

MINUTES OF THE MURFREESBORO PLANNING COMMISSION MAY 19, 2021

1:00 PM

CITY HALL

MEMBERS PRESENT

Kathy Jones, Chair
Ken Halliburton, Vice-Chair
Jennifer Garland
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
Carolyn Jaco, Recording Assistant
David Ives, Deputy City Attorney
Katie Noel, Project Engineer
Sam Huddleston, Dev't Services Executive Dir.

1. Call to order:

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

2. Determination of a quorum:

Chair Jones determined that a quorum was present.

3. Old Business:

Street renaming [2021-902] to rename an approximately two-mile long segment of Mercury Boulevard (west of South Rutherford Boulevard) to Doctor Martin Luther King Jr Boulevard, City of Murfreesboro Planning Department applicant. Mr. Matthew Blomeley presented the Staff Comments regarding this item, a copy of which is maintained in the permanent files of the Planning Department and is incorporated into these Minutes by reference.

Mr. Blomeley explained this item had been deferred at the May 5, 2021 Planning Commission meeting for further study. Staff recommends moving forward with the official name change of Mercury Boulevard to Doctor Martin Luther King Jr Boulevard.

MINUTES OF THE MURFREESBORO PLANNING COMMISSION MAY 19, 2021

There being no further discussion, Vice-Chairman Ken Halliburton moved to approve the street renaming of Mercury Boulevard to Doctor Martin Luther King Jr Boulevard with “Doctor” spelled out; the motion was seconded by Mr. Shawn Wright and carried by the following vote:

Aye: Chair Kathy Jones
Vice-Chairman Ken Halliburton
Jennifer Garland
Rick LaLance
Warren Russell
Shawn Wright
Nay: Chase Salas

Zoning application [2021-403] for approximately 78 acres located along Medical Center Parkway, Robert Rose Drive, Wilkinson Pike and Willowoak Trail to be rezoned from MU, GDO-1 and GDO-2 to PUD, CH, GDO-1 and GDO-2 (Clari Park), Hines Acquisitions LLC applicant. Ms. Margaret Ann Green presented the Staff Comments regarding this item, a copy of which is maintained in the permanent files of the Planning Department and is incorporated into these Minutes by reference.

Ms. Green stated this item was recommended for approval on May 5, 2021 with the condition that option B of Area 7 change from multi-family residential to single-family attached (townhomes) and that the overall density be decreased. She noted the following changes since the Planning Commission’s public hearing on the matter:

- The plans for Area 7 maintains two development options. Option A remains as an office building. Option B changed from apartments to townhomes.
- The overall density is reduced by 88 units.
- Area 5, apartments are increased from 280 units to 300 units.
- The number of units in Area 7 is decreased from 208 to 100 dwelling units.

MINUTES OF THE MURFREESBORO PLANNING COMMISSION MAY 19, 2021

Ms. Green stated that it appeared the changes are within the spirit of the conditions of approval but needed the Planning Commission to determine if they are in fact consistent with the motion. She asked for the Planning Commission to opine upon the request if it meets the conditions for approval. If this approach is acceptable to the Planning Commission, staff would work with the applicant to revise their pattern book to include the conditions of approval recommended by the Planning Commission prior to the City Council public hearing.

Mr. Kevin Guenther, Mr. Matt Taylor, and Mr. Walt O'Shea were present for the meeting representing the application. Mr. Matt Taylor stated that in Area 7 they would continue with their commitment for the office use for the first three years. If the office use is not accomplished after three years, then a maximum of 100 single-family attached townhomes would be developed. In addition, they would be keeping the same commitment not to sell the townhomes to a rental company. The Planning Commission discussed the changes and agreed the proposal was in the spirit of their approval, decreasing from 890 total units to 620 units with the number of rental units decreasing from 600 to 300.

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

Aye: Chair Kathy Jones
Vice-Chairman Ken Halliburton
Jennifer Garland
Rick LaLance
Warren Russell
Chase Salas
Shawn Wright

Nay: None.

MINUTES OF THE MURFREESBORO PLANNING COMMISSION MAY 19, 2021

4. Consent Agenda:

Chair Jones read the following items to be considered for approval.

