

CITY OF MURFREESBORO PLANNING COMMISSION AGENDA

City Hall, 111 W. Vine Street, Council Chambers

**April 6, 2016
7:00 PM**

**Bob Lamb
Chairman**

- 1. Call to order**
- 2. Determination of a quorum.**
- 3. Approve minutes of the January 20, 2016 & March 2, 2016 Planning Commission meetings.**
- 4. Public Hearings:**
 - a.** Zoning application [2016-413] for approximately 9.5 acres located along Lascassas Pike and North Rutherford Boulevard to be rezoned from PCD to CF, George Huddleston, Jr. applicant.
 - b.** Annexation Plan of Services and annexation petition [2016-507] for approximately 0.59 acres located along Veterans Parkway, Mary Reed applicant.
 - c.** Zoning application [2016-412] for approximately 0.55 acres located along Veterans Parkway to be zoned CF simultaneous with annexation and approximately 6.5 acres to be rezoned from RM-16 to CF, Mary Reed applicant.
 - d.** Zoning application [2016-416] for approximately 0.43 acre located at 1216 North Maple Street to be rezoned from PCD to CF, Nancy E. Brown applicant.
- 5. Staff Reports and Other Business:**
- 6. Adjourn.**

**MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
APRIL 6, 2016**

4.a. Zoning application [2016-413] for approximately 9.5 acres located along Lascassas Pike and North Rutherford Boulevard to be rezoned from PCD to CF, George Huddleston, Jr. applicant.

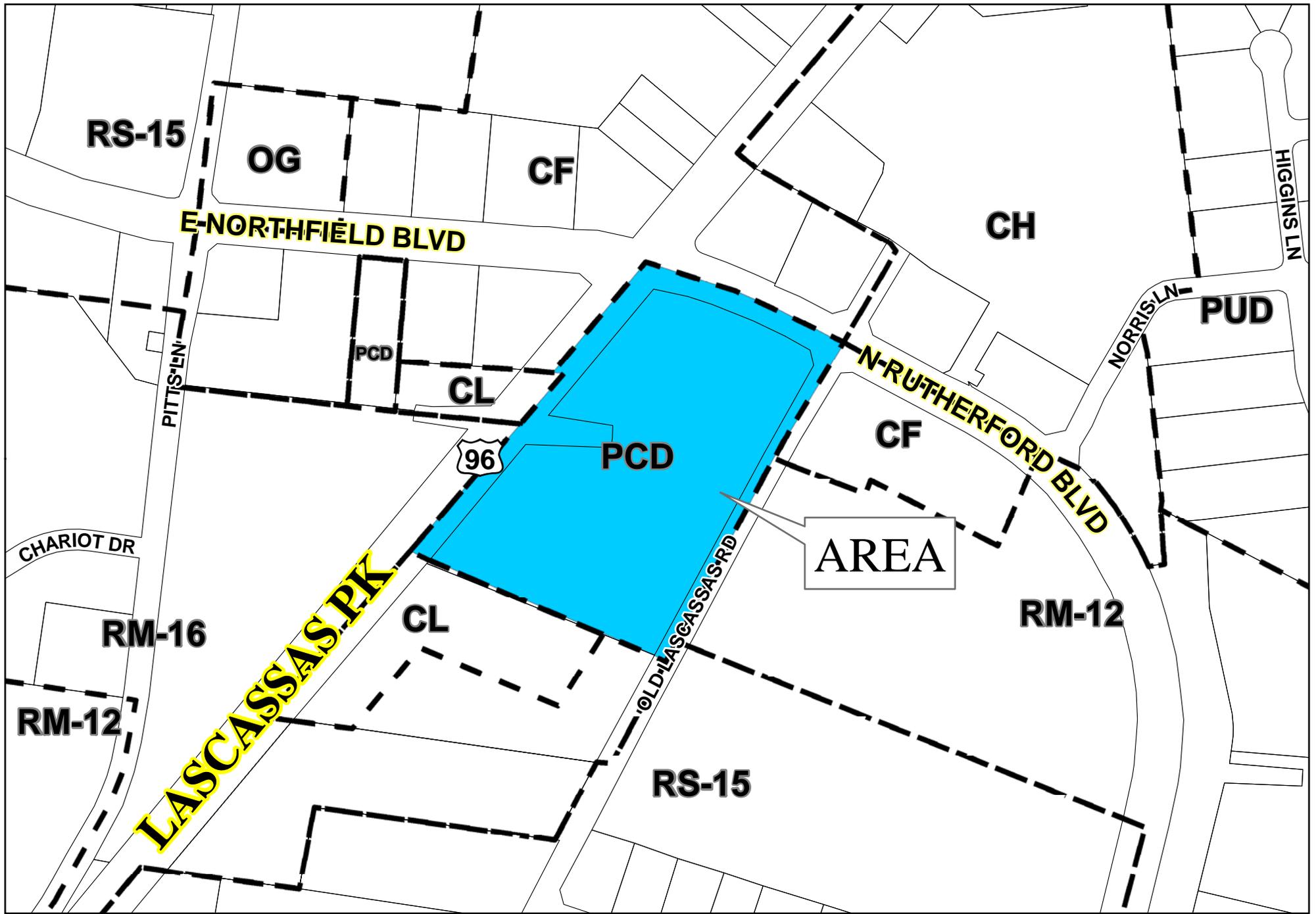
The subject property is located along the east side of Lascassas Pike, south of North Rutherford Boulevard and west of Old Lascassas Road. The property to the south is zoned CL (Local Commercial District) and RM-16 (Multi-family residential district) and is the location of the United Pentecostal Church. The properties to the east are zoned CF (Fringe Commercial District), which is currently undeveloped, and RM-12 which is the location of the Belle Aire Baptist Church. The properties to the west are zoned CL are developed with a gasoline sales, restaurant, and vehicle wash. Also to the west are properties zoned RM-16 which is development with multi-family apartments. The properties to the north are zoned CH (Commercial Highway District) and is the location of the Kroger grocery store and gas station and outparcels.

The property was rezoned from CF, CL and RM-16 to PCD (Planned Commercial District- file 2003-450) in 2004 to allow a grocery store with retail shops. Also proposed in the PCD are outparcels to be the future location of a pharmacy and additional retail shops. Exhibits of the PCD are included with the agenda materials, including the list of permitted uses under the PCD. Staff has also submitted a chart from the Zoning Ordinance with a list of permitted uses in the CF district.

The subject property has not developed as proposed in the PCD. Some of the developments around this site have changed since the time the PCD was approved. In 2007 a Kroger was constructed to the north. Also notable, Kroger acquired Harris Teeter stores. The outparcels around the Kroger are continuing to develop.

Little Garrison Creek (also known as the little big ditch, which is an unnamed tributary of Bushman Creek) is identified as a water of the state and crosses the subject property. Any future development will be required to conform to the state regulations and the City's WQPA (Water Quality Protection Area) regulations. Those elements will be reviewed with future site plans. The applicants currently do not have a specific development plan for this property.

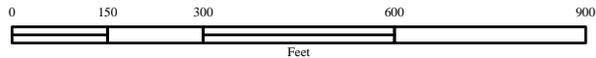
The Planning Commission will need to conduct a public hearing, after which it will need to discuss this matter and then formulate a recommendation for City Council.



**Rezoning Request for Property Along Lascassas Pike from
PCD to CF**



Path: G:\planning\rezon\rutherfordpcd_cf.mxd



GIS Department
City of Murfreesboro
111 West Vine Street
Murfreesboro, Tennessee 37130
www.murfreesborotn.gov

Uses Permitted by right (X) or by Special Use Permit (S) in the CF district- January 1, 2014

COMMERCIAL	
Amusements, Commercial Indoor	X
Animal Grooming Facility	X
Antique Mall	X
Antique Shop <3,000 sq. ft.	X
Apothecaries (pharmaceuticals only)	X
Art or Photo Studio or Gallery	X
Bakery, Retail	X
Bank, Branch Office	X
Bank, Drive-Up Electronic Teller	X
Barber or Beauty Shop	X
Beer, Packaged	X
Book or Card Shop	X
Business School	X
Business and Communication Service	X
Catering Establishment	X
Clothing Store	X
Coffee, Food, or Beverage Kiosk	X
Commercial Center	X
Convenience Sales and Service, maximum 5,000 sq. ft. floor area	X
Delicatessen	X
Department or Discount Store	X
Dry Cleaning	X
Dry Cleaning Pick-Up Station	X
Financial Service	X
Flower or Plant Store	X
Garden and Lawn Supplies	S
Gas Station	X
Glass--Stained and Leaded	X
Group Assembly, <250 persons	X

Group Assembly, >250 persons	S
Health Club	X
Ice Retail	X
Interior Decorator	X
Janitorial Service	X
Karate, Instruction	X
Keys, Locksmith	X
Laboratories, Medical	X
Laboratories, Testing	X
Laundries, Self-Service	X
Liquor Store	X
Music or Dancing Academy	X
Offices	X
Optical Dispensaries	X
Personal Service Establishment	X
Pet Funeral Home	X
Pet Shops	X
Pharmacies	X
Photo Finishing	X
Photo Finishing Pick-Up Station	X
Radio and Television Transmission Towers	S
Reducing and Weight Control Service	X
Restaurant and Carry-Out Restaurant	X
Restaurant, Specialty	X
Restaurant, Specialty -Limited	X
Retail Shop, other than enumerated elsewhere	X
Shopping Center, Neighborhood	X
Specialty Shop	X
Telephone or Telegraph Facility	S
Veterinary Office	X
Veterinary Clinic	X
Video Rental	X

Uses Permitted by right (X) or by Special Use Permit (S) in the CF district- January 1, 2014

OTHER HOUSING	
Accessory Dwelling Unit	X ¹
Assisted-Care Living Facility ¹⁵	X
Bed-and-Breakfast Homestay	X
Bed-and-Breakfast Inn	X
Boarding House ¹⁵	X
Emergency Shelter	X
Family Crisis Shelter	S
Family Violence Shelter	X
Fraternity/Sorority	S
Group Shelter	S
Class I Home for the Aged ¹⁵	X
Class II Home for the Aged ¹⁵	X
Class III Home for the Aged ¹⁵	X
INSTITUTIONS	
Adult Day Care Center	X
Adult Day Care Home	X
Church ¹³	X
Day-Care Center	X
Family Day-Care Home	X
Group Day-Care Home	X
Lodge, Club, Country Club ¹³	X
Museum	X
Nursing Home	S
Nursery School	S
Park	X
Philanthropic Institution	X
Pet Cemetery	S
Public Building ¹³	X
Recreation Field ¹³	X
Senior Citizens Center	X
School, Public or Private, Grades K - 12 ¹³	X
Student Center	S

AGRICULTURAL USES	
Customary General Farming	X ⁶
Crop, Soil Preparation Agricultural Services	X
Farm Labor and Management Services	X
TRANSPORTATION AND PUBLIC UTILITIES	
Post Office or Postal Facility	X
Telephone Service Center	X
Telephone Switching Center, Electric Transmission, Gas Piping, Water Pumping Station	X
OTHER	
Self-Service Storage Facility	S
Temporary Mobile Recycling Center	S

Proposed Site Plan

The site plan demonstrates several features important to the development and the shopper. For a successful shopping experience, today's retail facility must be convenient, accessible and visible to the public. Bound by three major streets (Old Lascassas, New Lascassas (Highway 96) and Rutherford / Northfield Boulevard, the new center will be highly accessible to its patrons. The anchor building and adjacent shops are accessible via Old Lascassas Pike and Highway 96 while the drugstore and independent retail shops can be reached by the main entrance from Rutherford / Northfield Boulevard. Ample parking separates the three different entities and provides visitors convenience to their destinations. The parking lot is well lit by metal halide fixtures atop 35 foot poles, providing safety and security for the public, but the arrangement and design of the lighting will comply with the requirements for limiting light migration to adjacent properties.

Once parked, the shopper will approach his or her destination from the well-landscaped parking areas, to the concrete walkways in front of the buildings. The major entrances are accented by special shapes and colors in the façade for quick identification from a distance. The façade presents the opportunity for internally illuminated signs, within guidelines, to be placed on the buildings to identify retailers. A modern retail facility is a large building almost by definition, but the scale of that building can be minimized by breaking the façade both horizontally and vertically using design elements. By utilizing rectangular and triangular shaped accents, insensitivity to human scale exhibited by traditional, older centers is avoided.

NORTHFIELD BLVD.

RUTHERFORD BLVD.

96 HWY (LASCASSAS PIKE)

DRUGSTORE
14,479SF

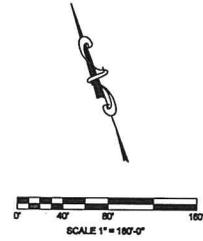
SHOPS
8,000 SF

SUPERMARKET
48,000 SF

SHOPS
8,500SF

EXPANSION
AREA
10,000 SF

EXISTING
CHURCH



LASCASSAS CENTRE

MURFREESBORO, TENNESSEE

WAKEFIELD
BEASLEY &
ASSOCIATES
ARCHITECTS, INC.

Proposed Architectural Design

The grocery anchor entrance faces north, toward Rutherford / Northfield Boulevard. The adjacent shops face east. Their architectural elements lend themselves to a scale more appropriate to pedestrians than other large retail facilities. The grocery store's entrance and the shops' entrances accent the facades and create architectural interest through layering, roofing, and finishes. Layering is achieved through bringing the tall brick element in front further out from its counterparts. The stone wings on either side of the tower anchor the main entrance to the rest of the façade.

The drugstore and other shops building use the similar elements in their facades. The drugstore has an entry piece that is in conjunction with the rhythm of its adjoining façade, much like that of the grocery store. The main entrance is the feature element of the Rutherford / Northfield Boulevard and Highway 96 facades. The other sides share the rhythm common to the rear of grocery store. Similarly, the 8,000 square foot free standing building utilizes the elements common to the shops adjacent to the grocery store. The layering, rooflines, and finishes enhance the quality of the building, just like that of the 9,000 square foot shops. Parking surrounds the drugstore and shops building, bringing convenience to the tenants and their patrons.

Using a rhythm of pilasters, the facades are further enhanced by extending the same finishes from the entries to wrap the entire building. Exterior lighting is added to the facades to bring safety and security to the site. The rear elevation includes downspouts which further break the façade while adding functionality to the building.

LASCASSAS CENTRE SHOPPING CENTER
POTENTIAL USES

USES PERMITTED ³	ZONING DISTRICTS																										
	RS 15	RS 12	RS 10	RS 8	RS 4	R D	RM 12	RM 16	RM 22	RZ	R MO	OG R ²	OG ²	CL ²	CF ^{2,1} 4	PCD	CH ²	CBD ²	HI ²	LI ²	RS-8 ²	CM-R ²	CM ²	CU	P	FW	
DWELLINGS																											
Single-Family detached																											
Single-Family attached																											
Two-Family																											
Three-Family																											
Four-Family																											
Multiple-Family																											
OTHER HOUSING																											
Accessory Apartment																											
Accessory Dwelling Unit																	X										
Assisted-Care Living Facility ¹⁵																	X										
Bed-and-Breakfast Homestay																	X										
Bed-and-Breakfast Inn																	X										
Boarding House ¹⁵																	X										
Emergency Shelter																	X										
Family Crisis Shelter																	S										
Family Violence Shelter																	X										
Fraternity/Sorority																	S										
Group Shelter																	S										
Class I Home for the Aged ¹⁵																	X										
Class II Home for the Aged ¹⁵																	X										
Class III Home for the Aged ¹⁵																	X										
Hotel																											
Mission ¹⁰																											
Mobile Homes																											
Motel																											
Rooming House																											
Student Dormitory																											
Transitional Home																											
INSTITUTIONS																											
Adult Day Care Home																	X										
Airport, Heliport																											
Cemetery, Mausoleum																											

X = Use permitted by right.

S = Use requiring site plan review and approval subject to the issuance of a special use permit in accordance with the provisions of Sections 8 and 9 of this article (appendix).

LASCASSAS CENTRE SHOPPING CENTER POTENTIAL USES

USES PERMITTED ³	ZONING DISTRICTS																									
	RS 15	RS 12	RS 10	RS 8	RS 4	R D	RM 12	RM 16	RM 22	RZ	R MO	OG R ²	OG ²	CL ²	CF ^{2,1} 4	PCD	CH ²	CBD 2	HI ²	LI ²	RS- 8 ²	CM- R ²	CM ²	CU	P	FW
Church ¹³																X										
College, University																										
Day-Care Center																X										
Family Day-Care Home																X										
Group Day-Care Home																X										
Hospital																										
Lodge, Club, Country Club																X										
Museum																X										
Nursing Home																S										
Nursery School																S										
Park																X										
Philanthropic Institution																X										
Public Building																X										
Recreation Field																X										
School, Public or Private, Grades K - 12																X										
Student Center																S										
AGRICULTURAL USES																										
Customary General Farming																										
Crop, Soil Preparation Agricultural Services																										
Farm Labor and Management Services																										
Fish Hatcheries and Preserves																										
Grain, Fruit, Field Crop and Vegetable Cultivation and Storage																										
Hunting, Trapping, and Game Propagation																										
Livestock, Horse, Dairy, Poultry, and Egg Products																										
Timber Tracts, Forest Nursery, Gathering of Forest Products																										
COMMERCIAL																										
Adult Cabaret																										
Adult Entertainment Center																										
Adult Motel																										
Adults-Only Bookstore																										

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POTENTIAL USES

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Adults-Only Motion Picture Theater																										
Amusements, Commercial Indoor																	X									
Amusements, Commercial Outdoor excluding Motorized																										
Amusements, Commercial Outdoor Motorized except Carnivals																										
Animal Grooming Facility																	X									
Antique Mall																	X									
Antique Shop <3,000 sq. ft.																	X									
Apothecaries (pharmaceuticals only)																	X									
Art or Photo Studio or Gallery																	X									
Automotive Repair ¹²																										
Bakery, Retail																	X									
Bank, Branch Office																	X									
Bank, Drive-Up Electronic Teller																	X									
Bank, Main Office																	X									
Barber or Beauty Shop																	X									
Beer, Packaged																	X									
Boat Rental, Sales, or Repair																										
Book or Card Shop																	X									
Business School																	X									
Business and Communication Service																	X									
Campground, Travel-Trailer Park																										
Carnivals																										
Catering Establishment																	X									
Clothing Store																	X									
Convenience Sales and Service, maximum 5,000 sq. ft. floor area																	X									
Delicatessen																	X									
Department or Discount Store																	X									
Doughnut Shop																	X									
Drive-In Theater																										
Dry Cleaning																	X									
Dry Cleaning Pick-Up Station																	X									
Financial Service																	X									

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Fireworks Public Display																											
Fireworks Retailer																											
Fireworks Seasonal Retailer																	X										
Flower or Plant Store																X											
Funeral Home																											
Garage, Parking																											
Garden and Lawn Supplies																											
Gas--Liquified Petroleum, Bottled and Bulk																X											
Gas Station																X											
General Service and Repair Shop																X											
Glass--Auto, Plate, and Window																											
Glass--Stained and Leaded																											
Greenhouse or Nursery																X											
Group Assembly, <250 persons																X											
Group Assembly, >250 persons																X											
Health Club																X											
Ice Cream Shop																X											
Ice Retail																X											
Interior Decorator																X											
Iron Work																X											
Janitorial Service																X											
Karate, Instruction																X											
Kennels																X											
Keys, Locksmith																X											
Laboratories, Medical																X											
Laboratories, Testing																X											
Laundries, Self-Service																X											
Lawn, Tree, and Garden Service																X											
Liquor Store																X											
Livestock, Auction																											
Lumber, Building Material																											
Manufactured Home Sales																											

