | Aye   |
| <u>Jimmy Cooper</u>       | Aye   |
| <u>Rick Stripling</u>     | Aye   |