Farmhouse Downs, Section 3 [2021-1010] preliminary plat for 164 lots on 81.2 acres zoned RS-A2, RS-6, and RM-16 located along Lyons Farm Parkway south of John Bragg Highway, Front Street Partners developer.

The Gardens of Three Rivers, Resubdivision of Lot 1 [2021-2027] final plat for 4 lots on 0.41 acres zoned PRD located along Elmcroft Avenue and Audubon Lane, Patterson Company, LLC developer.

The Gardens of Three Rivers, Resubdivision of Lot 15 [2021-2028] final plat for 3 lots on 0.3 acres zoned PRD located along Leawood Court and Elmcroft Avenue, Harpeth Valley Homes, LLC developer.

The Gardens of Three Rivers, Resubdivision of Lot 18 [2021-2029] final plat for 3 lots on 0.27 acres zoned PRD located along Leawood Court, Harpeth Valley Homes, LLC developer.

The Gardens of Three Rivers, Resubdivision of Lot 62 [2021-2030] final plat for 4 lots on 0.4 acres zoned PRD located along Elmcroft Avenue, Patterson Company, LLC developer.

Kingdom Crest Commercial, Section 1 [2021-2031] final plat for 3 lots on 6.83 acres zoned CH located along Franklin Road and Veterans Parkway, Swanson Development, LP developer.

Massey Property, 3rd Resubdivision of Lot 2 [2021-2033] final plat for 1 lot on 5.48 acres zoned CF located along Osborne Lane, Prentice E. Alsup, Jr developer.

Kingdom Ridge Commercial, Section 1, Lot 2 [2021-2034] final plat for 1 lot on 0.99 acres zoned CH located along Franklin Road and Jacinth Lane, Swanson Development, LP developer.

MINUTES OF THE MURFREESBORO PLANNING COMMISSION MAY 19, 2021

The Reserve, Resubdivision of Section 8 Common Area (Lot 240) [2021-2026] final plat for 1 lot and common area on 0.43 acres zoned RS-12 located along Dallas Court and Caraway Drive, Salem Creek Partnership developer.

Glenview Farms, Section 4 [2021-1012] preliminary plat for 41 lots on 17.02 acres zoned RS-12 located along Indian Park Drive, Glen Hutchinson developer.

Shelton Square, Section 7 [2021-1013] preliminary plat for 30 lots on 21.8 acres zoned PRD located along Maroon Drive, Shelton Square, LLC developer.

Bilbro Addition Annex to Murfreesboro, Resubdivision of Block D, Lots 16, 18, 20, 22, and 24 [2021-2035] final plat consolidating 5 lots into 1 on 1.33 acres zoned PRD located at the northeast corner of South Bilbro Avenue and East State Street, WB Holdings developer.

Beasley Road, Resubdivision of Lots 6 and 7 [2021-2036] final plat for 1 lot on 2.03 acres zoned CH located along Veterans Parkway, Overall Creek Partners developer.

Gresham Lane Subdivision (the Resubdivision of Glendale, Lot 57) [2021-1011] preliminary plat for 7 lots on 5.4 acres zoned RS-15 located along Gresham Lane southwest of John R Rice Boulevard, Alcorn Properties, LLC developer.

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

Aye: Chair Kathy Jones
Vice-Chairman Ken Halliburton
Jennifer Garland
Rick LaLance
Warren Russell
Chase Salas
Shawn Wright

MINUTES OF THE MURFREESBORO PLANNING COMMISSION MAY 19, 2021

Nay: None.

5. Gateway Design Overlay:

Robert Rose Village East, Lot 6 (The Blake at Gateway) [2021-6005 & 2021-3043] initial design review of an 85,789 square-foot Assisted Living Facility located on 4.1 acres zoned MU & GDO-1 along Robert Rose Drive and Lothric Way, The Blake at Gateway, 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. Staff recommends for the initial design review be approved.

Mr. Kyle Hoyt (design engineer) and Mr. Eric Whitfield were in attendance representing the application.

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

Aye: Chair Kathy Jones
Vice-Chairman Ken Halliburton
Jennifer Garland
Rick LaLance
Warren Russell
Chase Salas
Shawn Wright

Nay: None.