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LASCASSAS CENTRE SHOPPING CENTER POTENTIAL USES

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Massage Parlor																											
Mobile Home Sales																											
Motor Vehicle Sales																											
Motor Vehicle Service ¹²																	X										
Music or Dancing Academy																X											
Offices																X											
Optical Dispensaries																X											
Pawn Shop																											
Personal Service Establishment																X											
Pet Shops																X											
Pharmacies																X											
Photo Finishing																X											
Photo Finishing Pick-Up Station																X											
Radio, TV, or Recording Studio																											
Radio and Television Transmission Towers																S											
Rap Parlor																											
Reducing and Weight Control Service																X											
Restaurant and Carry-Out Restaurant																X											
Restaurant, Drive-In																X											
Retail Shop, other than enumerated elsewhere																X											
Salvage and Surplus Merchandise																											
Sauna																X											
Sheet Metal Shop																											
Specialty Shop																X											
Tavern																											
Taxidermists																X											
Telephone or Telegraph Facility																X											
Towing ¹²																X											
Veterinarian's Office																X											
Veterinary Clinic																X											
Veterinary Hospital																X											
Vehicle Sales																											

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LASCASSAS CENTRE SHOPPING CENTER POTENTIAL USES

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Vehicle Wash																X												
Video Rental																X												
Warehousing, Transporting																X												
Wholesaling																X												
Wrecker Service ¹²																												
Wrecker Service Storage Yard ¹²																												
INDUSTRIAL																												
Manufacture, Storage, Distribution of:																												
Abrasive Products																												
Animal or Poultry Slaughter, Stockyards, Rendering																												
Asbestos Products																												
Automobile Dismantlers and Recyclers ⁷																												
Automobile Manufacture																												
Automobile Parts and Components Manufacture																												
Automobile Seats Manufacture																												
Bakery Goods																												
Boat Manufacture																X												
Bottling Works																												
Brewery																												
Candy																												
Canned Goods																X												
Chemicals																												
Composting Facility																												
Contractor's Storage, Indoor																												
Contractor's Yard or Storage, Outdoor																X												
Cosmetics																X												
Custom Wood Products																												
Electrical or Electronic Equipment, Appliances, and Instruments																												
Explosives																X												
Fabricated Metal Products and Machinery																												

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LASCASSAS CENTRE SHOPPING CENTER
POTENTIAL USES

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Fertilizer																												
Fireworks																												
Food and Beverage Products except animal slaughter, stockyards, rendering, and brewery																												
Furniture and Fixtures																												
Jewelry																	X											
Leather and Leather Products except tanning and finishing																												
Leather and Leather Products, Tanning and Finishing																												
Lumber and Wood Products																												
Metal or Rubber Stamps																												
Mobile Home Construction																												
Musical Instruments																												
Novelties																												
Office/Art Supplies																												
Paints																												
Paper Mills																												
Paper Products excluding paper and pulp mills																												
Petroleum, Liquified Petroleum Gas and Coal Products except refining																												
Petroleum and Coal Products Refining																												
Pharmaceuticals																												
Photographic Film Manufacture																												
Pottery, Figurines, and Ceramic Products																												
Primary Metal Distribution and Storage																												
Primary Metal Manufacturing																												
Printing and Publishing																												
Pulp Mills																												
Radioactive Materials																												
Rubber and Plastic Products except rubber or plastic manufacture																												

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Rubber and Plastic Products, Rubber and Plastic Manufacture																											
Saw Mills																											
Scrap Processing Yard																											
Scrap Metal Processors																											
Scrap Metal Distribution and Storage																											
Secondary Material Dealers																											
Silverware and Cutlery																											
Small Moulded Metal Products																											
Soap																											
Sporting Goods																											
Stone, Clay, Glass, and Concrete Products																											
Textile, Apparel Products, Cotton--Factoring, Grading																											
Textile, Apparel Products, Cotton Gin																											
Tire Manufacture																											
Tobacco Products																											
Toiletries																											
Toys																											
Transportation Equipment																											
TRANSPORTATION AND PUBLIC UTILITIES																											
Freight, Service Facility																											
Bus Terminal or Service Facility																											
Garbage or Refuse Collection Service																											
Refuse Processing, Treatment, and Storage																											
Gas, Electric, Water, Sewerage Production and/or Treatment Facility																											
Landfill																											
Post Office or Postal Facility																											
Railroad Switching Yard, Terminal, Piggyback Yard																											
Telephone Service Center																											

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Telephone Switching Center, Electric Transmission, Gas Piping, Water Pumping Station																X											
Taxicab Dispatch Station																											
Truck or Motor Freight Terminal, Service Facility																											
OTHER																											
Advertising Sign																											
Automobile graveyard																											
Home Occupations																											
Junkyard																											
Metal, Sand, Stone, Gravel, Clay, Mining, and other related processing																											
Recycling center																											
Self-Service Storage Facility																	S										
Warehouse																	S										
Wholesale Establishments																											
Temporary Mobile Recycling Center																	X										
																	S										

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**MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
APRIL 6, 2016**

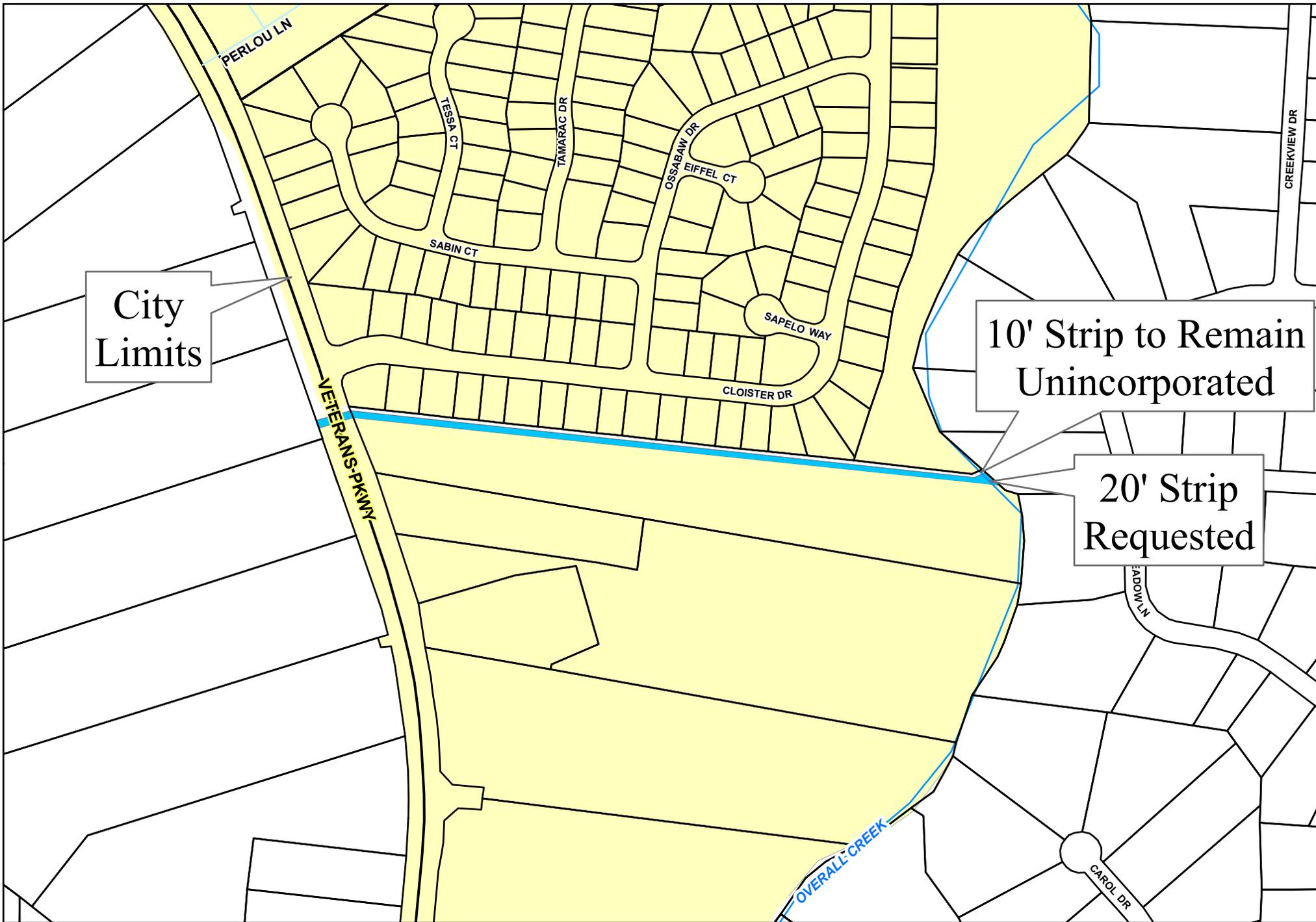
4.b. Annexation Plan of Services and annexation petition [2016-507] for approximately 0.59 acres located along Veterans Parkway, Mary Reed applicant.

The subject property is located along the east side of Veterans Parkway about 1,600 feet north of Franklin Road. It is directly to the south of The Cloister subdivision. The entire parcel consists of approximately seven (7) acres. It is developed with a single-family residence and is addressed as 4546 Veterans Parkway. The rear portion of the property contains the floodway and the floodplain of Overall Creek. The majority of the parcel was annexed into the City limits in 2013. A 30' strip along the northern property line was not annexed, however. Annexing the entire property would have created an "island" of unincorporated County to the east of the subject property surrounded by the City limits. The applicant has filed a petition with the City to annex a 20' strip of the aforementioned 30' strip along the northern property line. This would leave the very northernmost 10' of the parcel in the unincorporated County so as not to create the aforementioned "island."

Upon annexation in 2013, the majority of the property was zoned RM-16 (Multi-Family Residential District). However, the applicant now desires to have the entire property (within the exception of the northernmost 10' strip) zoned CF (Commercial Fringe). A companion zoning request has also been filed and it is the next item on the agenda. If the portion of the property that is already in the City limits is developed without annexing the requested area, then it is likely that buildings proposed to be constructed on the property would be located partially in the City's jurisdiction and partially in the County's jurisdiction. Annexing the requested area will allow any proposed development on the subject property -- with the exception of the required buffer yard along the northern property line -- to be located in one jurisdiction.

The subject property is contiguous with the existing City Limits to the south, it is within the City's urban growth boundary, and a petition for its annexation has been submitted by its owner. The adjacent right-of-way of Veterans Parkway is also included in the annexation study. An annexation plan of services has been prepared and is included in the agenda packet. According to the plan of services, the City will be able to provide services upon annexation.

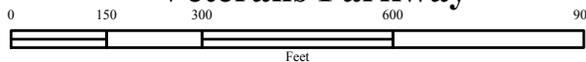
The Planning Commission will need to conduct a public hearing, after which it will need to discuss this matter and then formulate a recommendation for City Council.



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Annexation Request for Property Along Veterans Parkway



GIS Department
City of Murfreesboro
111 West Vine Street
Murfreesboro, Tennessee 37130
www.murfreesborotn.gov

PETITION FOR ANNEXATION BY THE CITY OF MURFREESBORO

The undersigned is the only owner / are all of the owners of the property identified in the attached legal description (including street address and tax map / parcel number), and hereby petitions the City of Murfreesboro to annex such property into the City.

Signatures must be by owners or those with an appropriate written Power of Attorney from an owner. If the owner is not an individual (eg. corporation, trust, etc.), list the entity's name, the name of the individual signing on behalf of the entity and the status of the individual (eg. president, trustee, partner). If you are signing this Petition based on a Power of Attorney, you must also attach a copy of the Power of Attorney.

1. Mary F. Reed

Printed Name of Owner (and Owner's Representative, if Owner is an entity)

Signature: Mary F Reed Status: Title Owner Date: 03.01.2016

1634 Wexford Drive, Murfreesboro, TN 37129
Mailing Address (if not address of property to be annexed)

2.

Printed Name of Owner (and Owner's Representative, if Owner is an entity)

Signature: _____ Status: _____ Date: _____

Mailing Address (if not address of property to be annexed)

3.

Printed Name of Owner (and Owner's Representative, if Owner is an entity)

Signature: _____ Status: _____ Date: _____

Mailing Address (if not address of property to be annexed)

4.

Printed Name of Owner (and Owner's Representative, if Owner is an entity)

Signature: _____ Status: _____ Date: _____

Mailing Address (if not address of property to be annexed)

(Attach additional signature pages if necessary)

Legal Description is attached: X Yes

Power of Attorney applies and is attached: _____ Yes _____ No

ANNEX 20' of 30'
NEXT to The Cloister

THE CLOISTER

4546

FORREST ACRES
LOT 1
7.6 acres

TAX MAP 93
PARCEL 25
RB 478, PG 1541
DB 126, PG 579

TAX MAP 93, PARCEL 26
DB 207, PG 256

TAX MAP 93
PARCEL 27.01
DB 556, PG 630

TAX MAP 93
PARCEL 27.02
DB 626, PG 240

FORREST ACRES
LOT 2
7.1 acres
DB 128, PG 538

KNOWN AS BESELY RD.

**ANNEXATION REPORT FOR PROPERTY LOCATED AT
4546 VETERANS PARKWAY
INCLUDING PLAN OF SERVICES**



PREPARED FOR THE
MURFREESBORO PLANNING COMMISSION
April 6, 2016



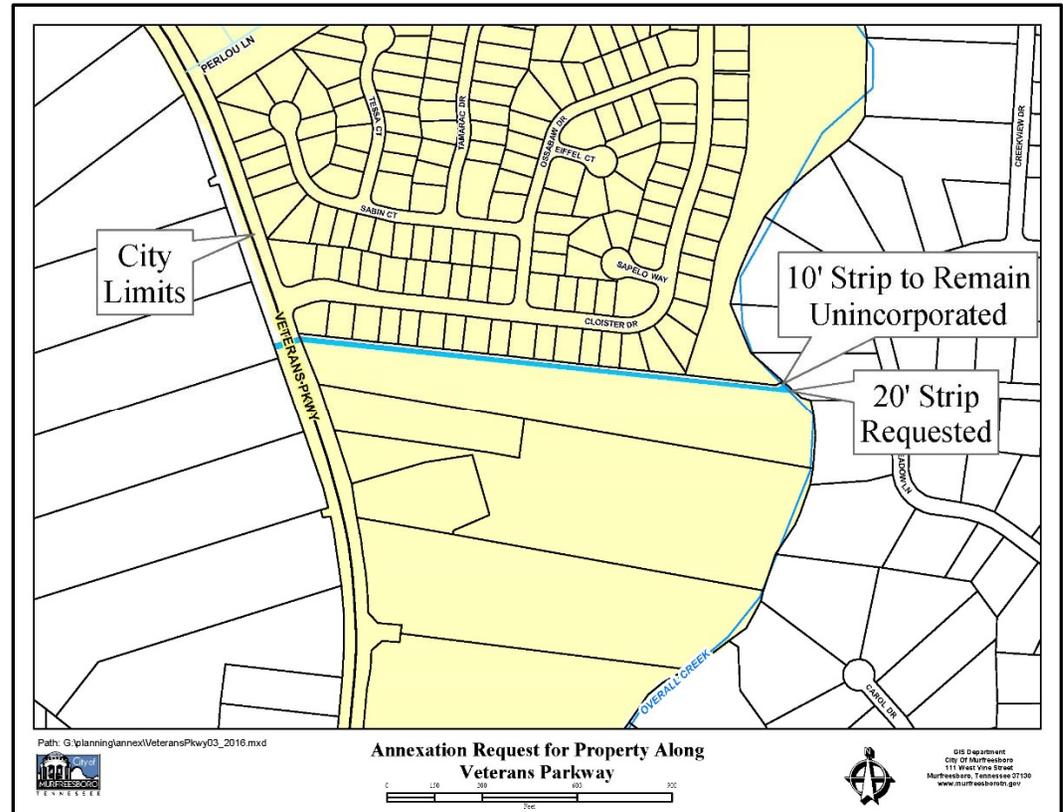
INTRODUCTION

OVERVIEW

The applicant, Mary Reed, has requested annexation of property located along the eastern side of Veterans Parkway.

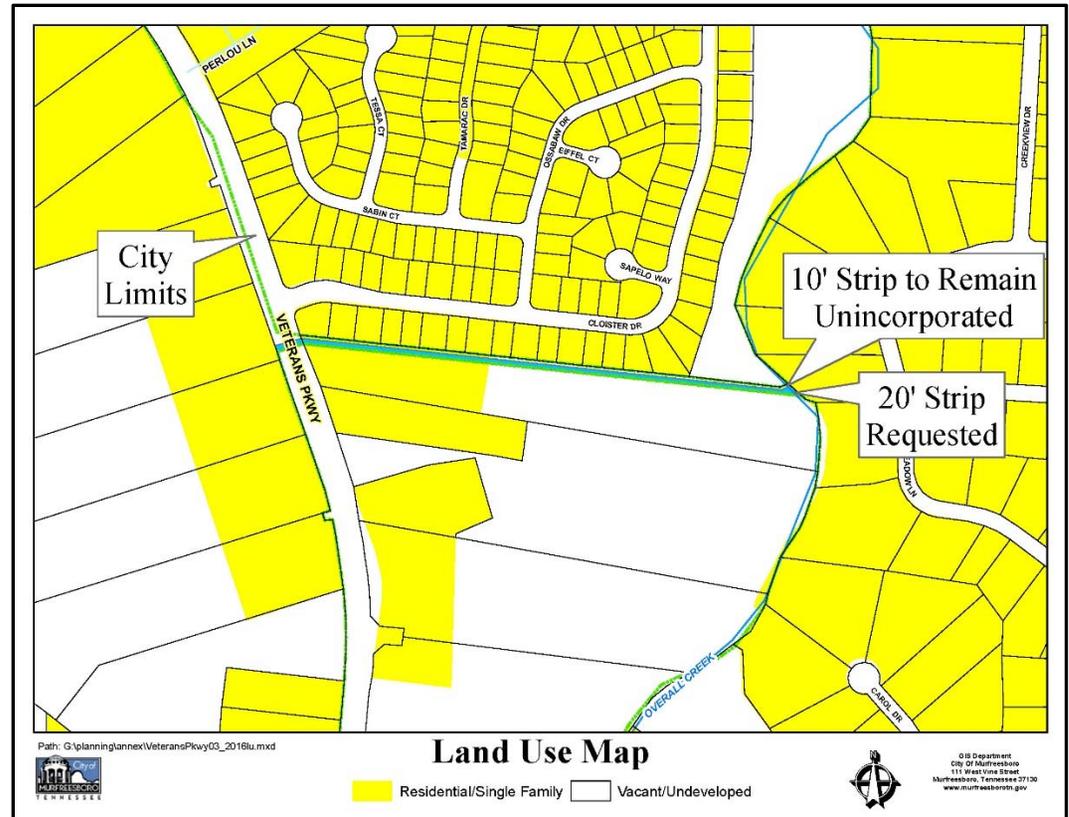
The total area studied in this Plan of Services is approximately 0.59 acres, including a 0.55-acre portion of a 7.50-acre parcel (Tax Map 93, Parcel 25) and 0.04 acres of Veterans Parkway right-of-way. When the parcel was annexed by the City in 2013, a 30-foot strip along the northern boundary of the parcel was deliberately excluded from the annexation as a means of keeping the unincorporated Meadow Lane residential subdivision contiguous with unincorporated properties west of Veterans Parkway. The study area includes the southernmost 20 feet of that 30-foot strip. If the 20-foot strip is annexed, the 10-foot remnant strip of property along the northernmost edge of the parcel will remain in the unincorporated County; this will allow the Meadow Lane subdivision to remain contiguous to unincorporated property along the west side of Veterans Parkway.

