

MINUTES OF THE MURFREESBORO PLANNING COMMISSION JANUARY 11, 2023

6:00 PM

CITY HALL

MEMBERS PRESENT

Ken Halliburton, Vice-Chair
Jami Averwater
Bryan Prince
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
Amelia Kerr, Planner
Joel Aguilera, Planner
Carolyn Jaco, Recording Assistant
Roman Hankins, Assistant City Attorney
Sam Huddleston, Executive Dir. Dev't Services
Darren Gore, Assistant City Manager
Russell Gossett, Director of Solid Waste

1. Call to order.

Vice-Chairman Ken Halliburton called the meeting to order at 6:00 p.m.

2. Determination of a quorum.

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

3. Approve minutes of the December 7, 2022, and December 14, 2022, Planning Commission meeting.

Ms. Jami Averwater moved to approve the minutes of the December 7, 2022 and December 14, 2022 Planning Commission meetings; the motion was seconded by Mr. Shawn Wright and carried by the following vote:

Aye: Ken Halliburton

Jami Averwater

Bryan Prince

Warren Russell

Chase Salas

Shawn Wright

Nay: None

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4. Public Hearings and Recommendations to City Council:

Zoning application [2022-426] for approximately 4.1 acres located east of Memorial Boulevard to be rezoned from RS-15 to PCD (Memorial Plaza PCD), B & N Patel 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 (design engineer) and Mr. Tom Meeks (architect) were in attendance representing the application. Mr. Matt Taylor gave a PowerPoint presentation of the Pattern Book, which Pattern Book is maintained in the permanent files of the Planning Department and is incorporated into these Minutes by reference.

Vice-Chairman Ken Halliburton opened the public hearing.

1. **Ms. Cathryn Fowler, 129 Brentmeade Drive** – requested speed bumps to be placed on the streets to slow down traffic due to safety concerns.
2. **Mr. Harold Richardson, 133 Brentmeade Drive** – opposes the stub street being opened due to safety concerns with increased traffic.
3. **Ms. Kara Ivy, 3307 Yorkshire Court** - opposes the stub street being opened due to safety concerns with increased traffic.
4. **Mr. Wendell Burnett, 326 Brewster Court** – opposes the zoning request and the stub street being opened due to safety concerns with increased traffic.
5. **Mr. Robert Fowler, 129 Brentmeade Drive** – opposes the stub street being opened due to safety concerns with increased traffic.
6. **Ms. Caryl Holthouse, 118B Fairfax Drive** – wanted to know where would the berm and fence are proposed to end along Fairfax Drive.

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Vice-Chairman Ken Halliburton closed the public hearing.

Ms. Margaret Ann Green addressed the neighbors' traffic concerns, and Mr. Matt Taylor discussed the fencing and landscaping along the northern property line.

Mr. Chase Salas requested that a deceleration lane be added along Memorial Boulevard to allow traffic to turn into this site. Mr. Matt Taylor stated he would address this during site plan review.

There being no further discussion, Mr. Chase Salas moved to approve the zoning application subject to all staff comments as well as a fence being included along the northern property line adjacent to any residential properties; the motion was seconded by Ms. Jami Averwater and carried by the following vote:

Aye: Ken Halliburton

Jami Averwater

Bryan Prince

Warren Russell

Chase Salas

Shawn Wright

Nay: None

Annexation petition and plan of services [2022-507] for approximately 0.81 acres located along South Church Street and Highfield Drive, Sam Willard 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.

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Vice-Chairman Ken Halliburton opened the public hearing. No one came forward to speak for or against the annexation petition and plan of services; therefore, Vice-Chairman Ken Halliburton closed the public hearing.

There being no further discussion, Ms. Jami Averwater moved to approve the annexation petition and plan of services subject to all staff comments; the motion was seconded by Mr. Shawn Wright and carried by the following vote:

Aye: Ken Halliburton

Jami Averwater

Bryan Prince

Warren Russell

Chase Salas

Shawn Wright

Nay: None

Zoning application [2022-428] for approximately 0.54 acres located along South Church Street and Highfield Drive to be zoned PCD (South Church Street Corner PCD) simultaneous with annexation, Salem Investment Partners 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) and Mr. Steven Dotson (developer) were in attendance representing the application. Mr. Matt Taylor gave a PowerPoint presentation of the Pattern Book, which Pattern Book is maintained in the permanent files of the Planning Department and is incorporated into these Minutes by reference.