Jackson Motel [2021-6006 & 2021-3046] site plan review of parking lot modifications at an existing an Extended Stay Motel on 1.4 acres zoned CH & GDO-4 located at 831 NW Broad Street, Dev P, LLC developer. Ms. Margaret Ann Green presented the Staff Comments regarding

MINUTES OF THE MURFREESBORO PLANNING COMMISSION MAY 19, 2021

this item, a copy which is maintained in the permanent files of the Planning Department and is incorporated into these Minutes by reference. Ms. Green made known this proposal would be in two phases within a six-month timeline. In addition, the plans do not meet City standards.

The Planning Commission discussed the proposed parking lot modifications. A portion of this property is in the Gateway District Overlay with frontage along Northwest Broad Street. They expressed their concerns about this site with the following:

- City Building & Codes Department has been involved with the owner regarding substandard conditions for a portion of the building that had caught on fire several months ago. That portion of the building is still boarded up.
- This would be a good opportunity for the owner to make improvements to this site being located in the GDO.
- The damaged building should be repaired before site improvements are made to the parking lot.
- Phase 1 landscaping plan should be completed first along Medical Center Parkway and the front of the building. If the building is not repaired to the satisfaction of the Building and Codes Department, the applicant would not be able to obtain a permit for the 10 additional parking spaces.
- Defer the site plan until the June 2, 2021, night meeting so the applicant would be able to attend the meeting.

Mr. Bill Huddleston spoke briefly about the project.

There being no further discussion, Mr. Rick LaLance moved to defer until the June 2, 2021 meeting, contingent on the applicant being able to attend the meeting. If the applicant would not be able to attend the meeting, it would be deferred until June 16, 2021. The motion was seconded by Vice-Chairman Ken Halliburton and carried by the following vote:

Aye: Chair Kathy Jones

MINUTES OF THE MURFREESBORO PLANNING COMMISSION MAY 19, 2021

Vice-Chairman Ken Halliburton

Jennifer Garland

Rick LaLance

Warren Russell

Chase Salas

Shawn Wright

Nay: None.

Fortress Square [2021-2025] final plat for 2 lots on 5.8 acres zoned CH & GDO-1 located along Fortress Boulevard and John R Rice Boulevard, Beaty Properties, LLC Inc. 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 distributed a Letter, exhibits from the Master Plan, a Site Plan, and a Landscape Plan to the Planning Commission to request the Commission's consideration of a variance. If ultimately approved by the Board of Zoning Appeals, it would allow the required 8-foot planting yard and 15-feet required between the access drive and property line along the new boundary to be waived. They are trying to mitigate any effects the variances may have by committing to place the required landscape plantings in the nearest planting areas on the south side of the drive aisle when the site to the south develops. All other areas have previously been planted with the required trees.

He explained that the drive aisle had been placed in its current location due to the necessity to align with the drive aisle on the west side of Fortress Boulevard when this project was planned. The width of the shared drive aisle was dictated by the City Transportation Staff to facilitate turns into and out of the site. If the property line were forced to be south of the access drive it could create a hardship on the remaining land by making it so narrow it becomes impractical to use. The remaining land would be approximately 75-105 feet wide before removing landscape yards.

MINUTES OF THE MURFREESBORO PLANNING COMMISSION MAY 19, 2021

The Planning Commission discussed whether or not this request should be presented to the BZA for further consideration. They agreed whoever develops Lot 2 would know the conditions of the property and would have to meet all guidelines; therefore, it was agreed that the request was reasonable.

There being no further discussion, Vice-Chairman Ken Halliburton moved to approve the final plat subject to all staff comments; the motion was seconded by Mr. Shawn Wright and carried by the following vote:

Aye: Chair Kathy Jones
Vice-Chairman Ken Halliburton
Jennifer Garland
Rick LaLance
Warren Russell
Chase Salas
Shawn Wright

Nay: None.

6. Plats and Plans:

Hidden River Estates, Phase 1 [2021-3042) site plan for 101 single-family attached dwelling units (townhomes) and amenity center on 12.42 acres zoned PUD (Hidden River PUD) located along the north side of Cason Trail east of Stoney Meadow Drive, Hidden River Holding Company, 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 had provided revisions of their building elevations in black and white. She distributed the copies to the Planning Commissioners including her color pages from the approved Hidden Rivers PUD pattern book for their review.