The study area lies within the City of Murfreesboro's Urban Growth Boundary and adjoins the City on the south and west. Areas to the east and west lie within the unincorporated County.



PRESENT AND SURROUNDING LAND USE

The 0.55-acre study area is a portion of a larger 7.50-acre lot that currently includes one single-family dwelling unit. The Cloister—a single-family residential subdivision—lies to the north of the study area. The Meadow Lane residential subdivision (County) lies to the east of the study area. Single-family dwellings are also found on the properties to the west and south of the study area. The Meadow Lane subdivision and the properties to the west of the study area lie within the unincorporated County.



TAXES AND REVENUE

The first City tax bill for all property annexed during the calendar year of 2016 will be due on December 31, 2017. City taxes are calculated upon the property appraisal and assessment of the Rutherford County Property Assessor's Office. The current tax rate for the City of Murfreesboro is \$1.2703/\$100.00 assessed value. Residential property is assessed at a rate of 25% of its appraised value, and commercial property is assessed at a rate of 40% of its appraised value. Table I below shows total assessment and estimated City taxes that would be collected if the property were to be annexed in its present state. (Note that only a portion of the parcel will be annexed into the City. The figures in the table below represent the 7.33 percent of the parcel that will be annexed.)

Table I
Estimated Taxes from Site

Owner of Record	Acres	Land Value	Improvements Value	Total Assessment	Estimated City Taxes
Mary Reed	0.55	\$7,084	\$0	\$1,771	\$22.50

These figures are for the property in its current state.

PLAN OF SERVICES

POLICE PROTECTION

At present, the study area receives police service through the Rutherford County Sheriff's Department. If annexed, the Murfreesboro Police Department will begin providing services such as patrol, criminal investigation, community policing, traffic operations, canine, DARE and other community crime prevention programs to the subject parcels immediately upon the effective date of annexation. This annexation will have no negative impact on the Murfreesboro Police Department. No additional costs to the department are expected. This property is located in Police Zone #4.

ELECTRIC SERVICE

The property is located within Murfreesboro Electric Department's (MED) service boundary. MED has facilities and capacity in place to serve the proposed development. The electrical infrastructure installed to serve the proposed development will be required to adhere to MED standards.

STREET LIGHTING

According to MED, street lighting will be installed on the property if any future development on the property includes public streets.

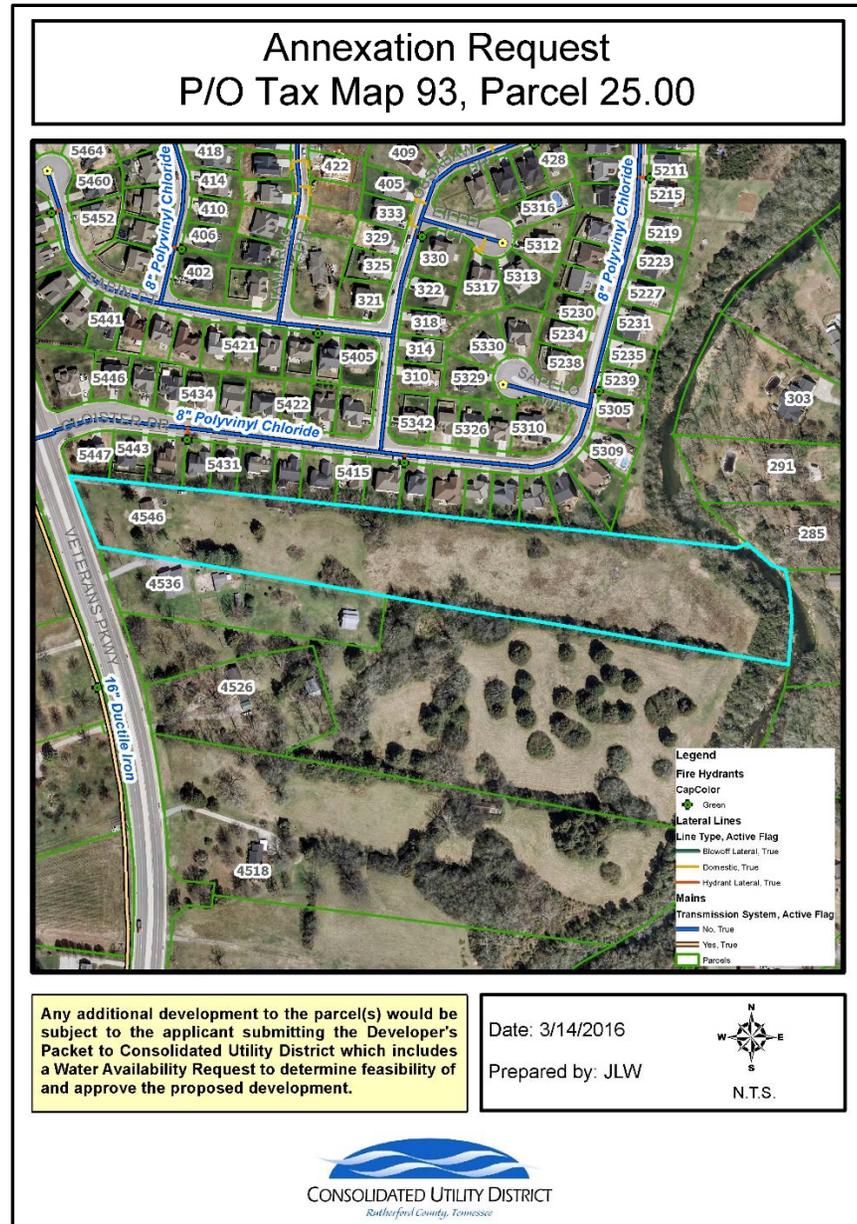
STREETS AND ACCESS

The study area currently has access to Veterans Parkway, a major arterial. The City provides maintenance of this roadway. Approximately 0.04 acres of Veterans Parkway right-of-way is proposed to be annexed as a part of this annexation. Upon annexation, the roadway will remain the responsibility of the City; this includes all routine maintenance. Any future public roadway facilities to serve the study area must be constructed to City standards.

WATER SERVICE

The study area lies within Consolidated Utility District's (CUD) service area. The study area is presently served by a 16-inch water line which runs along the west side of Veterans Parkway. Should any new uses be proposed on the property, the developer/owner shall submit a Water Availability Request to CUD.

The existing water lines are shown on the adjacent map. Any new water line development must be done in accordance with CUD's development policies and procedures.

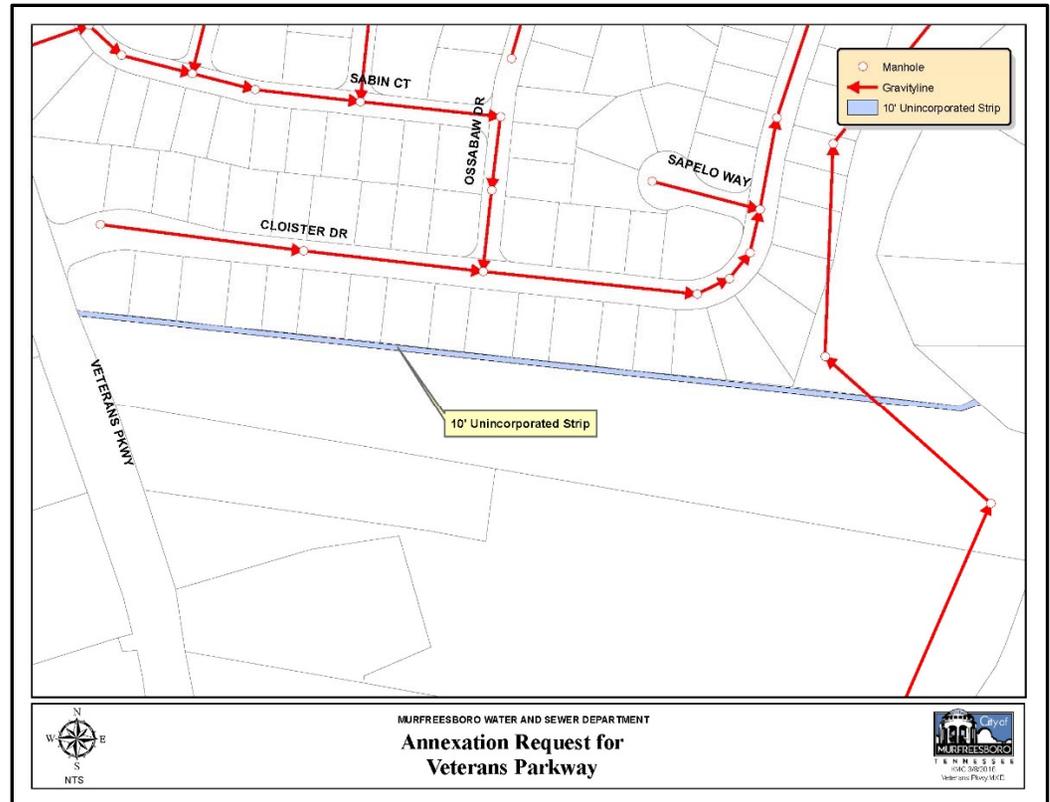


SANITARY SEWER SERVICE

Sanitary sewer is currently available to serve the subject property, per the Murfreesboro Water and Sewer Department's (MWSD) definition of "available." Sewer service will be provided from an existing 18-inch sewer main flowing north to south located within the eastern section of the study area.

The sewer line serving the subject property is part of the Overall Creek Assessment District. All developments that connect into this sewer system are assessed a \$1,000 fee per single-family unit or equivalent in addition to the current and standard connection fees. All sewer main improvements are to be done in accordance with the Development Policies and Procedures of MWSD.

The red lines on the adjacent map represent existing sewer lines.



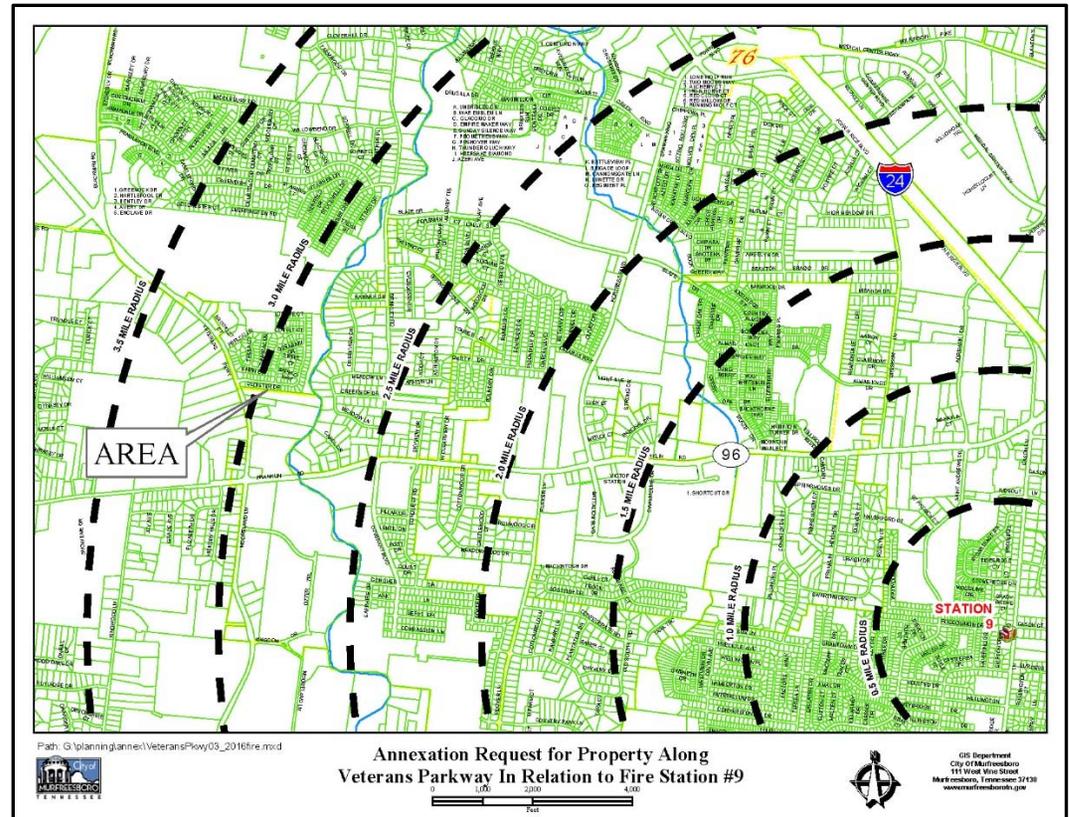
FIRE AND EMERGENCY SERVICE

The annexation will have no negative impact on the Murfreesboro Fire and Rescue Department (MFRD). The MFRD will provide fire protection with a full-time, professional staff as well as medical first responder service. Any development on the site must provide adequate fire flows and install water lines and fire hydrants per the Consolidated Utility District (CUD) policies and procedures.

The closest occupied fire station to the study area is Fire Station #9, located at 802 Cason Lane, 4.17 miles from the study area. Station #5, located at 3006 Florence Road, is 4.50 miles from the study area.

Station #10, which is unoccupied at the present time, lies 3.74 miles from the study area. Station #10 is expected to become operational on August 1, 2016.

The MFRD can provide ISO Class Two (2) fire protection. The dashed lines on the adjacent map represent linear distance ranges from the nearest fire stations.



SOLID WASTE COLLECTION

Because the proposed use for the study area is commercial, the property owner will be required to utilize a private waste hauler. In its current state, no additional equipment or manpower will be needed to serve the study area.

BUILDING AND CODES

The property will immediately come within the City's jurisdiction for code enforcement immediately upon the effective date of annexation. The City's Building and Codes Department will begin issuing building and construction permits and enforcing the codes and inspecting new construction for compliance with the City's construction codes immediately upon the effective date of annexation. The Building and Codes Department will also ensure that any new signs associated with the development of the property comply with the Sign Ordinance. No additional costs are expected.

RECREATION

Murfreesboro's Parks and Recreation facilities will be immediately available to residents of the study area. Currently Murfreesboro has two multi-purpose facilities, one community center, a wilderness facility, over 1,000 acres of parks, a network of greenways, and recreational sports. These facilities and programs are wholly funded by the Murfreesboro tax payers. Children who are residents of the

City of Murfreesboro, attend Murfreesboro Elementary Schools, and receive free or reduced lunches also receive free or reduced recreational fees.

CITY SCHOOLS

The Murfreesboro City School system serves grades kindergarten through sixth and is offered to students who are within the jurisdiction of the City of Murfreesboro. The study area is located in the Overall Creek school zone. However, due to the proposed zoning, there should be no impacts on Murfreesboro City Schools.

GEOGRAPHIC INFORMATION SYSTEMS

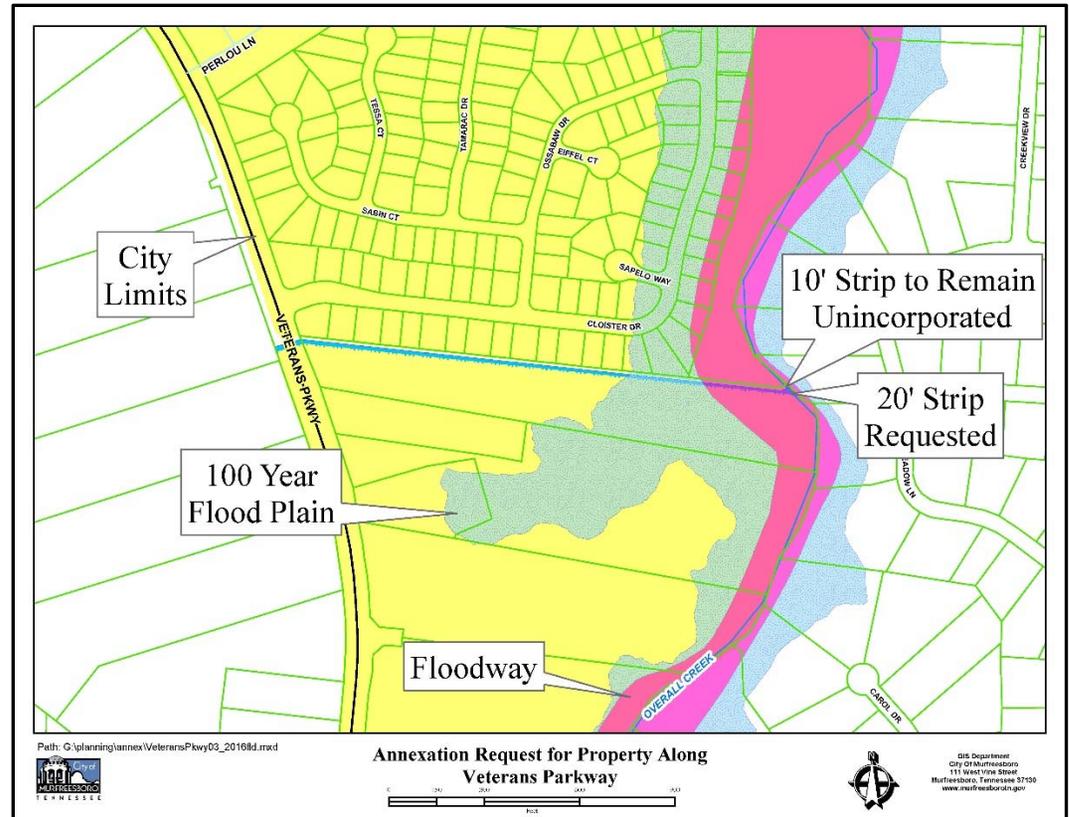
The property is within the area photographed and digitized as part of the City's Geographic Information Systems (G.I.S.) program.

PLANNING, ENGINEERING, AND ZONING SERVICES

The property will come within the City's jurisdiction for planning and engineering code enforcement immediately upon the effective date of annexation. As new development occurs, the Planning Commission will review all site plans, preliminary, and final plats. Among other duties, the Planning and Engineering Departments will inspect and monitor new construction of streets and drainage structures for compliance with the City's development regulations.

FLOODWAY

A portion of the study area is located within both a floodway and 100-year floodplain as delineated on the Flood Insurance Rate Maps (FIRM) developed by the Federal Emergency Management Agency (FEMA). The affected area is located on the eastern side of the study area. Future development must follow the local Floodplain Management Ordinance by properly elevating the new development and avoiding encroachments into the floodway. The adjacent map shows the floodway boundary in pink and the 100-year floodplain boundary in blue.

