

MINUTES OF THE MURFREESBORO PLANNING COMMISSION JUNE 15, 2022

1:00 PM

CITY HALL

MEMBERS PRESENT

Kathy Jones, Chair
Ken Halliburton, Vice-Chair
Rick LaLance
Warren Russell
Chase Salas

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
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 May 4, 2022 (revised) and May 18, 2022 Planning Commission meetings.

Mr. Rick LaLance moved to approve the Minutes of the May 4, 2022 (revised) and May 18, 2022 Planning Commission meetings; the motion was seconded by Mr. Warren Russell and carried by the following vote:

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

Nay: None.

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4. Consent Agenda:

Prologis Temporary Connector Driveway [2022-3052] site plan for site and access modifications at two industrial facilities on 28.2 acres zoned L-I located along Elam Farms Parkway, Prologis, LP developer.

Chestnut Hill, Section 6 [2022-1017] preliminary plat for 13 lots on 15 acres zoned RS-12 & RS-15 located along Upperpoint Court and County Farm Road, Salem Creek Partnership developer.

Muirwood, Section 6 [2022-1018] preliminary plat for 53 lots on 14.3 acres zoned PRD in the unincorporated County and served as an outside the City sewer customer located along Oak Drive, 360 Development, LLC developer.

Cherry Grove [2022-1019] preliminary plat for 20 lots on 24.3 acres zoned RS-15 located along Constantine Drive and Old Salem Road, Talmadge Gilley, Jr. Trust developer.

Jackson Towne, Phase 3 [2022-2037] easement plat and horizontal property regime plat for 50 units on 6.9 acres zoned PRD located along Manchester Pike, Cornerstone Development, LLC developer.

Laurelstone, Resubdivision of Lots 1 & 48 [2022-2035] final plat for 5 lots on 0.56 acres zoned PRD located along Laurelstone Drive, Clayton Properties Group, Inc. developer.

Keeneland Commercial Center, Resubdivision of Lots 12-14 [2022-2036] final plat for 1 lot on 2 acres zoned CH located along Manchester Pike, Keeneland Investments, LLC developer.

Albany Court, Resubdivision of Lot 10 [2022-2038] final plat for 1 lot on 0.36 acres zoned RS-15 located along Albany Court, Joyce A. McGee Gardner developer.

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Venture Properties, Resubdivision of Lot 1 & Warrior Drive, Resubdivision of Lots 9 & 10 [2022-2039] final plat for 1 lot on 3.1 acres zoned CH located along South Church Street and Westgate Boulevard, Mapco Express, Inc. developer.

Snyder Retreat, Resubdivision of Lot 2 [2021-2041] final plat for 2 lots on 4.4 acres zoned RS-10 located along Avon Road and Battleground Drive, Chip Loyd 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
Rick LaLance
Warren Russell
Chase Salas

Nay: None.

5. GDO:

On Motion

Puckett Creek Station [2022-1007] GDO Master Plan amendment for 12 lots on 27.5 acres zoned CH & GDO-1 located along Fortress Boulevard, Manson Pike, Cedar Glades Drive, and Manson Crossing Drive, Puckett Creek Station, LLP developer.

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. Charlie Waite (developer) was in attendance representing the application.

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

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

Nay: None.

Puckett Creek Station - Manson Crossing Drive ROW [2022-1007] preliminary plat for road construction and dedication on 1.8 acres zoned CH and GDO-1 located along Manson Crossing Drive, Puckett Creek Station developer. 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. Charlie Waite (developer) was in attendance representing the application.

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. Chase Salas and carried by the following vote:

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

Nay: None.

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Puckett Creek Station, Lot 9 [2022-2021] final plat for 1 lot on 1 acre zoned CH & GDO-1 located along Cedar Glades Drive, Puckett Creek Station, LLP developer. Mr.

Joel Aguilera 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. Charlie Waite (developer) was in attendance representing the application.

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

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

Nay: None.

North Church, LLC Lot 2 (Holiday Inn Express) [2022-6005 & 2022-3056] initial design review of a 60,000 ft2 hotel located on 3.3 acres zoned MU and GDO-1 located along Medical Center Parkway and Robert Rose Drive, Pradeep Agnihotri developer.