MINUTES OF THE MURFREESBORO PLANNING COMMISSION MAY 19, 2021

The Planning Commission began discussing the site plans making known the black and white copies that had been provided by the applicant for the elevations were difficult to understand. Ms. Rush explained that the applicant had sent the black and white revisions to her on Monday which note that the backs of the buildings are proposed to be painted white. The applicant's pattern book had committed to earth tone colors.

Ms. Jennifer Garland commented that the rear elevations appear to be extremely flat.

Mr. Brian Burns explained the back of the buildings have been designed as a light gray being consistently as one color. He agreed to work with Staff on the colors and the details for the back of the buildings. In addition, he would work with staff on a modern six-foot privacy fence located at the back of each Villa.

Continuing, Mr. Burns explained they would have a private hauler for solid waste. Each Villa would have their own private carts. This site plan does not have Dumpsters; however, they would include a Dumpster pad in case it would be needed in the future. Ms. Rush commented there were questions as to how the solid waste was going to be managed. She made known there needs to be more information regarding where the private carts would be stored and how solid waste would be managed each week.

Chair Jones stated that the applicant needs to provide a dedicated space for the private carts for storage when solid waste is picked up each week. She recommended more information to be provided to explain solid waste management.

There being no further discussion, Vice-Chairman Ken Halliburton moved to approve the site plan subject to all staff comments; and, for the applicant to continue working with Ms. Rush on improvements to the site plan which would be brought back to the Planning Commission with the following:

- Improvements should be made to the rear elevations of the Villas.

MINUTES OF THE MURFREESBORO PLANNING COMMISSION MAY 19, 2021

- Provide logistics for the management of solid waste carts for the Villas.
- Provide fence details.

The motion was seconded by Mr. Shawn Wright, and carried by the following vote:

Aye: Chair Kathy Jones
Vice-Chairman Ken Halliburton
Jennifer Garland
Warren Russell
Chase Salas
Shawn Wright
Abstain: Rick LaLance

7. New Business:

Zoning application [2021-412] for approximately 4.6 acres located along West Northfield Blvd and Sulphur Springs Road to be rezoned from RS-10 to PCD (Sanders Corner), P&H Joint Venture applicant. Ms. Margaret Ann Green presented the Staff Comments regarding this item, a copy of which is maintained in the permanent files of the Planning Department and is incorporated into these Minutes by reference.

Mr. Matt Taylor gave a PowerPoint presentation regarding this item, a copy of which is maintained in the permanent files of the Planning Department and is incorporated into these Minutes by reference. Mr. Taylor stated they wanted to leave the liquor store use and to construct a portion of Oakhaven Drive during Phase 1. They would complete the connection of Oakhaven Drive after completing the turning lanes for this development. Mr. Taylor made known a neighborhood meeting had been conducted for this proposal and approximately 25 people had attended.

MINUTES OF THE MURFREESBORO PLANNING COMMISSION MAY 19, 2021

The Planning Commission discussed the proposal regarding the road connection and improvements for this development.

After discussion, Vice-Chairman Halliburton moved to set a public hearing for the zoning application to be scheduled on June 2, 2021; the motion was seconded by Mr. Warren Russell, and the motion carried by the following vote:

Aye: Chair Kathy Jones
Vice-Chairman Ken Halliburton
Jennifer Garland
Rick LaLance
Warren Russell
Chase Salas
Shawn Wright

Nay: None.

Annexation petition and plan of services [2021-501] for approximately 39 acres located along Elam Road, Laurel H. Maples applicant. Ms. Marina Rush presented the Staff Comments regarding this item, a copy of 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. Rick LaLance moved to set a public hearing for the annexation petition to be scheduled on June 2, 2021, the motion was seconded by Mr. Chase Salas, and the motion carried by the following vote:

Aye: Chair Kathy Jones
Vice-Chairman Ken Halliburton
Jennifer Garland
Rick LaLance
Warren Russell

MINUTES OF THE MURFREESBORO PLANNING COMMISSION MAY 19, 2021

Chase Salas

Shawn Wright

Nay: None.