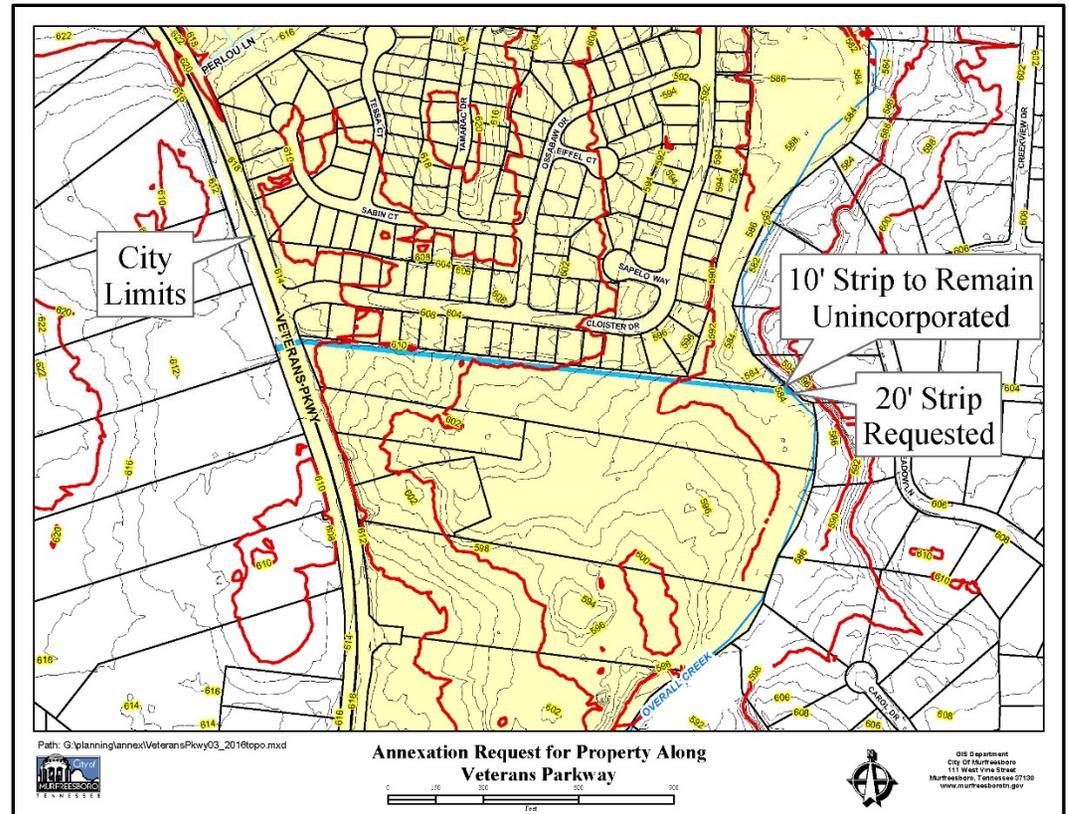


DRAINAGE

The study area drains well to the east to Overall Creek; the east side of the property is located in Overall Creek's floodway and floodplain. In addition to following the local Floodplain Management Ordinance, future development will be required to meet the City of Murfreesboro's Stormwater Quality requirements including water quality, streambank protection, and detention. A Water Quality Protection Area with a distance of 50 feet from the top of bank along Overall Creek must also be provided upon site development.

Veterans Parkway includes a curb and gutter system for roadway drainage. The operation and maintenance of this public drainage system will be the responsibility of the City of Murfreesboro Stormwater Program upon annexation. The annualized operation and maintenance costs for this system are incidental to street maintenance. Any new public drainage facilities proposed to serve the study area in the future must meet City standards.

Future development in the study area will be subject to the Stormwater Utility Fee upon completion of construction. Based on the proposed CF zoning and considering applicable credits, this property has the potential to generate \$72 in Stormwater Utility Fees annually upon full development. The red lines on the adjacent map represent ten-foot contours. The black lines represent two-foot intervals.



ANNEXATION FOLLOW-UP

The Murfreesboro City Council will be responsible for ensuring that this property will receive City services described in this plan. According to Public Chapter 1101 passed by the Tennessee Legislature, six months following the effective date of annexation, and annually thereafter until all services have been extended, a progress report is to be prepared and published in a newspaper of general circulation. This report will describe progress made in providing City services according to the plan of services and any proposed changes to the plan. A public hearing will also be held on the progress report.

**MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
APRIL 6, 2016**

4.c. Zoning Request [2016-412] for approximately 0.55 acres located along Veterans Parkway to be zoned CF simultaneous with annexation and approximately 6.5 acres to be rezoned from RM-16 to CF, Tom Reed applicant.

The subject property is located along the east side of Veterans Parkway about 1,600 feet north of Franklin Road. It is directly to the south of The Cloister subdivision. The entire parcel consists of approximately seven (7) acres. It is developed with a single-family residence and is addressed as 4546 Veterans Parkway. The rear portion of the property contains the floodway and the floodplain of Overall Creek. The majority of the parcel was annexed into the City limits in 2013 and zoned RM-16 (Multi-Family Residential District) simultaneous with annexation. A 30' strip along the northern property line was not annexed, however. Annexing the entire property would have created an "island" of unincorporated County to the east of the subject property surrounded by the City limits. The applicant has filed a petition with the City to annex a 20' strip of the aforementioned 30' strip along the northern property line. This would leave the very northernmost 10' of the parcel in the unincorporated County so as not to create the aforementioned "island." This annexation petition and plan of services was the previous item on the agenda.

The applicant has also requested to rezone the portion of the property that was annexed in 2013 (approximately 6.5 acres) from RM-16 to CF (Commercial Fringe District) and to zone the 20' strip (approximately 0.55 acres) CF simultaneous with annexation. In 2015, the three parcels directly to the south of the subject property were requested for rezoning from RM-16 to CH. CH zoning was approved for two of the three parcels. After discussion by the City Council, the parcel directly adjacent to the subject property was zoned CF, instead of CH, in order to provide a transition from the CH zoning to The Cloister single-family residential subdivision to the north. The applicant also owns the CF-zoned property to the south and it is his desire to extend the CF zoning north to the subject property for future commercial development on these two parcels.

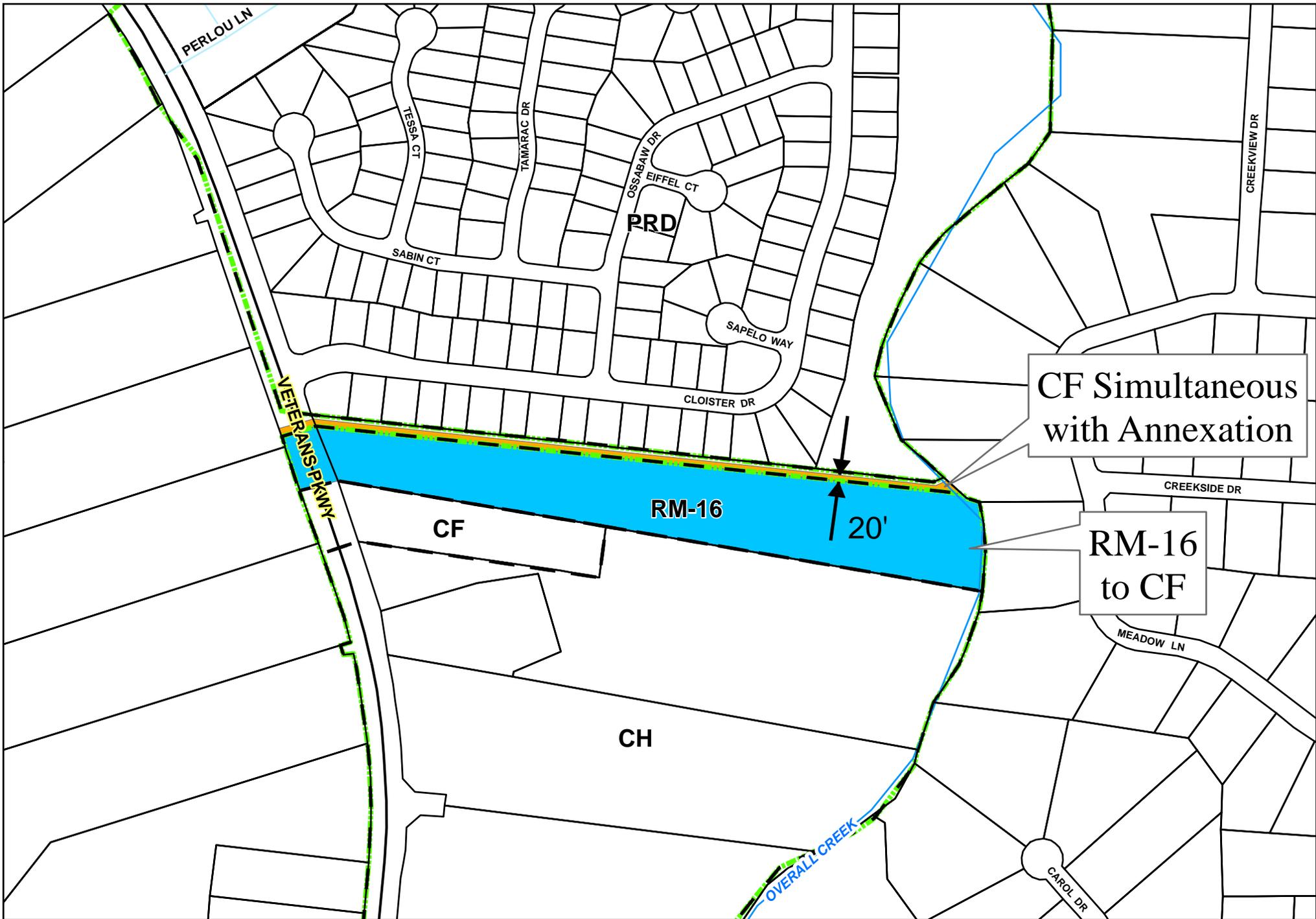
As stated earlier, the parcels to the south are zoned CF and CH. Further to the south of the two subject parcels is also zoned CH and is being developed with a Kroger grocery store. To the north of the subject property is The Cloister single-family residential subdivision, which is zoned PRD (Planned Residential District). The subject property is bordered by Overall Creek and its floodway to the east. Further to the east across Overall Creek are the Franklin Road Estates and

Meadow Lane single-family residential subdivisions, both of which are located in the unincorporated County. To the west, across Veterans Parkway, are several large parcels in the unincorporated County developed with single-family dwellings.

The future land use map contained in the *General Development Plan for the Blackman Community* recommends “Medium Density Residential” uses for the subject parcel. It defines medium-density residential as “planned areas of single-family homes and attached or zero-lot-line units” with a density of “4.0 to 8.0 units per acre.” This zoning request is not consistent with this recommendation. However, the plan also recommends “strong support for nodal commercial development patterns centered on major street intersections.” In fact, the future land use map of the plan recommends that the intersection of Veterans Parkway and Franklin Road, just to the south of the subject property, develop as a “local” commercial node. The Planning Commission needs to determine whether or not the zoning of the subject property to CF is an appropriate extension of this commercial node and an appropriate deviation from the recommendation of the plan’s future land use map.

The applicant will be hosting a neighborhood meeting on April 4th at 6:00 PM at the Blackman Community Center. Staff will have additional comments regarding the neighborhood meeting at the Planning Commission meeting.

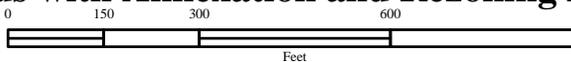
The Planning Commission will need to conduct a public hearing, after which it will need to discuss this matter and then formulate a recommendation for City Council.



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Zoning Request for Property Along Veterans Parkway

CF Simultaneous with Annexation and Rezoning from RM-16 to CF



GIS Department
 City of Murfreesboro
 111 West Vine Street
 Murfreesboro, Tennessee 37130
www.murfreesborotn.gov





City of Murfreesboro
Planning and Engineering Department
 111 W. Vine Street, P.O. Box 1139
 Murfreesboro, TN 37133-1139
 (615) 893-6441 Fax (615) 849-2606
 www.murfreesborotn.gov

Creating a better quality of life

REZONING APPLICATION FORM
\$600.00 per application

Procedure for applicant:

The applicant must submit the following information to initiate a rezoning:

1. A completed rezoning application (below).
2. A plot plan, property tax map, survey, and/or a legal description of the property proposed for rezoning. (Please attach to application.)
3. A \$600.00 non-refundable application fee.

For assistance or questions, please contact a planner at 615-893-6441.

To be completed by applicant:

APPLICANT: Mary F. Reed
 Address: 1634 Wexford Drive City/State/Zip: Murfreesboro, TN 37129
 Phone: 615.663.3343 E-mail address: tlreedjr@gmail.com

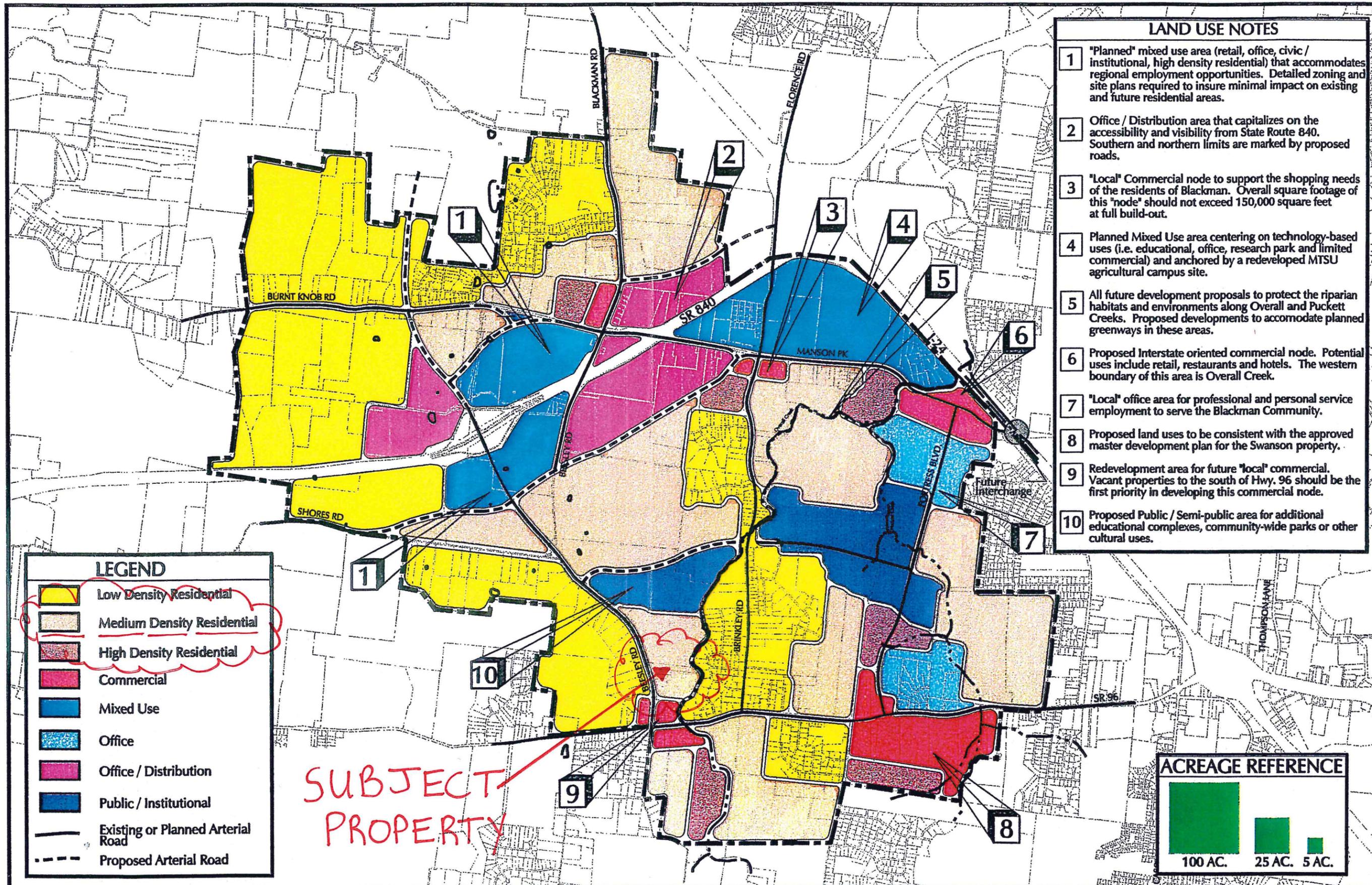
PROPERTY OWNER: Mary F. Reed
 Street Address or property description: 4546 Veterans Parkway
 and/or Tax map #: 93 Group: _____ Parcel (s): 25
 Existing zoning classification: RM-16
 Proposed zoning classification: CF Acreage: 7.6 acres

Contact name & phone number for publication and notifications to the public (if different from the applicant): Tom Reed Phone 615.663.3343
 E-mail: tlreedjr@gmail.com

APPLICANT'S SIGNATURE (required): *Mary F. Reed* *Atty in Fact*
 DATE: 02.24.2016

*****For Office Use Only*****

Date received: _____ MPC YR.: _____ MPC #: 2016-507
2016-412
 Amount paid: \$ 600.00 Receipt #: 922590



LAND USE NOTES

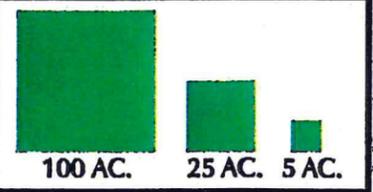
- 1 "Planned" mixed use area (retail, office, civic / institutional, high density residential) that accommodates regional employment opportunities. Detailed zoning and site plans required to insure minimal impact on existing and future residential areas.
- 2 Office / Distribution area that capitalizes on the accessibility and visibility from State Route 840. Southern and northern limits are marked by proposed roads.
- 3 "Local" Commercial node to support the shopping needs of the residents of Blackman. Overall square footage of this "node" should not exceed 150,000 square feet at full build-out.
- 4 Planned Mixed Use area centering on technology-based uses (i.e. educational, office, research park and limited commercial) and anchored by a redeveloped MTSU agricultural campus site.
- 5 All future development proposals to protect the riparian habitats and environments along Overall and Puckett Creeks. Proposed developments to accommodate planned greenways in these areas.
- 6 Proposed Interstate oriented commercial node. Potential uses include retail, restaurants and hotels. The western boundary of this area is Overall Creek.
- 7 "Local" office area for professional and personal service employment to serve the Blackman Community.
- 8 Proposed land uses to be consistent with the approved master development plan for the Swanson property.
- 9 Redevelopment area for future "local" commercial. Vacant properties to the south of Hwy. 96 should be the first priority in developing this commercial node.
- 10 Proposed Public / Semi-public area for additional educational complexes, community-wide parks or other cultural uses.