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Vice-Chairman Ken Halliburton opened the public hearing. No one came forward to speak for or against the zoning application; therefore, Vice-Chairman Ken Halliburton closed the public hearing.

The Planning Commission discussed the options for the applicant to provide connectivity to the adjoining lot to the south.

There being no further discussion, Mr. Shawn Wright moved to approve the zoning application subject to all staff comments; the motion was seconded by Ms. Jami Averwater and carried by the following vote:

Aye: Ken Halliburton
Jami Averwater
Bryan Prince
Warren Russell
Chase Salas
Shawn Wright

Nay: None

Annexation petition and plan of services [2022-508] for approximately 22.3 acres located along Butler Drive, City of Murfreesboro Administration Department 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.

Vice-Chairman Ken Halliburton opened the public hearing. No one came forward to speak for or against the annexation petition and plan of services; therefore, Vice-Chairman Ken Halliburton closed the public hearing.

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There being no further discussion, Mr. Shawn Wright moved to approve the annexation petition and plan of services subject to all staff comments; the motion was seconded by Mr. Warren Russell and carried by the following vote:

Aye: Ken Halliburton

Jami Averwater

Bryan Prince

Warren Russell

Chase Salas

Shawn Wright

Nay: None

Zoning application [2022-429] for approximately 22.3 acres located along Butler Drive to be zoned H-I simultaneous with annexation, City of Murfreesboro Administration Department 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. Darren Gore, Assistant City Manager, gave a PowerPoint presentation for the proposal.

Vice-Chairman Ken Halliburton opened the public hearing.

1. **Ms. Amy Acla, 3010 Wentworth Court** – voiced her concerns with possible odors and how that would be addressed.
2. **Ms. Lynn Buchanan, 3342 Mossey Lane** – voiced her concerns with possible odors; and the traffic pattern with trucks connecting with Joe B Jackson Parkway.

Vice-Chairman Ken Halliburton closed the public hearing.

Mr. Darren Gore addressed the traffic and odor concerns.

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The Planning Commission asked for information regarding hours of operation and the number of trucks per day. Mr. Darren Gore and Mr. Russell Gossett addressed these concerns.

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

Aye: Ken Halliburton

Jami Averwater

Bryan Prince

Warren Russell

Chase Salas

Shawn Wright

Nay: None

5. Staff Reports and Other Business:

Mandatory Referral [2022-731] to consider the abandonment of drainage and sanitary sewer easements on property located north of Medical Center Parkway and along Roby Corlew Lane, Chris Mabery of Ragan Smith representing Hines Clari Park Land Holdings, LLC applicant. Ms. Amelia Kerr 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, Ms. Jami Averwater moved to approve the mandatory referral subject to all conditions recommended by Staff in the Staff Comments; the motion was seconded by Mr. Chase Salas and carried by the following vote:

Aye: Ken Halliburton

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Jami Averwater

Bryan Prince

Warren Russell

Chase Salas

Shawn Wright

Nay: None

Mandatory Referral [2022-732] to consider the abandonment of sanitary sewer and water line easements at Saint Thomas Rutherford Hospital on Medical Center Parkway, Rob Whitson of Gresham Smith on behalf of Saint Thomas Rutherford Hospital applicant. Ms. Amelia Kerr 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 conditions recommended by Staff in the Staff Comments; the motion was seconded by Ms. Jami Averwater and carried by the following vote:

Aye: Ken Halliburton

Jami Averwater

Bryan Prince

Warren Russell

Chase Salas

Shawn Wright

Nay: None

Mandatory Referral [2022-730] to consider the dedication of an electric easement located on City-owned property west of Beasie Road, City of Murfreesboro applicant.

Mr. Joel Aguilera presented the Staff Comments regarding this item, a copy of which is

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maintained in the permanent files of the Planning Department and is incorporated into these Minutes by reference.

There being no further discussion, Mr. Shawn Wright moved to approve the mandatory referral subject to all conditions recommended by Staff in the Staff Comments; the motion was seconded by Ms. Jami Averwater and carried by the following vote:

Aye: Ken Halliburton

Jami Averwater

Bryan Prince

Warren Russell

Chase Salas

Shawn Wright

Nay: None

Mr. Matthew Blomeley reminded the Planning Commissioners their next Planning Commission meeting would be next Wednesday, January 18, 2023 at 1:00 p.m.

6. **Adjourn.**

There being no further business the meeting adjourned at 8:00 p.m.

Chair

Secretary

GM: cj