

Minutes Of the Joint Meeting of the
Murfreesboro Planning Commission &
City Council
Murfreesboro Municipal Airport
1930 Memorial Boulevard

FEBRUARY 16, 2022

1:00 P.M.

CITY COUNCIL MEMBERS PRESENT

Shane McFarland, Mayor
Madelyn Scales Harris, Vice-Mayor
Rick LaLance
Ronnie Martin
Bill Shacklett
Kirt Wade
Shawn Wright

PLANNING COMM. MEMBERS PRESENT

Ken Halliburton, Vice-Chair
Jami Averwater
Rick LaLance
Warren Russell
Chase Salas
Shawn Wright

CITY STAFF MEMBERS PRESENT

Craig Tindall, City Manager
Gary Whitaker, Assistant City Manager
Darren Gore, Assistant City Manager
Sam Huddleston, Exec. Dir. Dev. Serv.
Angela Jackson, Exec. Dir. Comm. Serv.
Jennifer Brown, Finance Dir./City Recorder
Josh Miller, Finance Administrative Assistant II
David Ives, Deputy City Attorney
Roman Hankins Assistant City Attorney
Adam Tucker, City Attorney

PLANNING STAFF PRESENT

Greg McKnight, Planning Director
Matthew Blomeley, Asst. Planning Dir.
Margaret Ann Green, Principal Planner
Marina Rush, Principal Planner
Amelia Kerr, Planner
Joel Aguilera, Planner
Katie Noel, Project Engineer
Carolyn Jaco, Recording Assistant

1. Call to order.

Vice-Chairman Ken Halliburton called the meeting to order at 1:40 p.m.

2. Determination of a quorum.

Vice-Chairman Ken Halliburton determined that a quorum was present.

3. Joint Discussion with the City Council on amendments to *Chapter 4: Land Use* of the Murfreesboro 2035 Comprehensive Plan and the Future Land Use Map [2019-S-102].

Mr. Greg McKnight gave a PowerPoint presentation on the 2035 Comprehensive Plan and the Future Land Use Map and the proposed updates. His presentation includes the

Minutes Of the Joint Meeting of the Murfreesboro Planning Commission & City Council Murfreesboro Municipal Airport

following topics: Purpose and History; Updates to Future Land Use Map; What the Comprehensive Plan is Not; Approach to Future Land Use Map Updates; and Proposed New Elements.

The City's consultant, Mr. Kevin Guenther of Ragan-Smith, continued the PowerPoint presentation and summarized key elements in Chapter 4. He explained that the Future Land Use Map includes new land use character areas such as Future Study Area (FSA); Auto Urban Residential (AUR); Mixed Form Housing (FH); Employment Generating (EG); and Business Innovation (BI).

Mr. Greg McKnight came forward to explain there would be a community outreach meeting on February 23, 2022 in the City Hall Rotunda. Next, during the Planning Commission meeting on March 16, 2022 these updates will be considered for adoption after a public hearing. If approved, it would go before City Council on or around March 24, 2022 for consideration to approve as Resolution of Support and Acknowledgement of the plan updates.

There being no further discussion, the City Council meeting was adjourned.

Vice-Chairman Ken Halliburton called for Planning Commission to take a five-minute recess.

Returning from recess, Vice-Chairman Ken Halliburton called the Planning Commission meeting back to order.

4. Approve minutes of the February 2, 2022, Planning Commission meeting.

Mr. Chase Salas moved to approve the Minutes of the February 2, 2022 Planning Commission meeting; the motion was seconded by Mr. Rick LaLance and carried by the following vote:

Aye: Ken Halliburton

Minutes Of the Joint Meeting of the
Murfreesboro Planning Commission &
City Council
Murfreesboro Municipal Airport

Jami Averwater

Rick LaLance

Warren Russell

Chase Salas

Shawn Wright

Nay: None.

5. Consent Agenda:

Mr. Matthew Blomeley announced that revised staff comments for the following plat have been provided to the Planning Commission members. **Hooper One Lot Subdivision, Resubdivision of Lot 1 [2022-2005]**. Mr. Blomeley requested for the revised comments to be included in the record.

Hidden River Estates, Phases 3 and 4 [2021-3162] site plan for 269 single-family attached dwelling units (townhomes) on 41.7 acres zoned PUD (Hidden Rivers PUD) located along the north side of Cason Trail east of Stoney Meadow Drive, Hidden River Holding Company, LLC developer.

Bilbro & Vine Towns [2021-3173] site plan for 5 single-family attached dwelling units on 0.36 acres zoned PRD located at the northwest corner of East Vine Street and South Bilbro Avenue, Gregg Stanley developer.