LEGEND

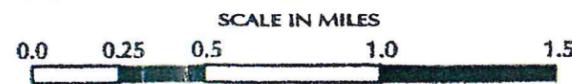
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Commercial
- Mixed Use
- Office
- Office / Distribution
- Public / Institutional
- Existing or Planned Arterial Road
- Proposed Arterial Road

SUBJECT PROPERTY

ACREAGE REFERENCE



BLACKMAN COMMUNITY



BWSC BANK WASSON & SUMNER & CANNON, INC.
ENGINEERS ARCHITECTS PLANNERS
LANDSCAPE ARCHITECTS AND SURVEYORS

RPM Associates
TRANSPORTATION ENGINEERS

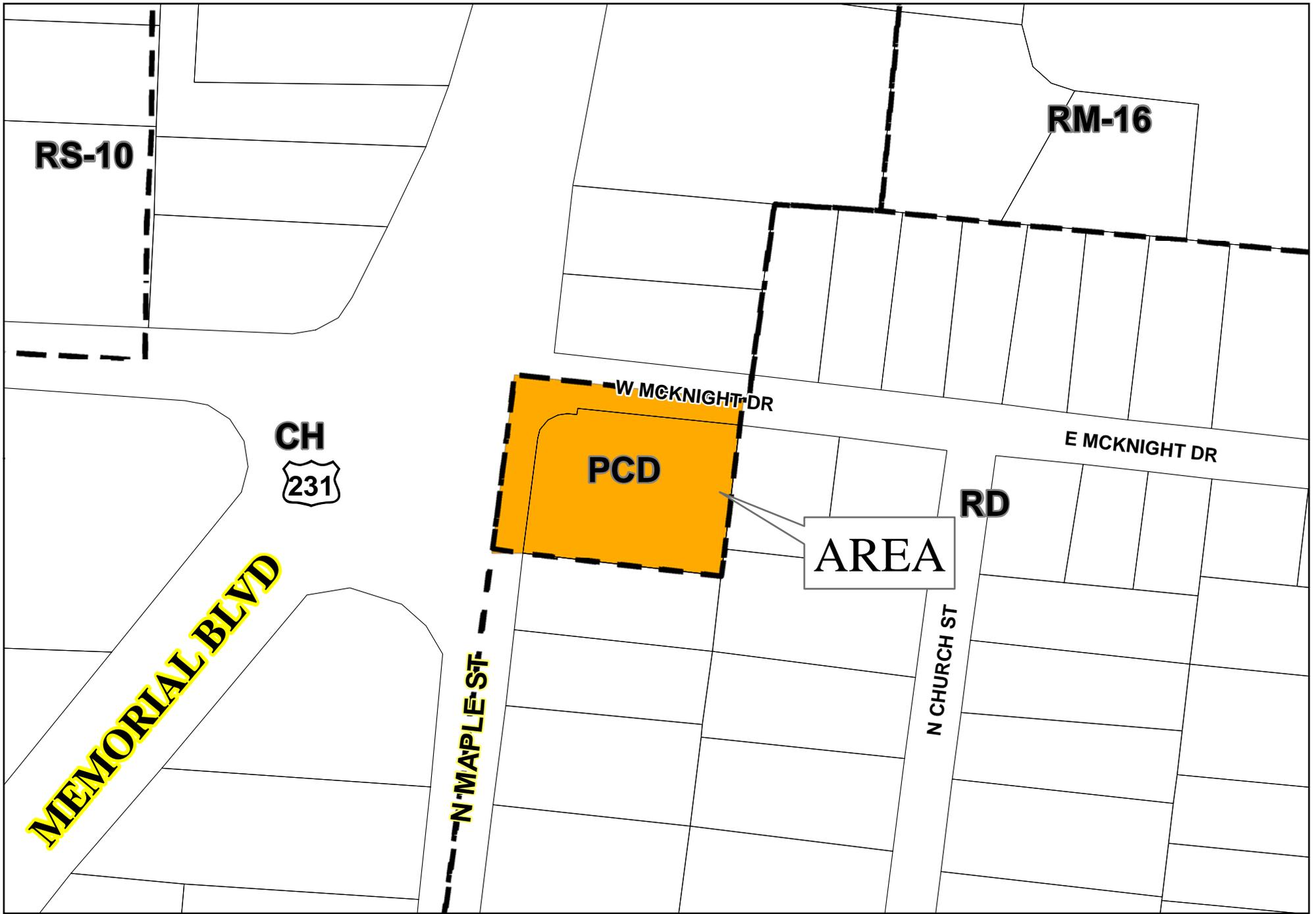
**MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
APRIL 6, 2016**

4.d. Zoning application [2016-416] for approximately 0.43 acres located at 1216 North Maple Street to be rezoned from PCD to CF, Nancy E. Brown applicant.

The subject property is located at the southeast corner of North Maple Street and West McKnight Drive. It is developed with a single-family residence and a dance studio. The dance studio is located in an addition that was constructed behind the original single-family home. Prior to 2003, the subject property was zoned RD (Residential Duplex District) and only contained a single-family dwelling. In 2003, it was rezoned from RD to PCD (Planned Commercial District) in order to allow for the construction and operation of a dance studio. The PCD zoning limits the permitted uses on the property to only a single-family residence and a dance studio. The dance studio is still in operation at this time but will be closing in June. The owner plans on putting the property on the market around that time and believes that the property will be more marketable if it is not restricted to the limited uses that are permitted with the current PCD zoning. Her request is to rezone the property from its current PCD zoning to CF (Commercial Fringe District), which would permit additional commercial uses.

Directly in front of the subject property is the intersection of Memorial Boulevard, West McKnight Drive, and North Maple Street. The uses in front of the subject property along Memorial Boulevard are zoned CH (Commercial Highway). To the southwest of the subject property across North Maple Street is the Blue Coast Burrito restaurant as well as a barber shop and a sign company, which are zoned CH. To the north of the subject property across West McKnight Drive is a real estate office and a Christian Science reading room and bookstore, which are also zoned CH. The subject property is bordered on its east and south sides by single-family residences that are zoned RD. It is bordered on its southeast corner by a duplex that is zoned RD.

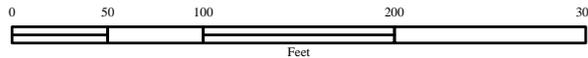
The Planning Commission will need to conduct a public hearing, after which it will need to discuss this matter and then formulate a recommendation for City Council.



**Rezoning Request for Property Along North Maple St from
PCD to CF**



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GIS Department
City of Murfreesboro
111 West Vine Street
Murfreesboro, Tennessee 37130
www.murfreesborotn.gov



City of Murfreesboro
Planning and Engineering Department
 111 W. Vine Street, P.O. Box 1139
 Murfreesboro, TN 37133-1139
 (615) 893-6441 Fax (615) 849-2606
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Creating a better quality of life

REZONING APPLICATION FORM
\$600.00 per application

Procedure for applicant:

The applicant must submit the following information to initiate a rezoning:

1. A completed rezoning application (below).
2. A plot plan, property tax map, survey, and/or a legal description of the property proposed for rezoning. (Please attach to application.)
3. A \$600.00 non-refundable application fee.

For assistance or questions, please contact a planner at 615-893-6441.

To be completed by applicant:

APPLICANT: Nancy E. Brown

Address: 1216 N. Maple St City/State/Zip: Murfreesboro TN 37130

Phone: 615-886-0736 E-mail address: letsdance0974@yahoo.com

PROPERTY OWNER: Nancy E Brown

Street Address or property description: 1216 N Maple St,

and/or Tax map #: 91C Group: M Parcel (s): 001.00 + 001.00 - 001

Existing zoning classification: Planned Commercial Development

Proposed zoning classification: Commercial Fringe Acreage: 0.43 ac

Contact name & phone number for publication and notifications to the public (if different from the applicant): Nancy E Brown Phone 615-886-0736

E-mail: letsdance0974@yahoo.com

APPLICANT'S SIGNATURE (required): Nancy E. Brown

DATE: 3/1/16

*****For Office Use Only*****

Date received: _____ MPC YR.: _____ MPC #: 2016-716

Amount paid: \$600.00 Receipt #: 922594

MINUTES OF THE MURFREESBORO PLANNING COMMISSION JANUARY 20, 2016

1:00 PM

CITY HALL

MEMBERS PRESENT

Bob Lamb, Chairman
Doug Young, Vice Chairman
Eddie Smotherman
Kirt Wade
Ken Halliburton
Tom Clark
Kathy Jones

STAFF PRESENT

Gary Whitaker, Planning Director
Matthew Blomeley, Principal Planner
Margaret Ann Green, Principal Planner
Joe Ornelas, Planner
Carolyn Jaco, Recording Assistant
David Ives, City Attorney
Ram Balachandran, Traffic Engineer
Jay Bradley, Project Engineer
Katie Noel, Project Engineer
Carl Peas, Fire Marshall
Amelia Kerr, Sign Administrator
Brad Barbee, Landscape Site Plan Inspect.

Chairman Lamb called the meeting to order after determining there was a quorum. The minutes from the November 18, 2015 and January 6, 2016, Planning Commission meetings were approved as submitted.

Old Business

Burger King [2015-3172] site plan for 3,157 square foot restaurant on 1.05 acres zoned CH located along Old Fort Parkway, Kevin Newell developer. Mr. Matthew Blomeley began by describing the site plan for the construction of a fast-food restaurant located along the north side of Old Fort Parkway west of Agripark Drive. The subject property is zoned CH and the use is permitted by right in the CH zone. The Planning Commission considered this site plan at its December 16, 2015 regular meeting and deferred action in order to improve ingress/egress. Since that time, the design engineer has worked with Staff and has presented a new design for ingress/egress. Mr. Ram Balachandran and staff have reviewed and approved the new design.

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Mr. Randy Harper was present to represent the applicant. Mr. Harper complimented city staff on being so helpful improving their site plan so it can move forward.

Mr. Doug Young made a motion to approve subject to all staff comments, seconded by Mr. Tom Clark. The motion carried by unanimous vote in favor.

Consent Agenda

Chairman Lamb read the following items to consider for approval.

Hampton Park Section 2 [2016-1002] preliminary plat for 42 lots on 12.2 acres zoned PUD located along Rockcastle Drive, New South Developers LLC developer.

Seward Crossing Section 2 Phase 3 [2016-1003] preliminary plat for 12 lots on 2.7 acres zoned PRD located along Effie Seward Drive, A-1 Home Builders, Inc. developer.

Easton Place [2016-1001] preliminary plat for 1 lot on 10.26 acres zoned RM-16 located along Cason Lane, Gwaltney Communities developer.

Liberty Cove Section 2 Phs. 1 [2016-2001] final plat for 17 lots on 5.99 acres zoned RS-10 and RS-15 located along Lady Thatcher Drive, Howard Wall and Jim O'Brien developer.

Rose Ridge Lots 1 and 2 Resub and Resub of Scottish Glen Common Areas A and B [2016-2002] final plat for 3 lots on 16.3 acres zoned RS-10 located along Colyn Ave., RZM, LLC developer.

Puckett Station Section 9 Phase 1 [2016-2003] final plat for 30 lots on 7.11 acres zoned PRD located along Brinxton Run, Puckett Station Partnership developer.

The Villages of Berkshire Section 8 [2016-2004] final plat for 31 lots on 10.5 acres zoned PRD located along St. Ives Drive, Benefield and Parks LLC developer.

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The Maples Section 2 [2016-2005] final plat for 38 lots on 21.8 acres zoned RS-8 and RS-12 located along Maples Farm Drive, Maples Family General developer.

Rutherford County Judicial Center [2016-2006] final plat for 2 lots on 3.46 acres zoned PND located along Lytle Street, Rutherford County Government developer.

Seward Crossing Section 2 Phase 3 [2016-2008] final plat for 12 lots on 2.7 acres zoned PRD located along Effie Seward Drive, A-1 Home Builders, Inc. developer.

Murfreesboro 96 Partners Commercial Subdivision [2016-2007] final plat for 2 lots on 10.42 acres zoned CH located along Old Fort Parkway, Murfreesboro 96 Partners developer.

ATT @ 1209 Park Avenue [2016-3009] site plan for parking lot modifications on 2 acres zoned H-I located at 1209 Park Avenue, Swanson Development LP developer.

Family Worship Center [2016-3002] site plan for 7,436 ft² addition on 8.8 acres zoned RS-15 located at 3045 Memorial Boulevard, Family Worship Center developer.

Mr. Doug Young made a motion to approve the consent agenda subject to all staff comments, seconded by Mr. Tom Clark. The motion carried by unanimous vote in favor.

Gateway Design Overlay

Gateway Corner [2015-3173 & 2015-6033] final design & site plan review for 19,142 square foot building on 1.9 acres zoned MU & GDO-3 located along Medical Center Parkway and Gateway Boulevard, D&M Properties LLC developers. Ms. Margaret Ann Green began by describing this site plan is for Lot 3 of Waterstone Office Park being called Gateway Corner. This is the final design review for a new 19,142 square foot multi-tenant building located at Medical Center Parkway and Gateway Boulevard. The proposed uses are a restaurant and medical offices

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which are permitted by right within the MU and GDO-3 districts. The proposed building is a two story structure with brick, glass, stucco, and cast CMU.

Ms. Green made known the property is hindered with several easements and utilities. Staff has requested for the following items be addressed:

- Utilities be placed to the ground located with their signage applicant would need to
- Properly screen rooftop elements
- Before final approval this site plan will go before the Design Review Committee requesting approval on their formal open space

Mr. Matt Taylor was in attendance to represent the applicant. He made known he would discuss the rooftop elements with the applicant's architect.

Mr. Eddie Smotherman wanted to know what is being proposed for the height of the signage along Medical Center Parkway. Mr. Taylor made known it is limited to eight feet. They are proposing an eight foot sign being similar to the hospital sign. The sign would be placed along the corner of their lot.

Mr. Kirt Wade made a motion to approve subject to all staff comments, seconded by Ms. Kathy Jones. The motion carried by unanimous vote in favor.

Mandatory Referral [2015-724] for the abandonment of a sanitary sewer easement on Lot 3 of the Waterstone subdivision, Matthew Taylor applicant.

Ms. Margaret Ann Green began by making known this request is to consider approving the abandonment of a public sanitary sewer line easement on Waterstone Lot 3 (Gateway Corner). The Murfreesboro Water and Sewer board approved this item during the meeting on January 19, 2016. The applicant will need to provide the necessary information for the Legal Department to prepare the legal documents. Last, Ms. Green stated that City Council will take final action for this request.

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Mr. Eddie Smother made a motion to approve subject to all staff comments, seconded by Mr. Ken Halliburton. The motion carried by unanimous vote in favor.

Fortress Personal Storage Phase 2 & Dental Office [2015-3164 & 2015-6035] final design & site plan review for 29,030 square foot self-storage facility and 4,200 square foot medical office on 0.89 acres zoned PUD located along Fortress Boulevard, Drumm Holdings development. Ms. Margaret Ann Green began by describing the final design review for a new 24,432 square foot self-storage facility and a 14,709 square foot dental office located along Fortress Boulevard. The proposed uses are permitted within the PUD district (2005-405). The proposed self-storage facility is three stories (32' tall) and the dentist office is one story. The self-storage facility lot will be combined with the existing self-storage lot. The self-storage facility can only be accessed at its northern side through a covered loading area (covered by the second & third stories). The dentist office will be a separate lot of record and is one story (13' tall). Much of the infrastructure exists, such as parking spaces and landscape islands. During Initial Design Review, the Planning Commission discussed the architecture of the proposed self-storage facility and that it did not meet GDO standards. The primary building material was EIFS and not brick, stone or rock as required. The architect has revised the elevations to add more brick on the fronts and sides. Last, Ms. Green made known the landscape comments for this site plan have not been addressed. She requested before any permits are issued all staff comments will need to be addressed.

Mr. Jim Lowen was in attendance to represent the applicant. Mr. Lowen came forward presenting the material board making known the elevations had been revised to increase the primary brick material. Also, they would be matching the metal roof material Phase One buildings. Now, with these revisions he feel like this site plan is consistent with the GDO requirements. Continuing, Mr. Lowen made known they would be using two different color brick material and would be matching the roof with the existing phase one buildings. He explained the proposed brick

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materials will be used on the front, sides and rear of the building and the EIFS material will be placed along the second and third level.

Mr. Ken Halliburton asked if any of the rear elevations would be seen from the roadway, in which Mr. Lowen answered no. The backs of the proposed buildings would not be seen because of the existing Phase One buildings.

Mr. Doug Young made a motion to approve subject to all staff comments, seconded by Mr. Tom Clark. The motion carried by unanimous vote in favor.

Fortress Personal Storage Resub Lots 1A and 1B [2016-2009] final plat for 2 lots on 4.97 acres zoned PUD located along Fortress Boulevard, Fortress Boulevard Land, LP developer.

Ms. Margaret Ann Green began by describing the final plat review for Fortress Personal Storage Resubdivision of Lots 1A and 1B located along Fortress Boulevard. The property is zoned PUD. The purpose of this plat is to adjust the location of an existing lot line.

Ms. Kathy Jones wanted to know if Lot 1 had already been created, in which Ms. Green answered yes, it is for Rainbow Daycare.

Mr. Doug Young made a motion to approve subject to all staff comments, seconded by Ms. Kathy Jones. The motion carried by unanimous vote in favor.

Steamboat Bills [2015-3167 & 2015-6034] final design & site plan review for exterior modifications to add outdoor dining to an existing store located at 840 NW Broad St on 0.05 acres zoned CH & GDO-4, Jeremy Sanders developer.

Ms. Margaret Ann Green began by describing the final design review for an addition to an existing seafood retail store to add outdoor dining thereby adding restaurant as an accessory use. The applicant wishes to expand by offering crawfish to be enjoyed at their site. There will plans to sell beer at this site.

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Mr. Bill Huddleston was in attendance to represent the applicant. He made known the applicant plans to be open during the seafood season starting around February through the summer months.

Ms. Kathy Jones made a motion to approve subject to all staff comments, seconded by Mr. Kirt Wade. The motion carried by unanimous vote in favor.

The Fresh Market [2015-3055 & 2015-6032] initial/final design review for 21,868 square foot grocery store on 18 acres zoned L-I & GDO-1 located at 484 North Thompson Lane, Brookside Properties Inc. developer. Ms. Margaret Ann Green began by describing this being initial and final design review for a change of use from Bed, Bath & Beyond retail store to a Fresh Market grocery store located in the Oaks Shopping Center at 484 North Thompson Lane. The proposed use as a grocery store is permitted by right within the L-I and GDO-1 districts. The existing building is a one story structure. The Fresh Market is proposing to reface the exterior, add a waste enclosure in the rear, and rework the loading dock. An outdoor dining area is being added on the plaza area in front of the building. The applicant is also proposing to add cart corals in the parking lots.

Mr. Jim Powell was present to represent the applicant. Mr. Powell explained the improvements is considered as a face lift to the front of the building. They will be adding light by opening up the window that will include dark forest green color awnings. Also, the roof line will be cleaned up with a synthetic material and adding stone columns. The exterior and interior changes being proposed could take up to five months before the opening the store, hopefully, in August.

Mr. Eddie Smotherman commented how he likes the changes being made that will enhance the building. Chairman Lamb agreed, he commented how this store would bring a lot traffic and business back into the area. However, he does have concerns with lack of striping in the parking lots and driving lanes. This shopping center needs to improve the striping for health and safety issues.

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Mr. Ram Balachandran explained this was private property; however, he would send letters to the owner of this development to see if they have a date scheduled for marking this development.

Mr. Jim Powell made known he would contact the property owners of the shopping center to address the concerns regarding this need having the striping added in the parking lots and drive lanes.

Mr. Eddie Smotherman made a motion to approve the initial and final subject to all staff comments, seconded by Ms. Kathy Jones. The motion carried by unanimous vote in favor.

Waterstone Office Park Lot 7 [2016-3017 & 2016-6001] initial design review for 40,527 ft² office building on 2.69 acres zoned MU & GDO-3 located along Williams Drive, HPHK Partners developer.

Ms. Margaret Ann Green began by describing the final design review for a new 40,527 square foot general office and medical office building located along Williams Drive, adjacent to the Gateway pond. The plans for this project were reviewed and approved as Final Design Review in January 2010. The proposed uses are permitted by right within the MU and GDO-3 districts. The proposed building is a three story structure with a cast-stone base on the first floor and brick above. The window header and sill are cast-stone with an EIFS cornice above the second level and along the roof line. A drive-thru canopy will be located along the western side of the building.

