

**CITY OF MURFREESBORO
BOARD OF ZONING APPEALS**

Regular Meeting, November 21, 2019, at 1:00 p.m.
City Hall, 111 West Vine Street, Council Chambers, 1st Floor

A G E N D A

1. Call to order
2. Consideration of minutes for the regular meeting on October 23, 2019
3. New Business

Variance Request

a. Application Z-19-032 by Nate Williams representing the City of Murfreesboro Parks and Recreation Department, requesting a 50’ variance from the maximum 20’ height for lighting fixtures on property in the Park (P) district located at 1233 Cherry Lane.

4. Staff Reports and Other Business
5. Adjourn

Regular Meeting Minutes of the Murfreesboro Board of Zoning Appeals

October 23, 2019 – 1:00 P.M.
Council Chambers

MEMBERS PRESENT

Ken Halliburton, Vice-Chair
Julie King
Tim Tipps
Misty Foy

MEMBERS ABSENT

Davis Young, Chair

STAFF PRESENT

Austin Cooper, *Planner*
David Ives, *Deputy City Attorney*
Matthew Blomeley, *Acting Planning Director*
Brenda Davis, *Recording Assistant*

Vice-Chairman Halliburton called the meeting to order at 1:00 P.M.

The minutes from the September 25, 2019 regular meeting were approved as submitted.

New Business

Special Use Permits

Application Z-19-029 – Won Jonge Soon Nobles, requesting a special use permit for a home occupation (an alteration shop) on property in the Single-Family Residential (RS-10) district located at 414 Lynn Street.

Mr. Cooper reviewed the application and staff comments. If the Board approves this special use permit, Staff recommends the following conditions:

- 1) Customer visits shall be by appointment only.
- 2) No more than one customer at a time shall visit the home-based business.
- 3) Any proposed signage shall comply with the Zoning and Sign Ordinances, shall not exceed 3 square-feet, and shall be subject to any applicable permitting requirements.
- 4) The business shall open no earlier than 8:30 AM and shall close no later than 4:30 PM.

The applicant was present to answer any questions.

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Vice-Chairman Halliburton opened the public hearing. There being no one to speak for or against the application, Vice-Chairman Halliburton closed the public hearing.

Vice-Chairman Halliburton asked if the applicant was planning to post any signage.

Mr. Nobles said yes, he planned to post a small sign in the door or window.

Mr. Blomeley reminded the applicants the sign could only be 3 square feet in size.

Mr. Tipps made a motion to approve the special use permit for a home occupation (an alteration shop) on property in the Single-Family Residential (RS-10) district located at 414 Lynn Street with the following conditions:

- 1) Customer visits shall be by appointment only.**
- 2) No more than one customer at a time shall visit the home-based business.**
- 3) Any proposed signage shall comply with the Zoning and Sign Ordinances, shall not exceed 3 square-feet, and shall be subject to any applicable permitting requirements.**
- 4) The business shall open no earlier than 8:30 AM and shall close no later than 4:30 PM.**

The motion was seconded by Ms. King and carried unanimously in favor.

Application Z-19-030 – Greg Freeman representing New Vision Baptist Church, requesting a special use permit for expansion of an existing institutional group assembly use (a church) on property in the Single-Family Residential (RS-15) district located at 1750 North Thompson Lane.

Mr. Cooper reviewed the application and staff comments. If the Board approves this special use permit, Staff recommends the following condition:

- 1) The applicant shall submit a site plan for review and approval in accordance with the regulations set forth in the Zoning Ordinance.

Mr. Matt Taylor with SEC was present to answer any questions.

Vice-Chairman Halliburton opened the public hearing. There being no one to speak for or against the application, Vice-Chairman Halliburton closed the public hearing.

Ms. King asked if more parking is being built above and beyond what needs to be replaced.

Mr. Taylor said yes. He said the church has been utilizing a portion of the Murfreesboro Medical Clinic property shuttling people back and forth. Mr. Taylor said this is going to solve that issue.

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Ms. King made a motion to approve the special use permit for expansion of an existing institutional group assembly use (a church) on property in the Single-Family Residential (RS-15) district located at 1750 North Thompson Lane with the following condition:

- 1) The applicant shall submit a site plan for review and approval in accordance with the regulations set forth in the Zoning Ordinance.**

The motion was seconded by Ms. Foy and carried unanimously in favor.

Staff Reports and Other Business

Mr. Blomeley asked the Board Members to review the Board of Zoning Appeals Calendar for 2020.

Vice-Chairman Halliburton asked if a motion was needed for approval.

Mr. Ives said yes.

Ms. Foy made a motion to approve the 2020 Board of Zoning Appeals Calendar, as presented. The motion was seconded by Ms. King and carried unanimously in favor.

The meeting adjourned at 1:12 P.M.

CHAIRMAN

SECRETARY