One East College [2022-3003] site plan for parking garage foundation on 2.5 acres zoned PUD and CCO located along East College Street, North Spring Street, East Lytle Street, and North Church Street, 705 4th Avenue South Holding Company, LLC developer.

Cason Square Section 7, Phase 2, Lot 28 [2021-2132] preliminary plat for 1 lot on 2.2 acres zoned CH located along Rideout Lane, American Pet Resort, LLC developer.

Minutes Of the Joint Meeting of the Murfreesboro Planning Commission & City Council

Murfreesboro Municipal Airport

Warrior Village [2022-1001] preliminary plat for 3 lots on 10.7 acres zoned CH located along Warrior Drive and New Salem Highway, JBL Partners developer.

Warrior Village [2022-2001] final plat for 3 lots on 10.7 acres zoned CH located along Warrior Drive and New Salem Highway, JBL Partners developer.

Waite's Creek Crossing, Section 1, Phase 2A [2022-2008] final plat for 7 lots on 1.6 acres zoned RS-A1 located along Welltown Lane, O'Brien Loyd Venture developer.

Waite's Creek Crossing, Section 1, Phase 2B [2022-2009] final plat for 5 lots on 1.3 acres zoned RS-A1 located along Welltown Lane, O'Brien Loyd Venture developer.

Waite's Creek Crossing, Section 3 [2022-2010] final plat for 15 lots on 3.4 acres zoned RS-A1 located along Welltown Lane, O'Brien Loyd Venture developer.

The Crossings of Three Rivers, Resubdivision of Lots 37-42 [2022-2002] final plat for 8 lots on 0.77 acres zoned PRD located along Hospitality Lane, Lennar Homes of Tennessee, LLC developer.

River Landing Townhomes, Section 1 [2022-2003] easement plat and horizontal property regime plat for 101 units on 21.2 acres zoned PUD located along Northwest Broad Street, Forestar (USA) Real Estate Group, Inc. developer.

Hooper One Lot Subdivision, Resubdivision of Lot 1 [2022-2005] final plat for 2 lots on 13.1 acres zoned RS-15 located along Siegel Road, Bruce Hooper developer.

Lee Street Townhomes [2022-2006] final plat for 1 lot and horizontal property regime plat for 7 units on 0.66 acres zoned PRD and CCO located along Lee Street, Lee Street Partners, LLC developer.

River Downs Annex, Section 2, Phase 2 [2022-2007] final plat for 7 lots on 3.4 acres zoned RS-10 located along Firerock Drive, Alcorn Properties, LLC developer.

Minutes Of the Joint Meeting of the
Murfreesboro Planning Commission &
City Council
Murfreesboro Municipal Airport

Thomas D Blair, Lot 3, and Resubdivision of Lot 2 [2022-2011] final plat for 2 lots on 9 acres zoned L-I, located along South Church Street, Swanson Developments LP, developer.

Bilbro and Vine Towns [2022-2012] final plat for 1 lot on 0.73 acres zoned PRD located along South Bilbro Avenue and East Vine Street, Abington Properties, LLC developer.

There being no further discussion, Mr. Warren Russell moved to approve the Consent Agenda subject to all staff comments, including the revised staff comments for the Hooper One Lot Subdivision final plat; the motion was seconded by Ms. Jami Averwater and carried by the following vote:

Aye: Ken Halliburton
Jami Averwater
Rick LaLance
Chase Salas
Warren Russell
Shawn Wright

Nay: None.

6. Plats and Plans:

On Motion

Wyngate [2021-1041] preliminary plat for 77 lots on 33.6 acres zoned RS-8 and CF located along Franklin Road, Lennar developer. Mr. Matthew Blomeley presented the Staff Comments regarding this item, a copy which is maintained in the permanent files of the Planning Department and is incorporated into these Minutes by reference.

Minutes Of the Joint Meeting of the
Murfreesboro Planning Commission &
City Council
Murfreesboro Municipal Airport

There being no further discussion, Mr. Rick LaLance moved to approve the preliminary plat subject to all staff comments; the motion was seconded by Mr. Warren Russell and carried by the following vote:

Aye: Ken Halliburton
Jami Averwater
Rick LaLance
Chase Salas
Warren Russell
Shawn Wright

Nay: None.

Parkway Place Region 4, Lot 12 [2022-3006] site plan for 3 industrial warehouse buildings totaling approximately 294,558 ft² on 25.8 acres zoned PID located along the easterly side of Logistics Way, Swanson Developments, LP developer. Mr. Matthew Blomeley presented the Staff Comments regarding this item, a copy which is maintained in the permanent files of the Planning Department and is incorporated into these Minutes by reference.