Continuing, Ms. Green explained this site has a monitoring well that is owned by the City of Murfreesboro for underground monitoring. The City will need to continue having access to the monitoring well and will make the necessary improvements to the well so it would not be visible with this development. The applicant has agreed to allow the monitoring well remain and allow the City to make the necessary improvements.

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Mr. Matt Taylor was in attendance to represent the applicant. He made known this had been approved over five years ago. The building has not changed other than the drop off canopy. The building will be cast stone, and brick. They would be using EIFS in the cornice lines.

Ms. Green explained on this site along the western property line are sidewalks that had been added by the adjacent property owner.

Mr. Kirt Wade made a motion to approve subject to all staff comments, seconded by Mr. Ken Halliburton. The motion carried by unanimous vote in favor.

Plats and Plans

Speedway [2016-3007] site plan for 3,936 ft² gas station/convenience market on 2.35 acres zoned CH & RM-12 located along South Rutherford Boulevard, Speedway LLC developer.

Ms. Margaret Ann Green began by describing the site plan review for a 3,936 square foot convenience store and gas station located east of South Rutherford Boulevard and north of Chandler Place. The property is zoned CH and RS-12 the proposed use is permitted within the CH zoned portion of property. The proposed building is one story with architectural concrete masonry units (QuikBrik) which look similar to a traditional brick veneer at the bottom four feet will be Quik-Brik “Monico Blend” (gray) and the remaining upper portion will be Quik-Brik “Heritage Blend” (red). The roof will be mansard with asphalt shingles. The gasoline canopy is 20.5 feet tall with a mansard roof and has 10 pumps. Speedway is proposing 6-8 inch red stripe around the canopy and a dithering pattern replacing the grey stripes we have seen in the past. The mechanical equipment will be roof mounted and is being screened with Allucobond metal screening.

Ms. Green made known the site has a double frontage lot and would have access to South Rutherford Boulevard with a right in/right out access drive and to Chandler Place with a full access drive. Chandler Place is expected to be signalized in the future and, at that time, the access drive

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onto Chandler will be converted to a right in/right out only and a second access that will be provided further to the east along a shared drive that runs along the rear of the property on Rutherford Boulevard. Staff is aware that more development will occur in this area due to the number of acreage available. In the future there will be a significant amount of traffic along Chandler Place. Therefore, for further reference the following staff comment with the following condition:

Staff comment number two

A cross access drive will be constructed by the Hearthstone developer in the future that will run along the rear (north) of the this property, as approved by the Planning Commission on the Hearthstone Master Plan and Preliminary Plats. At that time, Speedway's full access onto Chandler as shown on these plans will need to be restricted to a right in/right out. This site will then have access to the private drive which will also provide a full access point to Chandler Drive and protect the operation of Chandler Drive and any future signalization of it with South Rutherford Blvd.

Mr. Jonathon Wocher was in attendance to represent the applicant. This will be the fifth location for a Speedway store. The full access on Chandler Place is their request with this site plan.

Ms. Green commented that timing is what is expected for a traffic signal. The access from Old Castle Drive should be restricted as a right in/right out, when access is constructed at the rear of property. The City Transportation and Engineer Department have made this request. This it to prevent any compromise to the street. If approved staff would like to receive \$10,000.00 to hold as surety for future access. Mr. Gary Whitaker stated this is a 50 year plan for the city and the future of the joining property.

Mr. Eddie Smotherman made a motion to approve subject to all staff comments, seconded by Ms. Kathy Jones. The motion carried by unanimous vote in favor.

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Belle Haven Cove Phase 2 [2016-3011] site plan for 54 multi-family units on 9.77 acres zoned RM-16 located along Saint Andrews Drive, Ole South Properties Inc. developer.
WITHDRAWN

Valleybrook Section 1 [2016-1004] master plan and preliminary plat for 66 lots on 17.69 acres zoned PRD located along Compton Road, Green Trails LLC developer. Mr. Matthew Blomeley began by describing the master plan review and preliminary plat review for 66 lots on 17.69 acres zoned PRD. These lots have a minimum lot size of 6,000 sq-ft, 8,000sq-ft, and 12,000sq-ft. Each of the proposed lots meets the minimum lot size.

This has been reviewed subdivision plan and the master plan which is consistent with the Planned Residential Development that had been scrutinized and approved by the Planning Commission and City Council.

Mr. Matt Taylor was in attendance to represent the applicant.

Mr. Ken Halliburton made a motion to approve subject to all staff comments, seconded by Ms. Kathy Jones. The motion carried by unanimous vote in favor.

The Cottages at Valleybrook [2016-3016] master plan and Section 1 site plan for 32 dwelling units on 25.69 acres zoned PRD located along Compton Road, Green Trails Inc. developer.

Mr. Matthew Blomeley began by describing the master plan review, as well as the site plan review for Section 1, for The Cottages at Valleybrook multi-family residential development, which is located along the south side of Compton Road. This multi-family development is part of a larger PRD that was approved in 2015 and also contains single-family residential detached lots as well. This site plan is generally consistent with the approved PRD zoning plan.

Staff recommends the additional staff comments be addressed before any permits are issued:

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- Submit architectural elevation for all four sides of all residential buildings and the clubhouse. This is to make certain the elevations are consistent with their PRD plan.
- Provide a traffic sight distance triangle analysis for the clubhouse.
- Provide sidewalk connectivity to the front of the units (i.e., the side without the garage). The sidewalk plan is subject to the review and approval of the Planning Staff.

Mr. Matt Taylor was in attendance to represent the applicant.

Mr. Kirt Wade made a motion to approve subject to all staff comments, seconded by Ms. Kathy Jones. The motion carried by unanimous vote in favor.

Easton Place [2016-3008] site plan for 192 unit multi-family dwelling on 10.26 acres zoned RM-16 located along Cason Lane, Gwaltney Communities LLC developer.

WITHDRAWN

Centerpoint Condos (Buford on Main) [2016-3012] site plan for 43 multi-family units on 4.1 acres zoned RM- 16 located along East Main Street, The Home Team, Inc developer. Mr. Matthew Blomeley began by describing the site plan review for a proposed multi-family residential development located along the south side of East Main Street east of South Rutherford Boulevard. The subject property is zoned RM-16 and the proposed use is permitted by right.

Staff recommends the additional staff comments be addressed before any permits are issued:

- Revise architectural elevations to provide cement siding or hardy board siding on the second story of the front of the building facing East Main Street.
- The name of this site plan duplicates the names of several other developments. Staff request the name Centerpoint Condos be changed so there will not be any confusion with emergency response.

Mr. Matt Taylor was present to represent the applicant.

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Mr. Ken Halliburton made a motion to approve subject to all staff comments, seconded by Mr. Kirt Wade. The motion carried by unanimous vote in favor.

John N. Jenkins Commercial Subdivision, Lots 3 and 4 [2015-3027] site plan amendment for detention improvements on 2.22 acres zoned CH located along South Church Street, Mr. Jerry W. LaQuiere developer. Mr. Matthew Blomeley began by describing the site plan review for drainage improvements for two existing commercial lots in the John N. Jenkins Subdivision. The proposed improvements seek to address detention for the development of the two lots. This site plan was originally approved by the Planning Commission in March 2015. However, the design engineer has redesigned the proposed improvements and Staff has brought this item back to the Planning Commission as a site plan amendment. A fast-food restaurant was previously approved for Lot 3 but construction never moved forward.

Staff recommends all proposed roadway modifications be subject to the review and approval by both the Tennessee Department of Transportation and the City Engineer.

Mr. Bill Huddleston was in attendance to represent the applicant.

Mr. Ken Halliburton made a motion to approve subject to all staff comments, seconded by Mr. Tom Clark. The motion carried by unanimous vote in favor.

John N Jenkins Lot 3 Retail Center [2016-3005] site plan for 16,000 ft² retail center on 1.9 acres zoned CH located along South Church Street, Jerry LaQuiere developer. Mr. Matthew Blomeley began by describing the site plan review for the construction of a “commercial center” located along the west side of South Church Street south of Veterans Parkway. The subject property is zoned CH and this use is permitted by right in the CH zone. At this time it is unknown who the tenants will be.

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Last, due to the small size of elevations that had been submitted, the Planning Director has made known the final architectural elevations would be subject to Staff's review and approval prior to the issuance of a building permit.

Mr. Bill Huddleston was in attendance to represent the applicant.

Mr. Doug Young made a motion to approve subject to all staff comments, seconded by Mr. Ken Halliburton. The motion carried by unanimous vote in favor.

Automasters of Murfreesboro [2015-3171] site plan for 2,016 square foot building on 1.4 acres zoned CH located along South Church Street, Ron Janbash developer. Mr. Matthew Blomeley began by describing the site plan for a new motor vehicle sales lot located along the west side of South Church Street south of Veterans Parkway. The subject property is zoned CH and the proposed use is permitted by right in the CH zone.

Staff recommends the additional staff comments be addressed before any permits are issued:

- The final architectural elevations are subject to the review and approval of the Planning Director prior to the issuance of a building permit.
- Provide information on the proposed wall panels to be reviewed and approved by the Planning Director prior to the issuance of a building permit.
- Provide information regarding their signage
- Provide information regarding their planting yards in the front and sides of their building.

Mr. Tony Azimipour was in attendance to represent the applicant. He made known he could not obtain any samples of the proposed material within this area. Chairman Lamb wanted to know if the material being described being similar in our area. Mr. Whitaker explained it would be a similar material as the Toyota dealership along Fortress Boulevard. Mr. Azimipour agreed to work with City staff in addressing all City requirements.

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Ms. Kathy Jones made a motion to approve subject to all staff comments, seconded by Mr. Ken Halliburton. The motion carried by unanimous vote in favor.

New Business

Annexation Plan of Services and annexation petition [2015-509] for approximately 16.5 acres located along NW Broad Street, Jordan Family General Partnership applicant. Ms.

Margaret Ann Green began by describing the subject property consisting of two parcels located north of West Thompson Lane. Will Jordan representing Jordan Family General Partnership has requested that the City of Murfreesboro annex these portions of two contiguous parcels located 444 and 560 West Thompson Lane, and the portions of the lots included in the study area total 16.45 acres. The applicant has requested a zoning classification of PRD (Planned Residential Development) simultaneous with annexation. The property is bordered on the north and west with single-family developments. The Siegel school complex is to the south and MTSU's property is to the east.

The property is contiguous with the existing City Limits along its southern and eastern property lines. It is within the City's urban growth boundary and the owner has petitioned the City for its annexation. Staff has prepared an annexation feasibility study and plan of services for this annexation request.

Mr. Ken Halliburton made a motion to schedule a public hearing on February 3, 2016, for annexation request and plan of services, seconded by Ms. Kathy Jones. The motion carried by unanimous vote in favor.

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Zoning application [2015-415] for approximately 23.4 acres located north of West Thompson Lane to be rezoned from RS-15 to PRD (approximately 6.9) and to zone PRD simultaneous with annexation (approximately 16.5 acres), Blue Sky Construction applicant.

Ms. Margaret Ann Green began by describing the subject property located north of West Thompson Lane, just north of the intersection with Siegel Road. The subject property consists of 2 parcels. A portion of both parcels is currently located in Murfreesboro City limits and the remainder is in the unincorporated area of Rutherford County. A petition for annexation has been made to include the entire two parcels within Murfreesboro's municipal boundary. The portion of property currently located in the City is zoned RS-15 (Single-Family Residential District). The properties to the east are zoned CU (College and University District). The properties to the west and south are zoned RS-15. The Siegel school complex is located along the southern side of West Thompson Lane.

Mr. Clyde Rountree was in attendance to represent the applicant. Mr. Rountree stated this development would be similar as the development known as General Run. The applicant proposes a mix type product with attach townhomes with common area parking. Also, there will be detach single family homes. Last, there will be attached townhomes with garages. The developer is proposing a total of 178 units with a total of 5.3 units per acre. The proposed materials include a variety of masonry product, stone and brick with nice landscaping. Last, they are working with staff to align the road to Siegel High School.

Ms. Margaret Ann Green made known there would be a neighborhood meeting conducted before the public hearing.

Ms. Kathy Jones made a motion to schedule the rezoning request for a public hearing on February 3, 2016, seconded by Mr. Ken Halliburton. The motion carried by unanimous vote in favor.

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Zoning application [2016-403] for approximately 17.92 acres located at 3726 Manson Pike to be zoned PRD & GDO-1 simultaneous with annexation, Hunter/McDowell Development applicant. Ms. Margaret Ann Green began by describing the subject property consists of one

parcel, which was the subject of a former annexation petition and zoning change request considered in 2015. The City Council deferred action the application to be zoned RM-16. The applicant has since made an application to zone the property PRD and GDO-1. This tract is 17.9 acres and is located at 3726 Manson Pike. The area being studied for annexation and rezoning is 17.3 acres as a 10' strip of the requested area has been left out of the study area. The properties to the east and west are in the unincorporated area of Rutherford County. Interstate 24 borders the property along its northern property line. The properties to the south are zoned RM-16 (Integra Creek Apartments) and CL (Commercial Local District). The properties to the south and southeast are also located within the GDO-1 overlay district.

The owners wish to sell and potential purchasers desire the property to be developed with city services. The applicants have requested that the land be zoned PRD (Planned Residential District) simultaneous with annexation. It is staff's recommendation to also zone this property GDO-1 simultaneous with annexation.

The subject property is also located within the General Development Plans for the Blackman Community; an excerpt has been included in the agenda materials. The community plan recommends that this parcel develop as "Planned Mixed Use area centering on technology-based uses (i.e. educational, office, research park and limited commercial) and anchored by a redeveloped MTSU agricultural campus site." The proposed multi-family use is not consistent with the plan however the Planning Commission may view the use as an appropriate transitional use.

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Mr. Clyde Roundtree and Mr. Charles Haskett were in attendance to represent the applicant. Mr. Roundtree made known the developer has been listening to the concerns from City Council, Planning Commission and the neighbors'. The following issues have been addressed:

- The location of the buildings have been properly oriented from the geo tech information
- Reduce the size and height of buildings
- Preserve and renovate the existing 200 year old private home to keep as a residential home
- Maintain the existing buffer with a define fence line on the property line
- Parking standards for the units
- Continue working with staff with the cave, buffer, tandem parking spaces, garages and improvements to the clubhouse.

Mr. Charles Haskett came forward explaining their request for the tandem parking spaces. They would be counting the garage and the space in front of the garage. The garages will be for vehicle use only. Ms. Jones wanted to know if this had been done in other developments. Mr. Haskett explained from their submitted program book a chart with information about their developments that have used the tandem parking spaces. Last, they will be conducting a neighborhood meeting tomorrow night January 21, 2016. There will be a site plan for the neighbors to view so they can incorporate their concerns.

Ms. Kathy Jones made a motion to schedule a public hearing on February 3, 2016, seconded by Mr. Kart Wade. The motion carried unanimous vote in favor.

Rezoning Application [2016-402] for approximately 2.3 acres located at 3281 Siegel Road to be rezoned from RS-15 to PCD), Cornerstone Development applicant. Ms. Margaret Ann Green began by describing the subject property located west of Siegel Road and is part of a larger parcel. All of the surrounding properties are zoned RS-15. The subject property is also currently zoned RS-15 (Single Family Residential District) and is undeveloped. The applicant has a contract

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on the property and has requested a rezoning to PCD (Planned Commercial District) to construct a daycare center. The applicant believes the daycare center will be a good fit in this area as it is adjacent to Siegel schools and just south of a church.

Mr. Matt Taylor was in attendance to represent the applicant. Mr. Taylor came forward explaining the applicant's program book. The architecture and use would complement the area with low impact use with the neighbors. Mr. Taylor made known the following items:

- Decorative aluminum fencing around the area
- Shingle pitch roof
- Primary brick building material with small amounts of hardy or cement siding, cedar and wood
- Trash enclosure away from the north neighbor
- Provided a list for allowable uses with this structure if ever the daycare leaves this area
- Limited operation hours with this use

Ms. Kathy Jones made a motion to schedule a public hearing on February 3, 2016, seconded by Mr. Ken Halliburton. The motion carried by unanimous vote in favor.

PRD amendment [2016-404] for approximately 46 acres in the Marymont Springs Mansion Estates PUD, Bob Parks and David Alcorn developers.

Ms. Kathy Jones made known she would be abstaining from all discussion and vote with this rezoning request.

Ms. Margaret Ann Green began by describing the subject property being a portion of the developing Marymont Springs PUD known as the Mansion Estates located west of Rucker Lane. The request is to amend the PUD to reduce the lot size and reduce some setbacks in the program similar to other lots in the development.

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Mr. Clyde Rountree was in attendance to represent the applicant. Mr. Rountree explained the applicant would like to reduce the 65 foot wide lot to a 52 wide foot lot. Also reduce the front setback to 25 feet. This is to allow additional space in the back yard. Last, this would also allow reallocating a retention pond. This is a market driven request.

Chairman Lamb asked if the neighborhood restrictions remain the same, in which Mr. Rountree answered yes, they would remain the same.

Mr. Tom Clark made a motion to schedule a public hearing on February 3, 2016, seconded by Mr. Kirt Wade. The motion passed with one abstention made by Ms. Kathy Jones.

PRD Amendment [2016-405] for approximately 25.6 acres to amend the Cedar Retreat PRD, Donald Henley Construction applicant.

Chairman Bob Lamb made known he would be abstaining from all discussion and vote regarding this rezoning request.

Mr. Matthew Blomeley began by describing the subject property located along the west side of Florence Road approximately one-half mile north of I-24. It was annexed in 2006 and zoned PRD simultaneous with annexation. The surrounding land uses are primarily residential in nature. The Youngstown single-family residential subdivision, which is in the unincorporated County, is located directly to the north, while the Thistle Downs single-family residential subdivision -- zoned RS-10, RZ, and PUD -- is located directly to the south. Also bordering the property along Florence Road on its north and south sides are two single-family residential parcels. Directly across the street to the east is the Adams Run single-family residential subdivision, which is zoned RS-12, as well as a Murfreesboro fire hall. There is also some commercially-zoned property further to the south along Florence Road, just north of I-24.

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The existing Cedar Retreat PRD, which was approved in 2006, has never been developed and the property has remained vacant. The approved plan consists of a total of 123 dwelling units, including 77 single-family detached units with lot widths between 40' and 60' and 46 single-family attached units. Thirty-six (36) of the single-family detached lots were to be accessed via a rear alley. The plan requires minimum square footages of 1,200 for the single-family attached product and 1,400 for the single-family detached product. The current applicant recently purchased the property and does not wish to develop it under the current PRD zoning plan. He has submitted a request to amend the PRD zoning with a completely new plan.

The proposed PRD amendment drastically reduces the density from 123 to 57. In addition, instead of both single-family detached and single-family attached products, only single-family detached units are proposed. The lot size is also increasing to a minimum of 12,000 square-feet. All alleys have been eliminated from the plan. The minimum house size has also increased to 1,900 square-feet. The proposed exterior building materials for the houses will be brick, stone, and cement-board siding. Vinyl will only be allowed in the trim, soffit, dormers, and gables. Both front-entry and side-entry garages are proposed. The front setback is proposed to be 25', but all garages will be set back at least 35' from the front property line, ensuring room for at least four (4) off-street parking spaces per dwelling unit. Sidewalks will be provided on both sides of all streets, and there will be common open space provided at the front of the subdivision along Florence Road.

