

# MINUTES OF THE MURFREESBORO PLANNING COMMISSION JANUARY 6, 2021

6:00 P.M.

CITY HALL

## MEMBERS PRESENT

Kathy Jones, Chair  
Ken Halliburton, Vice-Chair  
Jennifer Garland  
Warren Russell  
Chase Salas  
Shawn Wright

## STAFF PRESENT

Greg McKnight, Planning Director  
Matthew Blomeley, Assistant Planning Director  
Marina Rush, Principal Planner  
Holly Smyth, Principal Planner  
Carolyn Jaco, Recording Assistant  
David Ives, Deputy City Attorney  
Sam Huddleston, Dev't Services Exec. Dir.

Chair Kathy Jones asked for a motion to be made to approve the minutes of the December 7, 2020, December 14, 2020, and December 16, 2020 Planning Commission meetings. **Mr. Warren Russell made a motion to approve the minutes, seconded by Ms. Jennifer Garland. The motion carried by unanimous vote in favor.**

## Public Hearings

**Annexation Plan of Services and Annexation Petition [2020-504] for approximately 5.5 acres located along Gresham Lane, Alcorn Properties, LLC applicant.** Ms. Marina Rush summarized the staff report which had been provided to the Planning Commission in the agenda packet.

Ms. Marina Rush explained there was no zoning request for this property; it is currently in the unincorporated portion of Rutherford County and zoned RM (Medium-Density Residential). In accordance with the Murfreesboro Zoning Ordinance, Appendix A, Section 17, land that is zoned agricultural or residential shall be zoned RS-15 upon annexation when there is no zoning requested simultaneous with annexation. The applicant has indicated the plan is to subdivide the subject property into seven lots for single-family detached residences plus the existing home and to address stormwater management. There is currently a restrictive covenant on the property

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preventing its subdivision. The applicant is in the process of obtaining signatures from the property owners in the Glenndale Subdivision in order to be able to subdivide the subject. The applicant is prepared to provide an update regarding the number of signatures during this meeting.

Continuing, Ms. Rush stated the subject property is currently the stormwater management area for the Glenndale Subdivision. The majority of the parcel is encumbered with a drainage easement. Any future development would require an engineered design for drainage as well as modifications of the existing easement consistent with the new design. City Staff would work with the applicant's engineer during the construction plan review process to determine if the redesigned detention area can provide additional stormwater management benefits to the larger area around the subject property. In addition, development of this property would require payment to the City by the developer of fees in lieu of construction for future improvements to Gresham Lane, which is a substandard street. Ms. Rush stated that a Plan of Services for the proposed annexation has been prepared and included in the agenda packet. City services can be provided to the property upon annexation.

Mr. David Alcorn, Mr. Dan Alcorn, and Mr. Nathan Nelson (applicant's engineer) were in attendance for the meeting.

Mr. David Alcorn came forward requesting approval of the annexation request. He made known this property is part of the Glenndale Subdivision and is used for stormwater management. The subdivision was developed over thirty years ago and there had not been a formal stormwater management design with the subdivision. Mr. Alcorn stated they would be submitting engineered plans to modify the stormwater detention area. This would improve the existing issues with the drainage on the subject parcel and other properties. The proposed RS-15 lots would contain minimum 1,800 square-foot homes with four sides brick and side-entry garages.

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Continuing, Mr. Alcorn stated they are working on the existing restrictive covenants to remove the subject lot from the Glendale Subdivision. They have sent out letters to all the homeowners in the Glendale Subdivision to make known their intentions for this property. They have received telephone calls from the residents, and they have made visits to the area residents who wanted to know more information.

Mr. Shawn Wright asked if the drainage had already been designed or is it in the process of being designed? Mr. Alcorn answered they have provided a concept plan. At this time, they have not completed a final drainage design.

Chair Kathy Jones wanted to know how many signatures would be required to change the restrictive covenants. Mr. Alcorn said the majority of the homeowners. Chair Jones wanted to know how many residents were there. Mr. Alcorn said there are 57 lots in the Glendale Subdivision. They would need approval from 29 property owners.

Chair Kathy Jones opened the public hearing.

**Mr. Joe Pugh, 2324 Miranda Drive** – came forward asking for additional information regarding:

- What is the difference between the proposed stormwater detention area versus the existing pond in their subdivision?
- Where would the entrance drive be located for the new homes?
- When would Gresham Lane be improved to address the additional traffic from all the new development that has occurred in their area?

Chair Kathy Jones closed the public hearing.

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Mr. Nathan Nelson, the applicant's engineer, said that the drainage design would include outlets that would allow the gradual release of water instead of just holding water. The improvements would keep the drainage from spilling over onto other properties. At this time, they have provided a concept plan. They would be held to a high standard when designing the stormwater management system which would have to meet the 100-year storm. Also, they would have to address road improvements along Gresham Lane with this development.

Vice-Chairman Ken Halliburton wanted to know if the applicant was not able to collect a majority of signatures, would it not be able to move forward? Mr. David Ives said that if the Planning Commission recommends approval of this annexation request, it would not go to City Council until the applicant has obtained the necessary signatures. In addition, Mr. Matthew Blomeley said that staff would not schedule a public hearing with City Council until the applicant provides evidence that he has obtained the necessary signatures. Also, there is not a required timeframe in which an annexation request must move forward.

Mr. Sam Huddleston stated that Staff had met with the applicant and the applicant's engineer about the benefits of his development. Staff is confident the development would include a detailed analysis and design of the detention area. This would improve the drainage conditions downstream to moderate the flow of drainage in the area. Continuing, Mr. Huddleston explained that, with this development the City's policy requires either the applicant build or participate in the cost for the improvements of Gresham Lane. Our Staff and City Engineer would determine if it is better for the applicant to construct the improvements or provide fees in lieu of construction; or if the fees should this fee be used in providing streetlights along Gresham Lane. Lastly, Mr. Huddleston made known the current traffic count for Gresham Lane is below capacity for the existing two-lane road. With this proposed development Staff does not anticipate going over the 10,000 - 12,000 vehicle daily capacity limit.

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**Vice-Chairman Ken Halliburton made a motion to approve the annexation Plan of services and annexation petition subject to all staff comments, seconded by Mr. Chase Salas. The motion carried by unanimous vote in favor.**

## **Staff Reports and Other Business**

Mr. Matthew Blomeley introduced Principal Planner Ms. Holly Smyth to the Planning Commissioners. Ms. Smyth came to us from the City of Hercules, California. She brings years of experience to the Planning Department and we look forward working with her. Ms. Smyth will be presenting items to the Planning Commission in the near future.

Mr. Sam Huddleston came forward requesting for the Planning Commission to make plans for a joint work session with City Council on January 13, 2021. The joint work session would be held at the Murfreesboro Municipal Airport Terminal. Items of discussion would include the Sewer Allocation Ordinance and the vision of the City on land use and development.

There being no further business the meeting adjourned at 6:35 p.m.

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**Chair**

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**Secretary**

GM: cj