Mr. Joe Swanson, the applicant, was in attendance.

The Planning Commission began discussing the proposal and agreed that the proposed 4' "bumpout" for the office area was sufficient to set it apart from the remainder of the building.

There being no further discussion, Mr. Shawn Wright moved to approve the site plan subject to all staff comments including additional landscape screening along the public right-of-way to screen the dock and solid waste enclosure and flexibility for the location of

Minutes Of the Joint Meeting of the
Murfreesboro Planning Commission &
City Council
Murfreesboro Municipal Airport

the solid waste enclosure to be approved by staff with the prior to permit site plan review;
the motion was seconded by Mr. Rick LaLance and carried by the following vote:

Aye: Ken Halliburton
Jami Averwater
Rick LaLance
Chase Salas
Warren Russell
Shawn Wright

Nay: None.

Stonebridge at Three Rivers, Phase 2C [2022-3002] site plan for 24 single-family residential attached dwelling units on 8.8 acres zoned PRD located along Cason Lane, AR Nashville, LLC developer. Ms. Marina Rush presented the Staff Comments regarding this item, a copy which is maintained in the permanent files of the Planning Department and is incorporated into these Minutes by reference.

Ms. Rush explained the applicant would not be able to obtain any building permits for this property until sanitary sewer upgrades were constructed and completed in this area.

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

There being no further discussion, Mr. Chase Salas moved to approve the site plan subject to all staff comments; the motion was seconded by Mr. Warren Russell and carried by the following vote:

Aye: Ken Halliburton
Jami Averwater
Rick LaLance
Chase Salas

Minutes Of the Joint Meeting of the
Murfreesboro Planning Commission &
City Council
Murfreesboro Municipal Airport

Warren Russell

Shawn Wright

Nay: None.

7. **New Business:**

Schedule Public Hearings

Proposed amendment to the Zoning Ordinance [2022-801] pertaining to the following:

- Section 2: Interpretation and Definitions;**
- Section 18: Regulations of General Applicability;**
- Section 25: Temporary and Accessory Structures and Uses;**
- Section 34: Floodplain Zoning; and**
- Chart 2: Minimum Lot Requirements, Minimum Yard Requirements, and Land Use Intensity Ratios (including Chart 2 endnotes),**

City of Murfreesboro Planning Department applicant.

Mr. Matthew Blomeley presented the Staff Comments regarding this item, a copy which is maintained in the permanent files of the Planning Department and is incorporated into these Minutes by reference.

The Planning Commission discussed the proposed amendments. Mr. Rick LaLance requested that additional information be provided regarding maximum building heights for industrial accessory structures in other jurisdictions.

There being no further discussion, Mr. Rick LaLance moved to schedule a public hearing on March 2, 2022; seconded by Mr. Shawn Wright, the motion carried by the following vote:

Aye: Ken Halliburton

Minutes Of the Joint Meeting of the
Murfreesboro Planning Commission &
City Council
Murfreesboro Municipal Airport

Jami Averwater

Rick LaLance

Chase Salas

Warren Russell

Shawn Wright

Nay: None.

8. Staff Reports and Other Business:

Avenue [2021-6013 & 2021-3172] initial design review for plaza redesign on 97.5 acres zoned CH, GDO-1, & PSO located along Medical Center Parkway, Big V developer.

Ms. Margaret Ann Green presented the Staff Comments regarding this item, a copy which is maintained in the permanent files of the Planning Department and is incorporated into these Minutes by reference. This item was deferred at the January 19, 2022 Planning Commission regular meeting.

Mr. Kevin Guenther (landscape architect) and Mr. Brandon Baxter (transportation engineer), both of Ragan-Smith, were in attendance to represent the application.

The Planning Commission discussed the proposal and agreed the pedestrian safety and traffic concerns had not been addressed. Vice-Chairman Ken Halliburton requested for Staff to review the commitments made by The Avenue developers for formal open space.

Mr. Rick LaLance moved to defer so the applicant can provide other alternative locations for formal open space; the motion was seconded by Mr. Shawn Wright.

Mr. Kevin Guenther stated he could provide a different plan in the near future.

Mr. Rick LaLance withdrew his motion for deferral.

On behalf of his client, Mr. Kevin Guenther withdrew the application from consideration.

Minutes Of the Joint Meeting of the
Murfreesboro Planning Commission &
City Council
Murfreesboro Municipal Airport

9. **Adjourn.**

There being no further business the meeting adjourned at 3:30 p.m.

Chair

Secretary

GM: cj