Mr. Matt Taylor and Mr. Rob Molchan were in attendance to represent the applicant.

Mr. Ken Halliburton made a motion to schedule a public hearing on February 3, 2016, seconded by Ms. Kathy Jones. The motion passed with one abstention made by Chairman Bob Lamb.

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Annexation Plan of Services and annexation petition [2015-503] for approximately 3.67 acres located along NW Broad Street, Ron Buck applicant. Mr. Matthew Blomeley began by describing the subject property consists of a 3.67-acre portion of a 9.05-acre parcel located along the east side of Northwest Broad Street, just south of Florence Road. The Wallace Trailer business is located directly to the south, while the Northstar Industrial Park borders the subject property on its east and north sides. The front 5.38 acres was annexed into the City limits in 1994, but the rear 3.67 acres has remained in the unincorporated County ever since. For years, the entire property was used for an auto salvage business. There are two existing structures on the subject property, the main one of which dates back to 1950. The auto salvage business closed at this location several years ago and the property has remained vacant.

In November, it was purchased by the applicant. He has petitioned the City for the annexation of the rear portion of the property, so that any future development on the property will all be in one jurisdiction. The front portion of the property that is already inside the City limits is zoned L-I (Light Industrial), while the rear portion of the property is zoned Industrial in the unincorporated County. Because the rear portion of the property is already zoned Industrial in the County, it will be given an interim L-I zoning classification should it be annexed into the City. The applicant has not submitted a companion zoning request simultaneous with annexation, as he is satisfied with the L-I zoning classification.

The subject property is contiguous with the existing City Limits to the east, west, and north. It is within the City's urban growth boundary. In addition, the property owner has petitioned the City for the annexation. Staff is preparing a plan of services, which will be ready for the Planning Commission's review prior to the public hearing. No right-of-way is included in the annexation study.

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Mr. Clyde Rountree and Mr. Bill Huddleston were in attendance to represent the applicant.

Ms. Kathy Jones made a motion to schedule a public hearing for Annexation Plan of Services and annexation petition on February 3, 2016, seconded by Mr. Tom Clark. The motion carried by unanimous vote in favor.

Rezoning application [2016-401] for approximately 11 acres located along Manson Pike to be rezoned from RS-15 to PRD, David Alcorn applicant.

Ms. Kathy Jones made known she would be abstaining from all discussion and vote regarding this rezoning request.

Mr. Matthew Blomeley began by describing the subject property located along the south side of Manson Pike, just east of State Route 840. It is currently developed with one (1) single-family residence. It was annexed by the City in early 2015 without a companion zoning request. As a result, it came into the City with an interim zoning classification of RS-15 (Single-family Residential District 15). It has since been purchased by Alcorn Properties, LLC, who has requested rezoning from the interim RS-15 zoning to PRD (Planned Residential District). The subject property is bordered on its east and south sides by several single-family residential subdivisions zoned RS-12, including Oakton, Princeton Oaks, and Blackman Meadows. The property to the north across Manson Pike is in the unincorporated County and is developed with single-family residential uses and a church. There is a church on the property directly to the west. Further to the west, on the other west side of the church, is a vacant tract that has passed second reading before the City Council for rezoning to CH (Commercial Highway) and CF (Commercial Fringe).

The proposed PRD is for a new residential development called Maddington Parke, which would consist of 88 dwelling units, which would be sold under a horizontal property regime. All streets would be private. A two-story townhome style of construction is proposed, with units ranging from 1,500 square-feet to 2,100 square-feet. Front elevations will consist of brick, stone, and

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cement board siding for exterior materials, while the rear elevations (with the exception of the buildings adjacent to Manson Pike) will consist primarily of vinyl siding. Each unit will have its own garage and a driveway, allowing for 2-4 cars to park at each home site. There will also be 75 guest parking spaces provided throughout the development. The development will exceed minimum multi-family residential parking requirements.

There are three topics on which Staff would like the Planning Commission to give the applicant and Staff direction at the workshop. First, the three (3) buildings closest to Manson Pike face inward, leaving the backs of the units to face Manson Pike. Staff would like the Planning Commission to discuss the orientation of these buildings. If these buildings are to remain as proposed, Staff would recommend continuous berming along Manson Pike, not only to mitigate the impact of the view shed along Manson Pike but also to give the future residents of this development more privacy. The plan indicates that berming will be used but does not indicate to what extent. Second, there is a heavy reliance on vinyl siding on the rear building elevations (except along Manson Pike, where the rear elevations are brick and cement board siding). Staff would like the Planning Commission to provide guidance on the amount of vinyl siding proposed on the rear elevations. Finally, the applicant proposes to deviate from the City's typical solid waste management protocols with this PRD. Multi-family developments in traditional bulk zoning districts are required to have a trash compactor, if the total unit count exceeds 75. This development proposes individual solid waste carts to be stored in the garage and serviced by a private hauler. Staff's recommendation is to not deviate from the standard practice of requiring a compactor.

The future land use map contained in the *General Development Plan for the Blackman Community* recommends that the subject property develop as "Office/Distribution." It defines "Office/Distribution" as "office and distribution flex space in a well-planned setting" with permitted uses of "office showroom, distribution facilities, and ancillary retail." As a caveat,

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however, the plan stated that the designation of this property as “Office/Distribution” largely hinged on accessibility to the Veterans Parkway interchange. The future land use map showed a planned arterial road running from Veterans Parkway to Manson Pike parallel to SR 840. This arterial road was never constructed and, with the development of the single-family subdivisions in this area, such a road improvement seems very unlikely. Without this roadway, it may be argued that the “Office/Distribution” recommendation is no longer applicable. With respect to the proposed PRD at hand, it might also be argued that such a multi-family use would be an appropriate transition from the single-family residential zoning to the east to the commercial zoning to the west.

Mr. Matt Taylor and Mr. Rob Molchan were present to represent the applicant. Mr. Molchan came forward making known they would be addressing three buildings with the backs on Mason Pike be revised so the buildings fronts will be facing Mason Pike with berm and landscaping. Continuing Mr. Molchan made known for the program the following:

- Right side of the entry into the development will be a retention area pond that will become an outdoor recreation feature. This amenity area will have a walking trail, pavilion or gazebo for the residents in this area
- Sidewalks on both sides of the private streets
- Vinyl siding material being proposed on the same side of Oakton subdivision will be similar material as the existing Oakton homes
- Type B buffer beside the joining single family subdivision property line
- Private trash hauling collection once a week
- Provide a space to be allocated for a future trash compactor

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Chairman Lamb brought up concerns from the proposed program book there are no color renderings provided for the vinyl siding. Also, the view in the back is not appealing and should be revised before the public hearing.

Mr. Ken Halliburton requested there be a compactor due to the density of the area. The carts can become cumbersome being in the garage. Mr. Matt Taylor explained several different locations that use the private carts that have been preferred over a centralized compactor. This development will be maintained by a Home Owners Association, private streets that have worked well in the past.

Chairman Lamb due to the requests made by Planning Director and staff, he request for a compactor be included with this rezoning request.

Mr. Ken Halliburton made a motion to schedule a public hearing on February 3, 2016, seconded by Mr. Tom Clark. The motion passed with one abstention made by Ms. Kathy Jones.

There being no further business the meeting adjourned 3:40 p.m.

Chairman

Secretary

GW: cj

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7:00 p.m.

City Hall

Members Present

Bob Lamb, Chairman
Doug Young, Vice Chairman
Kathy Jones
Eddie Smotherman
Kirt Wade
Tom Clark
Ken Halliburton

Staff Present

Gary Whitaker, Planning Director
Matthew Blomeley, Principal Planner
Margaret Ann Green, Principal Planner
Donald Anthony, Principal Planner
Robert Lewis, Planner
Joe Ornelas, Planner
Carolyn Jaco, Recording Assistant
David Ives, City Attorney
Ram Balachandran, Traffic Engineer
Katie Noel, Project Engineer

Chairman Bob Lamb called the meeting to order after determining there was a quorum.

Public Hearings

Zoning application [2016-409] for approximately 1 acre located at 1710 E Northfield Blvd to be rezoned from RS-15 to RM-16, Murfreesboro Leased Housing Associates I applicant. Mr. Matthew Blomeley began by describing the subject property located along the south side of East Northfield Boulevard just west of Pitts Lane. It is the northernmost acre of a parcel that is developed with an apartment complex called Chariot Pointe Apartments (formerly known as King's Crossing). The majority of the property is zoned RM-16 (Residential Multi-Family District) but this northernmost acre along East Northfield Boulevard zoned RS-15 (Single-Family Residential District). All of the actual apartment buildings are

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located on the portion of the property zoned RM-16. The only structure located on the portion zoned RS-15 is the apartment complex swimming pool.

The apartment complex has recently been purchased, and the new owner wishes to construct some improvements to the complex, specifically the construction of a new leasing office, a trash compactor, a playground, a mail kiosk, and the renovation of the existing leasing office into a clubhouse. The new leasing office is proposed to be located at the front of the site in the area that is zoned RS-15. In order to construct the leasing office in this location, the property must be zoned in a manner that will permit a building that is accessory to a multi-family use. The new owners have requested that this northernmost acre be rezoned from RS-15 to RM-16 to facilitate the construction of the new leasing office as well as some other miscellaneous improvements such as some additional parking. Preliminary architectural elevations for the proposed clubhouse had been included for the Planning Commission's reference as have before and after photographic renderings of the clubhouse area. However, this is not the final rendering for the proposed clubhouse. The subject property is bordered on its west side by an undeveloped parcel zoned RS- 15 and on its east side by the Jehovah's Witness Kingdom Hall, which is also zoned RS-15. Because the properties to both the east and west are zoned RS-15, the apartment complex will be required to provide a Type C buffer along these property lines if it is rezoned to RM-16. To the northwest across East Northfield Boulevard is the Quail Run single-family residential subdivision, which is also zoned RS-15. South of the acre in question is the balance of the subject property, which is zoned RM-16. Last, parking requirements have been addressed with the new leasing office.

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Mr. Blomeley made known there was not a representative attending this meeting.

Chairman Bob Lamb opened the public hearing. No one came forward to speak for or against the rezoning request; therefore, Chairman Lamb closed the public hearing.

Mr. Doug Young made a motion to approve, seconded by Mr. Eddie Smotherman. The motion carried by unanimous vote in favor.

Zoning application [2016-411] for approximately 5.5 acres located along Conference Center Boulevard and Avenue Way to be rezoned from PCD and CH to Vasari Lofts PRD, TDK construction applicant. Ms. Margaret Ann

Green began by describing the subject property being one parcel located along Conference Center Boulevard, Avenue Way and Greshampark Drive. All of the surrounding properties are zoned CH (Commercial Highway District). The subject property is zoned both CH and PCD and is within the GDO-1 overlay district. The PCD is approved to allow a 7 story, 129 room Hyatt Place hotel. The applicant has a contract to purchase the property and has requested a rezoning to PRD (Planned Residential District) to construct a multi-family development. The applicant believes the multi-family use will be a good fit in this area referred to as our “hospitality campus” because it is within walkable distance to the Avenues and other services. The applicant desires to zone this property PRD to allow 203 units on 5.5 acres with a density of 37 dwelling units/acre. In comparison, the MU district permits 25 dwelling units per acre. The apartment units will be a mix of one, two and three bedroom units. The structures will front upon Avenue Way and Greshampark Drive with on street parking along Greshampark Drive. These spaces will be in public right of way and will be available to the public and not be restricted to Vasari Loft

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residents only. A copy of the proposed PRD program book had been provided with this rezoning request.

The Planned Development zoning allows for exceptions from the Zoning Ordinance or Subdivision Regulations to be made as long as they are clearly identified and approved. This PRD is requesting an exception to the maximum density to increase it from 25 d.u./acre to 37 d.u./acre. The PRD also requests a reduction in the minimum number of parking spaces. A chart has been provided on page 25 of the program book with parking calculations. The Zoning Ordinance requires 378 regular, off-street parking spaces and the PRD is providing 334 spaces. Also, the Zoning Ordinance does not allow access to one parking space trough for one other parking space in multi-family residential uses. The applicant is providing parking spaces in front of the garage doors which are available to the resident who rents the garage. The parking calculations refer to these type spaces as “tandem” parking spaces and they are including “tandem spaces” in the minimum number being provided.

Architectural renderings have been included in the PRD program book providing the concept for the proposed design. The proposed materials are on page 17. If approved this project would be required to go through initial design review and final design review during site plan review to review the details of the plans.

Mr. Rob Molchan and Mr. Ross Bradley were in attendance to represent the applicant. Mr. Molchan came forward to begin a power point presentation explaining the proposed program book as being the following:

- 203 apartment units

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- This proposed development will be for two different buildings. One building will be 4 stories tall and the second building will be five stories tall.
- Each building will have a rooftop garden area for outdoor relaxation and outdoor community events
- 3 different unit types within each building (1 bedroom, 2 bedroom & 3 bedroom)
- Urban style architecture and urban style streetscapes
- Eight foot wide pedestrian friendly sidewalks
- Signage will be included at the two corners of Avenue Way
- Open space will be landscaped, sodded & irrigated
- Indoor recreation facility adjacent to the outside urban style pool
- Private hauler for solid waste
- Mail kiosk will be inside the buildings
- On street parking for residents and public parking
- Recessed decorative garage doors underneath the buildings
- Tandam outdoor covered parking spaces
- The building material includes brick, stone, fiber cement board, batting, fiber cement panels
- Dog park and dog run at Avenue Way
- Parking included at the back of the complex being screened with heavy landscaping

Mr. Doug Young asked if there would be a time Greshampark Drive would there be time limit for the on street public parking. Mr. Molchan stated they were still working on the details for on street parking. Ms. Margaret Ann Green made known

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the City Transportation Department would be making the decision regarding public on street parking and it being enforced by the City Police Department. The public improvements would be paid for by a private developer. The developer cannot place any restrictions on the public parking for just Vasari Lofts residents. Mr. Ken Halliburton wanted to know how they calculated parking spaces per unit. Mr. Molchan explained the developer had modeled the proposed two and three bedroom parking number at a lower car ratio than the standard car ratio.

Mr. Ross Bradley, the applicant, commented how this development would be a two market segment, for baby boomers and millennials as a transitional product. There will be a total of six, three bedroom units. The single baby boomers will have a preference for the two bedroom unit. Continuing, he stated they were comfortable with the parking ration being 1.65 spaces per bedroom. This does not include the on street parking. The proposed parking ratio is viewed from the industry and from other developments they currently have. Mr. Tom Clark wanted to know how they project parking on the streets per unit. Mr. Bradley answered seventeen to eighteen. This development would be divergent from the area hotels because of the on street parking and pedestrian connections.

Chairman Lamb opened the public hearing. No one came forward to speak for or against the rezoning request; therefore, Chairman Lamb closed the public hearing.

Mr. Doug Young commented this being a good project and he is exited for this type development coming to Murfreesboro.

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Mr. Doug Young made a motion to approve the rezoning request, seconded by Mr. Tom Clark. The motion carried by unanimous vote in favor.

Zoning application [2016-410] for approximately 14 acres located within the Liberty Cove subdivision to be rezoned from RS-15 to RS-10 (approx. 7 acres) & from RS-10 to RS-15 (approx. 7 acres), Howard Wall & Jim Obrien applicants. Ms. Margaret Ann Green began by describing the subject property consisting of property that is part of the developing Liberty Valley subdivision located along Leanna Swamp Road and Central Valley Road. The surrounding properties are zoned RS-15 and RS-10. The developers wish to rezone a 7 acre area from RS-15 to RS-10 and to rezone approximately 7 acres from RS-10 to RS-15 for a total of 14 acres, essentially switching an RS-15 area with a RS-10 area. The area proposed to be RS10 is located along and adjacent to Lady Thatcher Drive which is currently being developed. The area proposed to be RS-15 is along the western property line.

Mr. Matt Taylor and Mr. Howard Wall were in attendance to represent the applicant. Mr. Taylor came forward making known the applicant would like to swap areas so the area of RS-10 lots would stay consistent with the RS-10 lots and the back perimeter lots RS-15 would stay RS-15 like the remainder of the property.

Chairman Bob Lamb opened the public hearing. No one came forward to speak for or against the annexation request; therefore, Chairman Lamb closed the public hearing.

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Mr. Ken Halliburton made a motion to approve the rezoning request, seconded by Mr. Kirt Wade. The motion carried by unanimous vote in favor.

Annexation Plan of Services and annexation petition [2016-504] for approximately 291 acres located along Blackman Road & Florence Road, Shelton Family & Saraswat Family Trust applicants.

Ms. Kathy Jones made known she would be abstaining from all discussion and vote with this annexation request.

Ms. Margaret Ann Green began by describing the subject property consists of portions of 14 parcels and a portion of a 13th parcel located along Blackman Road, Florence Road and Manson Pike. The Shelton family members have petitioned the City of Murfreesboro annex 11 parcels of property located between Blackman Road and Florence Road. The Saraswat Family Trust has requested that a portion of their property (12' in depth) locate along Florence Road be annexed. The city contacted the Blackman Methodist Church, who own the parcel located at 4447 Manson Pike to inquire if they'd like to petition the City for annexation. The applicants asked to be studied for annexation while they meet with the leadership to determine their desire for annexation. Rights of Way along Manson Pike, SR 840, Blackman Road, and Florence Road are included in the study. The subject properties are currently zoned RM (Medium Density Residential) in the unincorporated County.

Ms. Green stated that a representative from Blackman Methodist Church had spoken with the Planning Director making known they do want to be included with this annexation request. However, to date, the church has not provided their annexation petition until they can meet with their church board. The City Legal

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Department has advised the Planning Department to continue with the public hearing by stating Blackman Methodist Church has provided staff with a verbal affirmation. If the petition for annexation is not provided before City Council, Blackman Methodist Church parcel will be removed from this request.

The property owner has also filed a request to have the property zoned PRD (Planned Residential District) simultaneous with annexation.

Parks Development has a contract to purchase the area, with the expectation of the Blackman Church property, and have submitted a PRD (Planned Residential District) zoning application which is the subject of the next public hearing. The properties are bordered on the north and west with county, single-family developments. The properties to the east and south are mostly undeveloped and State Route 840 runs along the south of the subject properties.

The requested area is contiguous to existing City Limits only with the annexation of additional rights of way. It is within the City's urban growth boundary and, the owner has petitioned the City for its annexation. Staff has prepared a plan of services. The developer has reached out to the Murfreesboro Water and Sewer Department and it appears that they will be able to provide sewer service to this development. However, the method to provide city sewer would be allowed for this property and with this development only. No other properties in this area would not be able to have city sewer.

Ms. Margaret Ann Green explained the area map shaded blue as a section along Blackman Road being a two finger section. The Planning Director, Mr. Gary

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Whitaker, has recommended this two finger section right of way be removed from the annexation request. As shown on the map there are two parcels that should be removed from this annexation request. An updated map can be provided per the Planning Commission request.

Chairman Lamb opened the public hearing.

