

MINUTES OF THE MURFREESBORO PLANNING COMMISSION APRIL 20, 2022

1:00 PM

CITY HALL

Members Present

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

Staff Present

Greg McKnight, Planning Director
Matthew Blomeley, Assistant Planning Director
Margaret Ann Green, Principal Planner
Marina Rush, Principal Planner
Holly Smyth, Principal Planner
Joel Aguilera, Planner
Katie Noel, Project Engineer
Gabriel Moore, Project Engineer
Carolyn Jaco, Recording Assistant
David Ives, Deputy City Attorney
Roman Hankins, Assistant City Attorney
Sam Huddleston, Executive Dir. Dev't Services

1. Call to order.

Chair Kathy Jones called the meeting to order at 1:00 p.m.

2. Determination of a quorum.

Chair Kathy Jones determined that a quorum was present.

3. Approve minutes of the April 6, 2022, Planning Commission meeting.

Mr. Warren Russell moved to approve the Minutes of the April 6, 2022, Planning Commission meeting; the motion was seconded by Vice-Chairman Ken Halliburton and carried by the following vote:

Aye: Kathy Jones
Ken Halliburton
Jami Averwater
Rick LaLance
Warren Russell
Chase Salas

MINUTES OF THE MURFREESBORO PLANNING COMMISSION APRIL 20, 2022

Shawn Wright

Nay: None.

4. Consent Agenda

Keeneland Commercial, Lots 12, 13, & 14 [2021-3029] site plan for 2 multi-tenant commercial buildings totaling 20,000 ft² zoned CH at the northeast corner of Manchester Pike and Keeneland Commercial Boulevard, Bob Parks developer.

Blakely Cove [2022-1009] preliminary plat for 3 lots on 6.4 acres zoned RS-10 located along Rucker Lane, Alcorn Properties, LLC developer.

Wyngate Commercial [2022-2024] final plat for 2 lots on 4.95 acres zoned CF located along Franklin Road, Lennar developer.

The Gardens of Three Rivers, Section 3 [2022-2025] final plat for 14 lots on 9.7 acres zoned PRD located along Eldin Creek Drive, G3R Partners, LLC developer.

Shelton Square, Section 10 [2022-1008] preliminary plat for 95 lots on 25.8 acres zoned PRD located east of Blackman Road, Shelton Square, LLC developer.

River Landing, Section 2 [2022-1010] preliminary plat for 30 lots on 13.7 acres zoned PUD located north of Northwest Broad Street, Forestar (USA) Real Estate Group, Inc. developer.

Victory Station South, Lots 8-10 [2022-2022] final plat for 3 lots on 5.3 acres zoned PUD located along Franklin Road and Swanholme Drive, Swanson Irrevocable Family Trust developer.

Magnolia Village, Lots 1-6 [2022-2023] final plat for 6 lots on 2.5 acres zoned RS-15 located along Doctor Martin Luther King Jr Boulevard and Minerva Drive, BNA Homes, LLC developer.

MINUTES OF THE MURFREESBORO PLANNING COMMISSION APRIL 20, 2022

Golf Club Heights, Resubdivision of Lots 9-22 [2022-2026] final plat for 3 lots on 2.4 acres zoned CH located along Northwest Broad Street, Peter & Kathy Moret developer.

Marketplace at Savannah Ridge, Lot 4 [2022-3034] amended site plan for 2 multi-tenant commercial buildings totaling 12,875 ft² on 1.7 acres zoned PUD located along South Church Street, Murfreesboro North, LLC developer.

There being no further discussion, Vice-Chairman Ken Halliburton moved to approve the Consent Agenda subject to all staff comments; the motion was seconded by Mr. Chase Salas and carried by the following vote:

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

Nay: None

5. GDO:

On Motion

Clari Park, Lot 19 (Garden District townhomes) [2022-6001 & 2022-3018] final design & site plan review of 134 townhouse dwellings and 21 single-family detached dwellings on 17.7 acres zoned PUD, GDO-1, & GDO-2 located along Wilkinson Pike, Willowoak Trail, and Greshampark Drive, David Weekley Homes 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 OF THE MURFREESBORO PLANNING COMMISSION APRIL 20, 2022

Minutes by reference. Ms. Green explained that they have increased the size of the garages to address the parking concerns and also made improvements to the patio areas.

There being no further discussion, Vice-Chairman Ken Halliburton moved to approve the final design & site plan review subject to all staff comments; the motion was seconded by Mr. Warren Russell and carried by the following vote:

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

Nay: None

Clari Park, Lot 17 (Residences at Clari Park) [2022-6002 & 2022-3014] final design & site plan review of a 300-unit apartment complex on 11.5 acres zoned PUD & GDO-1 located along Robert Rose Drive and Roby Corlew Lane, Hines Clari Park Land Holdings, LLC 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.