Zoning application [2021-408] for approximately 39 acres located along Elam Road to be zoned G-I simultaneous with annexation, Laurel H. Maples applicant. Ms. Marina Rush presented the Staff Comments regarding this item, a copy of 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. Rick LaLance moved to set a public hearing for the zoning application to be scheduled on June 2, 2021, the motion was seconded by Mr. Shawn Wright, and the motion carried by the following vote:

Aye: Chair Kathy Jones

Vice-Chairman Ken Halliburton

Jennifer Garland

Rick LaLance

Warren Russell

Chase Salas

Shawn Wright

Nay: None.

Zoning application [2021-409] for approximately 17.26 acres located along North Tennessee Boulevard to be rezoned from RM-16 and OG to PRD (The Pointe at Raiders Campus PRD), CREI-MTSU, LLC applicant. Ms. Holly Smyth presented the Staff Comments regarding this item, a copy of which is maintained in the permanent files of the Planning Department and is incorporated into these Minutes by reference. Ms. Smyth made known a neighborhood meeting had been conducted for this proposal. The main concerns from the neighborhood meeting had

MINUTES OF THE MURFREESBORO PLANNING COMMISSION MAY 19, 2021

been trash on this property. The applicant is prepared to add additional Dumpsters throughout their site.

Continuing, Ms. Smyth stated that Staff was supportive of this rezoning request for the following reasons so long as Staff Comments are incorporated into the pattern book, because the proposed reconfiguration and renovations would allow reinvestment into an existing complex in disrepair and would bring onsite management that would promote the creation of a safe and desirable living environment for residential areas characterized by a unified site and development program.

Mr. Brick Murfree and Mr. Christopher Mouron were in attendance representing the application and spoke briefly about the project. Mr. Mouron described the proposal from the Pattern Book, which Pattern Book is maintained in the permanent files of the Planning Department and is incorporated into these Minutes by reference. He made known the goal for this proposal is to convert this failed student housing complex into a vibrant, fully upgraded, conventional community.

Mr. LaLance wanted to know if data was available that addressed the reconfiguration of these type of developments. Mr. Mouron answered he would provide a case study that had been done from one of their developments to send to Ms. Smyth for her to share.

There being no further discussion, Mr. Rick LaLance moved to schedule a public hearing for the zoning application on June 2, 2021; the motion was seconded by Mr. Chase Salas, and carried by the following vote:

Aye: Chair Kathy Jones
Vice-Chairman Ken Halliburton
Jennifer Garland
Rick LaLance
Warren Russell
Chase Salas

MINUTES OF THE MURFREESBORO PLANNING COMMISSION MAY 19, 2021

Shawn Wright

Nay: None.

Zoning application [2021-410] for approximately 0.33 acres located along Leaf Avenue to be rezoned from RS-10 to PRD (Leaf Avenue PRD), BNA Homes, LLC applicant. Ms. Holly Smyth presented the Staff Comments regarding this item, a copy of which is maintained in the permanent files of the Planning Department and is incorporated into these Minutes by reference.

Mr. Brian Burns, the applicant, spoke briefly about the project.

There being no further discussion, Ms. Jennifer Garland moved to schedule a public hearing for the zoning application on June 2, 2021; the motion was seconded by Mr. Rick LaLance, and carried by the following vote:

Aye: Chair Kathy Jones
Vice-Chairman Ken Halliburton
Jennifer Garland
Rick LaLance
Warren Russell
Chase Salas
Shawn Wright

Nay: None.

Zoning application [2021-411] for approximately 0.15 acres located along East Vine Street to be rezoned from RS-8 and CCO to PRD (The Nook on Vine PRD) and CCO, BNA Homes, LLC applicant. Ms. Holly Smyth presented the Staff Comments regarding this item, a copy of which is maintained in the permanent files of the Planning Department and is incorporated into these Minutes by reference.

Mr. Brian Burns, the applicant, spoke briefly about the project.

MINUTES OF THE MURFREESBORO PLANNING COMMISSION MAY 19, 2021

There being no further discussion, Mr. Rick LaLance moved to schedule a public hearing for the zoning application on June 2, 2021; the motion was seconded by Mr. Shawn Wright, and carried by the following vote:

Aye: Chair Kathy Jones
Vice-Chairman Ken Halliburton
Jennifer Garland
Rick LaLance
Warren Russell
Chase Salas
Shawn Wright

Nay: None.