1. **Mr. Joe Gourley 3542 Morton Lane** – is a Rutherford County Commissioner Representative with the 9th District. He opposes this annexation request due to safety concerns with traffic in this area. He requested for Blackman Road and Florence Road be improved with this development.
2. **Mr. John Sloan 6026 Foothills Drive** – opposes this annexation request due to the increase of traffic. The roads in this community are not safe within the area.
3. **Ms. Crystal Mallery 3412 Laurel Mountain Road** – opposes this annexation request. She agrees with the other speakers regarding the safety and concerns of Blackman Road being a substandard road. These roads need to be improved now. Do not wait for future development to improve the roads.
4. **Mr. David Hill 210 Whitt Drive** – opposes this annexation request. He and his wife had a head on wreck in this area. Blackman Road does not meet the minimum county requirement for traffic safety.
5. **Mr. Donald McDonald 2104 Blackman Road** – opposes this annexation request. He requested for the City of Murfreesboro annex the Blackman Road only. He suggested widen the road with turning lanes starting at the Shelton property towards the intersection at Blackman Road with a traffic signal.

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6. **Mr. John Batey 5550 Baker Road** – opposes this annexation request. He has concerns regarding the safety of the road. He requested the road be improved by the City of Murfreesboro and the Developer.
7. **Mr. John Sloan 208 Heathrow Drive** – opposes this annexation request. He has concerns with Florence Road because of the dangerous curve at the bridge and the safety concerns along the intersection area.

Chairman Bob Lamb closed the public hearing.

Chairman Lamb wanted to know if this development were approved, would the road improvements include the entire length of Blackman Road. Mr. Whitaker explained how the modifications for the annexation map would allow future road improvements at the four way intersection. If this annexation request is approved the applicant would have to provide a traffic study with their development. If warranted a signal would be added with development. The developer will be providing upgrades to the entrances with this development along Florence Road and Blackman Road. Both the City and Rutherford County could work together as a joint effort to improve Blackman Road. Continuing, Mr. Whitaker explained, due to the economy, this development could take up to 10 – 15 years to complete.

Mr. Ken Halliburton wanted to make certain why the Plan of Services with this request only allows sewer to this project and the property only. What about any future land owners wanting to be annexed into the City? Ms. Green explained for this development only, for each individual house there would be a grinder pump. Other parcels wanting to be annexed in this area would not be allowed to tie into this pump. Mr. Matt Tylor made known with this development the streets would have

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force mains that could be stubbed with other roads. Any future annexed property owners would require other solutions to be reviewed and approved by the Murfreesboro Water & Sewer Department.

Mr. Ken Halliburton made a motion to approve subject to the following:

- Revise the annexation map
- Annexation Plan of Services
- Annexation petition

The motion was seconded by Mr. Kirt Wade. The motion passed with one abstention, made by Ms. Kathy Jones.

Zoning application [2016-406] for approximately 242 acres located along Blackman Road & Florence Road to be zoned Shelton Springs PRD simultaneous with annexation, Parks Development applicant.

Ms. Kathy Jones made known she would be abstaining from all discussion and vote with this rezoning request.

Ms. Margaret Ann Green began by describing the subject properties located east of Blackman Road and west of Florence Road, just north of SR 840. The subject area consists of 13 parcels which were the subject of the previous annexation request. The surrounding properties are zoned RM (Medium Density Residential) in the unincorporated area of Rutherford County and are developed with single-family lots.

The Shelton Springs PRD program has been included in the agenda materials. The maximum number of units proposed is 771 on 242 acres for a density of 3.2 dwelling units per acre. The RS-15 district allows a density of 2.9 D.U./acre and the RS-12

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district allows a density of 3.63 D.U./acre. Shelton Springs PRD has a mix of 3,500 square foot lots, 6,000 square foot lots, 8,000 square foot lots and 10,000 square foot lots. The 3,500 square foot lots will be alley loaded and have a 2 car garage with space for 2 cars to park in the rear drive. The 8,000 square foot lots will have a minimum 2 car garage and be setback enough to allow 4 cars to park in the driveway. The 10,000 square foot lots will have a double side entry garage and an option for a single front-entry garage and will allow 4 cars to park in the driveway. All homes will consist of brick, stone and/or fiber cement board siding with an allowance for vinyl trim, soffits, gables, and dormers. Amenities and a considerable amount of open space are being provided. The planned development zoning allows for exceptions from the Zoning Ordinance or Subdivisions Regulations to be made so long as they are clearly identified and approved. Page 19 of the PRD program book outlines the exceptions requested in this program, which are to allow the minimum building setback lines as compared to similar zoning districts.

Mr. Matt Taylor and Mr. Bob Parks were in attendance to represent the applicant.

Mr. Taylor came forward to begin a power point presentation from the applicant's program book with the following items:

- With this rezoning requests there are no plans for townhomes or apartments being requested
- This development will be comparable to the existing Berkshire subdivision with density
- All utilities will be underground

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- Five different lot sizes- 3,500 square feet/36 lots, 6,000 square feet/106 lots private alley loaded, 6,000 square feet/237 lots, 8,000 feet/277 lots, 10,000 square feet/115 lots
- All homes will be managed by a Home Owners Association
- All building material includes brick, stone, cement board siding. Vinyl would be used only for trim and soffits areas.
- Decorative garage doors
- Amenities include structure passive open space, parks, and swimming pool with a cabana
- Along Blackman Road the developer includes a 75 foot right of way with fence, landscaping to the joining property lines. No drives would be constructed along Blackman Road.
- Monument signage with landscaping entering into the development
- Three entrances with a median into the development that will include left/right turn lanes. Two entrances off of Blackman Road and one entrance off of Florence Road
- Public streets with sidewalks on both sides of the street, medians, landscaping and a turnabout
- Two stub streets. One stub street along the north of the property and one stub street along south of the property.
- A traffic study has been prepared for the entrances

Chairman Lamb asked if they would be improving Blackman Road or Florence Road. Mr. Taylor explained they would escrow to the city for road improvements at the

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entrances per linear feet. Chairman Lamb wanted to know if the 75 feet right of way could be used for future road improvements, in which Mr. Taylor answered if the city requires dedication of right way they would have the room. Mr. Ken Halliburton wanted to know if road improvements would encroach on the proposed fence area. Mr. Taylor commented it would depend on how much right of way the city would require. Currently, Blackman Road is not on the City's Major Thoroughfare Plan. They could revisit in changing the 75 feet of right of way to a 60 foot of right of way. Ms. Green made known the City Engineer will have to review and approve the traffic study based on the information provided.

Chairman Bob Lamb opened the public hearing.

1. **Mr. John Sloan 6026 Foothills Drive** – opposes this rezoning request. Traffic safety and concerns need to be addressed for Blackman Road.
1. **Mr. Joe Gourley 3542 Morton Lane** – Rutherford County Commissioner Representative with District 9 opposes this rezoning request. This problem is Blackman Road. The City & County need to work together to solve this problem. He does not oppose this development.
2. **Ms. Jean Hill 210 Whitt Drive** – opposes this rezoning request. She has concerns with safety and traffic concerns within the area of Blackman Road towards Almaville Road.
3. **Ms. Crystal Mallery 3412 Laurel Mountain Road** – opposes this rezoning request. She requested for the traffic concerns be addressed before any development.

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4. **Mr. David Hill 210 Whitt Drive** opposes this rezoning request. He has concerns for the safety of families traveling on the roads in the area.
5. **Mr. John Sloan 208 Heathrow Drive** – opposes this rezoning request. He wanted to know if there is a traffic study provided for Florence Road, Blackman Road and Brinkley Road.

Chairman Lamb asked Mr. Matt Taylor what study was available for this rezoning request. Mr. Taylor made known the only study available at this time are the entrances into the proposed development at Florence Road and Blackman Road. Continuing, Mr. Taylor made known he had been provided information for this area the previous Traffic Director, Mr. Dana Richardson.

The Planning Commissioners agreed that no one had come forward opposing this development. The concerns that have been made had been the safety of the county roads and the traffic. This developer is well known for building first class developments.

Vice Chairman Young, commented this would be a good opportunity for Rutherford County and the City to work together on improving Blackman Road, Baker Road towards the four way intersection. However, there are over ten properties that are currently in the county towards the four way stop. This may be an opportunity for the city to purchase right of way from the property owners in conjunction with the county to improve the roads. Mr. Gary Whitaker, commented before you can build a road you have to have a place to put it. At this time there are ten plus property owners that have not requested annexation.

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Mr. Kirt Wade stated that a traffic study must be provided for Blackman Road with any approval of this rezoning request. Mr. Doug Young wanted to know the time frame before any homes would be constructed. Mr. Taylor made known, it could be sometime during 2017. First, there would be infrastructure and boring under I24 for sewer.

Mr. Kirt Wade made a motion to approve subject to all staff comments, seconded by Mr. Ken Halliburton. The motion passed with one abstention, made by Ms. Kathy Jones.

Annexation Plan of Services and annexation petition [2016-505] for approximately 31.9 acres located west of Manchester Pike, Swanson Development applicant. Mr. Matthew Blomeley began by describing the subject property located west of Manchester Pike and north of Joe B Jackson Parkway. It is directly to the north of the Interstate Warehousing development and is currently undeveloped. The owner of the subject property has petitioned the City for annexation, though the petition does not include the entire parcel. The portion of the parcel with frontage along Manchester Pike has been omitted from the annexation petition.

The subject property is currently zoned RM (Medium Density Residential) in the unincorporated County. The property owner has also filed a request to have the property zoned L-I (Light Industrial) simultaneous with annexation.

Interstate Warehousing has a contract on the subject property. If the annexation and rezoning requests are approved, the applicant would like to acquire the property for future expansion. If Interstate Warehousing acquires the subject property, it

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would need to be combined with Interstate Warehousing's existing tract because the requested area does not have any frontage on a public street.

The subject property is contiguous with the existing City Limits to the south and to the west. It is also within the City's urban growth boundary. An annexation plan of services, indicates that services can be provided to the subject property upon annexation. No right-of-way is included in the annexation study.

Last, Mr. Blomeley explained the frontage on a public street with this parcel is not included in this annexation. The frontage is actually along Manchester Pike. If this property is purchased and transferred to the adjacent property owner, it would require the property be re-subdivided to be incorporated with the Interstate Warehouse tract.

Mr. Clyde Rountree and Mr. John Harney were in attendance to represent the applicant.

Chairman Bob Lamb opened the public hearing. No one came forward to speak for or against the rezoning request; therefore, Chairman Bob Lamb closed the public hearing.

Mr. Eddie Smotherman made a motion to approve the Annexation Plan of Services and annexation petition, seconded by Mr. Tom Clark. The motion carried by unanimous vote in favor.

Zoning application [2016-408] for approximately 31.9 acres located west of Manchester Pike to be zoned L-I simultaneous with annexation, Swanson Development. Mr. Matthew Blomeley began by describing the subject property

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located west of Manchester Pike and north of Joe B Jackson Parkway. It is directly to the north of the Interstate Warehousing development and is currently undeveloped. The owner of the subject property has petitioned the City for annexation, though the petition does not include the entire parcel. The portion of the parcel with frontage along Manchester Pike has been omitted from the annexation petition.

The subject property is currently zoned RM (Medium Density Residential) in the unincorporated County. The property owner has also filed a request to have the property zoned L-I (Light Industrial) simultaneous with annexation. Interstate Warehousing has a contract on the subject property, and, if the annexation and zoning requests are approved, they would like to acquire the property for future expansion of their development. If Interstate Warehousing were to acquire the subject property, it would need to be combined with Interstate Warehousing's existing tract, because the requested area does not have any frontage on a public street.

As previously mentioned, the subject property abuts the Interstate Warehousing development, which is zoned L-I, to the south/southwest. To the south/southeast is the Sunset Ridge PRD (Planned Residential District), which contains detached and attached single-family residential uses (the Everbrite Pointe and Del Sol Commons subdivisions) and residential condominiums (Aurora Place). To the west is a collection of undeveloped parcels, which are zoned L-I and for which a site plan has been approved by the Planning Commission for a development called Standard Distribution. There is an undeveloped parcel to the northwest. Directly to the north

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and east, fronting along Manchester Pike, are a number of large, single-family residential estate lots located in the unincorporated County.

Mr. Clyde Rountree and Mr. John Harney were in attendance to represent the applicant.

Vice Chairman Young asked if LI zoning would be consistent with HI in this area. Mr. Blomeley answered yes, this zoning would be consistent with several properties zoned HI and LI that is along Joe B Jackson Parkway and Elam Road. Mr. Smotherman asked, how would the outside lighting be addressed for this site? Mr. Blomeley explained, if the property is developed, the applicant would be required to provide a lighting plan that would be in compliant with the standards from the Zoning Ordinance.

Mr. Doug Young made a motion to approve subject to all staff comments, seconded by Mr. Eddie Smotherman. The motion carried by unanimous vote in favor.

Annexation Plan of Services and annexation petition [2016-501] for approximately 30.6 acres located along New Salem Highway, World Outreach Church & Jackson Family General Partnership applicants. Mr.

Matthew Blomeley began by describing the subject property located along both the south and north sides of New Salem Highway just east of its intersection with River Rock Boulevard. There are two separate annexation petitions that comprise this request. The first has been made by World Outreach Church and it consists of the balance of the church's property north of Spence Creek (totaling 2.2 acres). This 2.2 acres primarily consists of the floodplain and floodway of Spence Creek and is used

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by the church as open space. Also included in this 2.2 acres is the church's access drive at River Rock Boulevard. The second annexation petition is for property owned by the Jackson Family Partnership at the northeast corner of the intersection of New Salem Highway and River Rock Boulevard. The property (totaling 25.4 acres) is developed with one single-family home, as well as an outbuilding that was previously used for a veterinarian's office. According to the applicant's representative, World Outreach Church currently uses the outbuilding for small group functions. Over the years, this property has also been used for agricultural purposes.

All of the subject parcels are currently zoned RM (Medium-Density Residential) in the unincorporated County. There is no companion zoning request for the church's property. The main reason that the church has requested annexation is that it desires for its entire access drive to be in the City's jurisdiction, so that it can move forward with plans to erect a sign on its bridge over Spence Creek. The Jackson Family Partnership property is also currently zoned RM in the unincorporated County. It has requested that seven (7) of its 25.4 acres be zoned CF (Commercial Fringe) simultaneous with annexation and the remaining 18.4 acres be zoned RM-16 (Multi-Family Residential District) simultaneous with annexation. The Jackson Family has no immediate development plans for the property but would like to be able to market it for potential commercial and multifamily residential development in the future.

An annexation plan of services has been prepared by staff to include with this annexation request. Approximately 1,050 linear feet of New Salem Highway right-of-way, totaling approximately three (3) acres, is included in the annexation study.

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According to the plan of services, services can be provided to the subject properties upon their annexation. The properties have been petitioned for annexation by the property owners, they are within the City's Urban Growth Boundary, and they are contiguous with the existing City limits. In fact, the subject properties are virtually surrounded by the City limits. The only thing from keeping these parcels from being completely surrounded is a small gap in the City limits at the intersection of New Salem Highway and River Rock Boulevard. If these properties are annexed, it will close this gap and create a more consistent City limits boundary, possibly eliminating confusion for service providers, including emergency service providers.

Mr. Clyde Rountree and Mr. John Harney were in attendance to represent the applicant.

Chairman Bob opened the public hearing. No one came forward to speak for or against the rezoning request; therefore, Chairman Bob Lamb closed the public hearing.

Mr. Tom Clark made a motion to approve the Annexation Plan of Services and annexation petition, seconded by Mr. Kirt Wade. The motion carried by unanimous vote in favor.

Zoning application [2016-407] for approximately 30.6 acres located along New Salem Highway to be zoned CF (approx. 7 acres) and RM-16 (approx. 18.4 acres) simultaneous with annexation, Jackson Family General Partnership applicant. Mr. Matthew Blomeley began by describing the subject property located at the northeast corner of New Salem Highway and River Rock

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Boulevard. The property (totaling 25.4 acres) is developed with one single-family home, as well as an outbuilding that was previously used for a veterinarian's office. According to the applicant's representative, World Outreach Church currently uses the outbuilding for small group functions. Over the years, this property has also been used for agricultural purposes. The annexation of the subject property was the previous item on the agenda. The applicant is requesting that the seven (7) acres located directly at the corner be zoned CF (Commercial Fringe) simultaneous with annexation and the remainder of the property be zoned RM-16 (Multi-Family Residential District) simultaneous with annexation.

Directly to the east/northeast of the subject property along New Salem Highway is undeveloped property owned by World Outreach Church, which was rezoned to RM-16 and CH (Commercial Highway) in 2011. Directly to the north of the subject property is the Sawyer Green single-family attached subdivision, which is zoned RZ (Residential Zero Lot Line). To the west of the subject property, across River Rock Boulevard, is the Olympic Springs Subdivision, which is zoned RS-15 and RS-12 (Single-Family Residential). Also located across River Rock Boulevard to the west are River Rock Baptist Church and the Jehovah's Witness Kingdom Hall, both of which are zoned RS-15.

The land use map contained in the *Salem Pike Land Use Plan* recommends that the subject property develop as "Institutional (Cultural/Worship)", which is defined as "all cultural and worship uses provided that the scale, operating hours, and traffic impact are compatible with any nearby residential uses and scale." The proposed RM-16 and CF zones would allow most cultural and worship uses. However, because

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the RM-16 and CF zones also allow a variety of other types of uses, it might be argued that the zoning request is not generally consistent with the map's recommendation. Despite the recommendation of the map, the text of the plan does recommend that commercial uses be clustered in conjunction with major thoroughfares. One might make the case that the intersection of New Salem Highway and River Rock Boulevard would be appropriate for a neighborhood commercial node to serve the surrounding residential uses. The proposed RM-16 zoning request would serve as a transition from the proposed CF zone at the intersection to the adjacent Sawyer Green Subdivision and would continue the existing RM-16 zoning to the east, which was approved in 2011 and also directly abuts the Sawyer Green Subdivision. Because of the narrowness of the map's recommendation and the recommendation of the plan's text to locate commercial nodes at major intersections, the Planning Commission may see the request as an appropriate deviation from the land use map's recommendation.

Chairman Bob Lamb opened the public hearing.

Mr. Mike Linton 155 Spence Creek Lane – deny this request for zoning. Mr. Linton made known how this request is not consistent with the Salem Pike Land Use plan and map. He feels this rezoning violates the intent and integrity of our long range plan.

Mr. Clyde Rountree came forward making known there were no plans for this property. He had received only a couple of telephone calls inquiring what was being proposed or what the property would be used for. Mr. Rountree stated the land being on a corner the property could be allocated and be sensitive within the area for a use

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such as a convenience store. The RM zoning could be a transition between the residential and the commercial as a good buffer in the area.

Mr. Doug Young wanted to know if there were any updates regarding road improvements along Hwy. 99. Mr. Ram Balachandran came forward making known at this time there is no funding planned for Hwy. 99 within the next three years. Hopefully, when the state legislators get together in the coming year, they may decide to place Hwy. 99 on the next three year plan.

Mr. Eddie Smotherman commented how this property would not be a good location to construct a home. This area is known for high volume traffic along Hwy. 99 and River Rock Blvd. Whatever the zoning had been at one time, realistically, it is time to view how the area is being developed. This commercial fringe request would be an appropriate zone.

Mr. Eddie Smotherman made a motion to approve the rezoning request, seconded by Mr. Tom Clark. The motion carried by unanimous vote in favor.

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Staff Reports and Other Business

There being no further business the meeting adjourned at 9:30 a.m.

Chairman

Secretary

GW:cj