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. Bill Huddleston (design engineer), Mr. Pradeep Agnihotri (developer), and the architect were in attendance for the meeting. The architect explained the proposed architectural design and exterior materials for the building.

There being no further discussion, Mr. Rick LaLance moved to approve the initial design

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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
Rick LaLance
Warren Russell
Chase Salas

None: None

Clari Park, Lot 20 (Main Event) [2022-6004 & 2022-3042] initial design review of a 48,808 ft² commercial indoor amusement located on 6 acres zoned CH, GDO-1, & GDO-2 located along Greshampark Drive, Main Event developer. 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 (design engineer) and Mr. Randy Barnett (architect) were in attendance representing the application. Mr. Taylor explained he would continue working on the parking agreement due to the multiple uses and that he would provide all the details during the final design review. Mr. Randy Barnett explained the rollfab metal material for the building. He commented that the rollfab metal material was a stronger, better-looking, and longer-lasting than cementitious siding.

The Planning Commission recommended that the applicant provide directional signs for this development. In addition, the applicant needs to provide additional information on the rollfab material, such as the warranty or examples of buildings that have used the material.

There being no further discussion, Mr. Rick LaLance moved to approve the initial design review subject to the applicant providing directional signs at the multiple access areas, and

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addressing the private drive access and all other staff comments; the motion was seconded by Vice-Chairman Ken Halliburton and carried by the following vote:

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

Nay: None

6. Plats and Plans

On Motion

Westlawn Pavilion, Lot 4 (McDonald's) [2022-3061] site plan review of a 4,540 ft² restaurant located on 1.6 acres zoned PUD located along Veterans Parkway and Shores Road, McDonald's USA, LLC developer. 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. Bob Kempkes (architect) and Ms. Kelley Frank (design engineer) were in attendance to represent the application. Mr. Bob Kempkes explained the proposed building design, including the building materials, stating that this design was not the standard prototype.

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

Aye: Kathy Jones
Ken Halliburton
Rick LaLance

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Warren Russell

Chase Salas

Nay: None.

Fountain Place, Lots 6-8 [2021-3171] site plan for three multi-tenant commercial/office buildings totaling 35,400 ft2 on 4 acres zoned CF and OG located along East Northfield Boulevard and Pitts Lane, Hassan Eslami developer. 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.

The Planning Commission began discussing the proposal asking for additional information to address fire trucks and tractor-trailers being able to exit the proposed site; preserving the existing trees; keeping all dumpsters away from the adjacent residential areas; and providing a privacy fence.

Ms. Katie Noel (project engineer) stated that before final approval the site plan would need to address large trucks exiting this site onto Pitts Lane by softening the curve.

Mr. Bill Huddleston (design engineer) and Mr. Hassan Eslami (developer) were in attendance for the meeting. Mr. Bill Huddleston came forward stating he would work with Brad Barbee on preserving the existing tree line and adding additional trees with a buffer to screen the adjacent residential home.

There being no further discussion, Mr. Rick LaLance moved to approve the site plan subject to the applicant keeping the existing trees, providing a six-foot tall white vinyl privacy fence against the adjoining residential parcels, and all other staff comments; the motion was seconded by Mr. Chase Salas and carried by the following vote:

Aye: Kathy Jones

Ken Halliburton

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Rick LaLance

Warren Russell

Chase Salas

Nay: None.

Parkway Place, Lot 7 [2022-3057] site plan for a 22,500 ft2 multi-tenant commercial building on 1.95 acres zoned PID at located along Richard Reeves Drive, Swanson Development, LP developer. 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. Joe Swanson, Jr. (developer) was in attendance representing the application.

There being no further discussion, Vice-Chairman Ken Halliburton 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: Kathy Jones

Ken Halliburton

Rick LaLance

Warren Russell

Chase Salas

Nay: None.

Masonbrooke [2022-1020] preliminary plat for 51 lots on 19.2 acres zoned CF & RS-6 located along Florence Road, Alcorn Properties, LLC developer. Mr. Joel Aguilera

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. David Alcorn (developer) was in attendance representing the application.