8. Staff Reports and Other Business:

Mandatory Referral [2021-707] to consider the transfer of property to the City and the dedication of utility easements along Cason Trail in conjunction with the Parkside at Hidden River development, Huddleston-Steele Engineering, Inc. applicant. Mr. Matthew Blomeley presented the Staff Comments regarding this item, a copy of 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 Halliburton moved to approve the Mandatory Referral subject to all staff comments; the motion was seconded by Mr. Rick LaLance and carried by the following vote:

Aye: Chair Kathy Jones
Vice-Chairman Ken Halliburton
Jennifer Garland
Rick LaLance
Warren Russell

MINUTES OF THE MURFREESBORO PLANNING COMMISSION MAY 19, 2021

Chase Salas

Shawn Wright

Nay: None

Mandatory Referral [2021-706] to consider donation of right-of-way and easements from City-owned property to TDOT for the Thompson Lane and State Route 99 widening projects, City of Murfreesboro applicant. Mr. David Ives presented the Staff Comments regarding this item, a copy of 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. Rick LaLance moved to approve the Mandatory Referral subject to all staff comments; the motion was seconded by Mr. Chase Salas and carried by the following vote:

Aye: Chair Kathy Jones

Vice-Chairman Ken Halliburton

Jennifer Garland

Rick LaLance

Warren Russell

Chase Salas

Shawn Wright

Nay: None.

Mandatory Referral [2021-709] to consider acquisition of property on Butler Drive for Public Works, possible Solid Waste transfer station, and other support services, City of Murfreesboro applicant. Mr. David Ives presented the Staff Comments regarding this item, a copy of 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 MAY 19, 2021

There being no further discussion, Vice-Chairman Halliburton moved to approve the Mandatory Referral subject to all staff comments; the motion was seconded by Mr. Warren Russell and carried by the following vote:

Aye: Chair Kathy Jones
Vice-Chairman Ken Halliburton
Jennifer Garland
Rick LaLance
Warren Russell
Chase Salas
Shawn Wright
Nay: None

Mandatory Referral [2021-710] to consider the abandonment of a portion of a drainage easement along Goose Creek Lane, SEC, Inc. applicant. Mr. Matthew Blomeley presented the Staff Comments regarding this item, a copy of 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 approve the Mandatory Referral subject to all staff comments; the motion was seconded by Mr. Rick LaLance and carried by the following vote:

Aye: Chair Kathy Jones
Vice-Chairman Ken Halliburton
Jennifer Garland
Rick LaLance
Warren Russell
Chase Salas
Shawn Wright
Nay: None.

MINUTES OF THE MURFREESBORO PLANNING COMMISSION MAY 19, 2021

Mandatory Referral [2021-711] to consider Acquisition of a small section of the MAHLE Filter Systems North American property, for realignment of Butler Drive, City of Murfreesboro, applicant. Mr. David Ives presented the Staff Comments regarding this item, a copy of 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 Mandatory Referral subject to all staff comments; the motion was seconded by Mr. Chase Salas and carried by the following vote:

Aye: Chair Kathy Jones
Vice-Chairman Ken Halliburton
Jennifer Garland
Rick LaLance
Warren Russell
Chase Salas
Shawn Wright

Nay: None.

Zoning Ordinance Amendment [2020-807] Mr. Matthew Blomeley stated that the Planning Commission recommended approval of an amendment to the Zoning Ordinance at its May 5th meeting. He presented modifications to the proposed amendment. It was determined after the May 5th meeting that these additional revisions were needed. The Planning Department consulted with the Legal Department and it was determined that the revisions were minor and no additional public hearing was needed. He asked for the Planning Commission to vote to approve the additional revisions.

MINUTES OF THE MURFREESBORO PLANNING COMMISSION MAY 19, 2021

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

Aye: Chair Kathy Jones
Vice-Chairman Ken Halliburton
Jennifer Garland
Rick LaLance
Warren Russell
Chase Salas
Shawn Wright
Nay: None.

9. Adjourn.

There being no further business Chair Jones adjourned the meeting at 4:05 pm.

Chair

Secretary

GM: cj