Mr. Matt Taylor (design engineer) was in attendance to represent the application. He explained the improvements to the office space area with additional glass store fronts and direct doors outside.

There being no further discussion, Mr. Rick LaLance moved to approve the final design & site plan review subject to all staff comments; the motion was seconded by Mr. Shawn Wright and carried by the following vote:

MINUTES OF THE MURFREESBORO PLANNING COMMISSION APRIL 20, 2022

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

Nay: None

Slim Chickens Resub, Lot 2 (Seven Brew) [2022-6003 & 2022-3017] final design & site plan review of a 510 ft2 Coffee, food, or beverage kiosk located on 0.89 acres zoned CH and GDO-1 located along North Thompson Lane, R & B Partnership 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.

Mr. Bill Huddleston (design engineer) and Mr. Elliott Morrissey (developer) were in attendance representing the application. Mr. Huddleston came forward to explain the operations of the drive-thru.

There being no further discussion, Mr. Chase Salas moved to approve the final design & site plan review subject to all staff comments; the motion was seconded by Ms. Jami Averwater and carried by the following vote:

Aye: Kathy Jones
Ken Halliburton
Jami Averwater
Rick LaLance
Warren Russell
Chase Salas

MINUTES OF THE MURFREESBORO PLANNING COMMISSION APRIL 20, 2022

Shawn Wright

Nay: None

Plats and Plans:

On Motion

Family Pet Health [2022-3028] site plan for a 9,425 ft2 veterinary clinic on 1.3 acres zoned PID located at the southeast corner of Treasure Drive and Richard Reeves Drive, Family Pet Health developer. Ms. Holly Smyth 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.

There being no further discussion, Vice-Chairman Ken Halliburton moved to approve the site plan with the cementitious material as proposed, subject to all staff comments; the motion was seconded by Mr. Chase Salas and carried by the following vote

Aye: Kathy Jones

Ken Halliburton

Jami Averwater

Rick LaLance

Warren Russell

Chase Salas

Shawn Wright

Nay: None

7. New Business

Schedule Public Hearings

Annexation petition and plan of services [2022-502] for approximately 7.3 acres located along Veterans Parkway, David Scott Rowlett applicant. Ms. Marina Rush

MINUTES OF THE MURFREESBORO PLANNING COMMISSION APRIL 20, 2022

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.

There being no further discussion, Vice-Chairman Ken Halliburton moved to schedule a public hearing on May 4, 2022; the motion was seconded by Ms. Jami Averwater and carried by the following vote:

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

Nay: None

Zoning application [2022-402] for approximately 1.6 acres located along Veterans Parkway to be zoned CH simultaneous with annexation; 5.7 acres to be zoned PRD (The Villas at Veterans PRD) simultaneous with annexation; and to amend the existing Villas at Veterans PRD zoning on 7.1 acres located along Franklin Road, Harney Homes, LLC applicant. 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.

There being no further discussion, Mr. Warren Russell moved to schedule a public hearing on May 4, 2022; the motion was seconded by Mr. Shawn Wright and carried by the following vote:

Aye: Kathy Jones

MINUTES OF THE MURFREESBORO PLANNING COMMISSION APRIL 20, 2022

Ken Halliburton

Jami Averwater

Rick LaLance

Warren Russell

Chase Salas

Shawn Wright

Nay: None

Zoning application [2022-403] for approximately 13.7 acres located along Medical Center Parkway, Robert Rose Drive, and Maplegrove Drive to be rezoned from MU and GDO-1 to PUD, CH, and GDO-1 (Vintage Apartments and TDK office), TDK Construction applicant. 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. Ms. Margaret Ann Green explained that the applicant has requested several exceptions as a part of the PUD. However, the applicant's pattern book does not clearly identify exceptions: Staff believes the following exceptions are what is proposed:

1. An exception to endnote 22 of Chart 1 Endnotes. Uses Permitted by Zoning District to allow multi-family as a permitted use (Not currently permitted in underlying MU zoning);
2. An exception to minimum required parking for multi-family units and the removal of a parking requirement for 13,000 square feet of commercial space;
3. An exception to the minimum required parking for office, retail, restaurant, and personal service uses;
4. An exception to Minimum Building Setbacks along Robert Rose Drive from 50-feet to 40-feet;
5. An exception to Zoning Ordinance and Design Guidelines regarding commercial architecture and permitted materials for the mixed-use buildings; and

MINUTES OF THE MURFREESBORO PLANNING COMMISSION APRIL 20, 2022

6. An exception to the Zoning Ordinance regarding landscaping as noted on page 23.

Mr. Matt Taylor (civil engineer) and Mr. Ross Bradley (developer) were in attendance representing the application. Mr. Ross Bradley came forward to explain the company's vision for the development.

The Planning Commission began discussing the proposal making known their concerns that the development was not consistent with the master plan that had been approved for this area.