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

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

Nay: None

7. **New Business:**

Schedule Public Hearings

Zoning application [2022-410] for approximately 19.5 acres to be rezoned from RS-15 to RS-8 and approximately 6.0 acres to be rezoned from RS-15 to CF located along Franklin Road, Beazer Homes 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.

Mr. Matt Taylor (design engineer) was in attendance representing the application.

There being no further discussion, Mr. Rick LaLance moved to schedule a public hearing on July 13, 2022; the motion was seconded by Mr. Warren Russell and carried by the following vote:

Aye: Kathy Jones
Ken Halliburton
Rick LaLance
Warren Russell

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Chase Salas

Nay: None.

Zoning application [2022-411] for approximately 3.9 acres to be rezoned from CL to CH located along Memorial Boulevard, Elders Ace Hardware applicant.
WITHDRAWN BY APPLICANT

Zoning application [2022-413] for approximately 10.8 acres located at 2655 Wilkinson Pike to be rezoned from RS-15, MU, GDO-1, & GDO-2 to PRD, GDO-1, & GDO-2 (Toll Brothers at Gateway PRD), Toll Brothers 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.

Continuing, Ms. Green made known a neighborhood meeting had been conducted on Monday, June 6, 2022 at Embassy Suites. She made known the concerns from the meeting that included the need for road widening improvements to Wilkinson Pike, improvements to the residential home to include raised foundations, wrap-around porches, enhanced streetscape, amenity areas, etc. In addition, staff has recommended improvements be made to the architecture and providing a robust amenity area such as adding a pool.

Mr. Matt Taylor (design engineer) stated he would make revisions to the zoning application before the public hearing.

There being no further discussion, Mr. Rick LaLance moved to schedule a public hearing on July 13, 2022; the motion was seconded by Mr. Mr. Chase Salas and carried by the following vote:

Aye: Kathy Jones

Ken Halliburton

Rick LaLance

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Warren Russell

Chase Salas

Nay: None.

Annexation petition and plan of services [2021-505] for approximately 0.9 acres located along Elam Road, Swanson Developments, LP 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. Holly Smyth made known Mr. Matthew Blomeley had distributed updated maps that also includes the right-of-way of Elam Road from Manchester Pike to I-24 as well as the I-24/Elam Road frontage road.

Mr. Joe Swanson, Jr. (applicant) was in attendance representing the application.

Lastly, Ms. Holly Smyth stated that a neighborhood meeting would be scheduled for the annexation and zoning requests.

There being no further discussion, Mr. Rick LaLance moved to schedule a public hearing on July 13, 2022 for the requested as well as the adjacent ROW added by Staff; the motion was seconded by Mr. Chase Salas and carried by the following vote:

Aye: Kathy Jones

Ken Halliburton

Rick LaLance

Warren Russell

Chase Salas

Nay: None.

Zoning application [2022-412] to amend the Parkway Place PID on approximately 151 acres located along Joe B Jackson Parkway and Richard Reeves Drive and to

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zone approximately 0.9 acres located along Elam Road to PID simultaneous with annexation, Swanson Developments, LP 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. Joe Swanson, Jr. (applicant) was in attendance representing the application.

There being no further discussion, Mr. Warren Russell moved to schedule a public hearing on July 13, 2022; the motion was seconded by Vice-Chairman Ken Halliburton and carried by the following vote:

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

Nay: None.

Annexation petition [2022-506] or request for service as an outside the City sewer customer for approximately 1.0 acre located at 3905 Ashley Drive, Kasie Nunley 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.

The Planning Commissioners began discussing the request and agreed the applicant has a failing septic system.

Ms. Kasie Nunley (owner) was in attendance for the meeting to address any questions.

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There being no further discussion, Mr. Rick LaLance moved to schedule a public hearing for the annexation petition and plan of services on July 13, 2022; the motion was seconded by Mr. Chase Salas and carried by the following vote:

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

Nay: None.

8. Staff Reports and Other Business:

Mr. Matthew Blomeley announced tomorrow morning there would be a Fair Housing Seminar that would go towards the State required continuing education hours. The meeting would be conducted at the City airport by the Community Development Department.

9. Adjourn.

There being no further business the meeting adjourned at 4:00 p.m.

Chair

Secretary

GM: cj