There being no further discussion, Vice-Chairman Ken Halliburton moved to schedule a public hearing on May 4, 2022; the motion was seconded by Mr. Chase Salas and carried by the following vote:

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

Nay: None

Zoning application [2022-409] for approximately 238 acres located along Northwest Broad Street to be removed from the GDO-1 zoning overlay district (with approximately 20.8 acres remaining in the GDO-1 overlay), City of Murfreesboro applicant. 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.

MINUTES OF THE MURFREESBORO PLANNING COMMISSION APRIL 20, 2022

Mr. Rick LaLance requested for staff to look further in considering keeping the GDO zone around the perimeter of the property or keeping the entire property as GDO and grant variances as needed. Ms. Rush agreed to discuss further with staff and be prepared to respond at the public hearing.

Mr. Matt Taylor (design engineer) representing the developer came forward making known they do have a concept plan and that he would provide this information in advance of the public hearing.

There being no further discussion, Mr. Shawn Wright moved to schedule a public hearing on May 4, 2022; the motion was seconded by Mr. Rick LaLance and carried by the following vote:

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

Nay: None

8. Staff Reports and Other Business:

Hear update from Neel Schaffer regarding the downtown parking study, Public Infrastructure Department applicant [2022-S101]. Mr. Greg Judy, V.P. with Neel Schaffer Engineering, distributed updated information regarding the Downtown Parking and Mobility Study. He provided a PowerPoint presentation to explain the purpose of the study, which is to help the City understand current parking needs, enhance east-west

MINUTES OF THE MURFREESBORO PLANNING COMMISSION APRIL 20, 2022

mobility in the northern downtown area, and help staff plan for future development in the downtown areas. No action by the Planning Commission was needed.

Zoning Ordinance amendment [2022-802] regarding amendments to Sections 2, 7, 24, Chart 1, and Chart 4 pertaining to alcohol manufacturing, City of Murfreesboro Planning Department applicant. Mr. Roman Hankins 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.

There being no further discussion, Mr. Chase Salas moved to schedule a public hearing on May 4, 2022; the motion was seconded by Mr. Shawn Wright and carried by the following vote:

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

Nay: None

Mr. Matthew Blomeley then introduced Mr. Gabriel Moore, Project Engineer with the Planning Department, to the Planning Commissioners.

Amendments to Planning Commission approvals for Westlawn Commercial East preliminary (2021-1040) and final (2021-2128) plats. Mr. Matthew Blomeley presented amendments to the Staff Comments for these items that the Planning Commission had approved in January 2022, a copy which is maintained in the permanent files of the Planning Department and is incorporated into these Minutes by reference.

MINUTES OF THE MURFREESBORO PLANNING COMMISSION APRIL 20, 2022

The requested amendments to both the preliminary and final plats include the following additional conditions for approval:

1. Approval of this plat shall be an integrated plat/site plan approval, coupled with a future site plan. All required infrastructure improvements shall be constructed and pass inspection prior to the issuance of the first certificate of occupancy for any lot in this subdivision.
2. The renaming of the existing Blackman Road and the naming of the realigned Blackman Road shall not be implemented with this plat; rather, the naming of the streets shall be done at a later date, coordinated with the completion of the road construction. The street names shall be labeled on the plat accordingly.
3. The City, not the subdivision developer, shall be responsible for acquiring the small portion of right-of-way from Vanderbilt needed for the realignment of Blackman Road. The timing of this acquisition shall be determined by the City Engineer and the City Legal Department.

Mr. Matthew Blomeley requested for two separate motions be made.

There being no further discussion, Vice-Chairman Ken Halliburton moved to approve the preliminary plat (2021-1040) subject to all previous staff comments from January and all additional staff comments proposed by Staff today; the motion was seconded by Mr. Shawn Wright and carried by the following vote:

Aye: Kathy Jones
Ken Halliburton
Jami Averwater
Rick LaLance
Warren Russell
Chase Salas

MINUTES OF THE MURFREESBORO PLANNING COMMISSION APRIL 20, 2022

Shawn Wright

Nay: None

There being no further discussion, Mr. Warren Russell moved to approve the final plat (2021-2128) subject to all previous staff comments from January and all additional staff comments proposed by Staff today; the motion was seconded by Mr. Shawn Wright and carried by the following vote:

Aye: Kathy Jones

Ken Halliburton

Jami Averwater

Rick LaLance

Warren Russell

Chase Salas

Shawn Wright

Nay: None

Lastly, Mr. Rick LaLance requested for staff to look further at properties with multi-family uses in the MU zone that might now be non-conforming. Mr. David Ives stated Staff would look into it.

9. Adjourn.

There being no further business the meeting adjourned at 3:45 p.m.

Chair

**MINUTES OF THE MURFREESBORO
PLANNING COMMISSION
APRIL 20, 2022**

Secretary

GM: cj