

MINUTES
OF THE CITY OF MURFREESBORO
BOARD OF ZONING APPEALS
City Hall, 111 W. Vine Street, Council Chambers

January 25, 2023 1:00PM

Members Present:

Davis Young, Chair
Ken Halliburton, Vice-Chair
Misty Foy
Julie King
Tim Tipps

Staff Present:

Greg McKnight, Planning Director
Matthew Blomeley, Assistant Planning Director
Marina Rush, Principal Planner
Joel Aguilera, Planner
Roman Hankins, Assistant City Attorney
Ashley Fulghum, Recording Assistant

Members Absent:

None

1. Call to Order:

Chair Young called the meeting to order.

2. Determination of a quorum:

Chair Young determined that a quorum was present.

3. Consideration of Minutes:

With there being no objection by any of the Board members, the minutes of the December 19, 2022, BZA meeting were approved as submitted.

4. New Business:

a. Application [Z-23-001] by Rutherford County Board of Education, represented by Jeff Hooper of Barge Cauthen & Associates, requesting a special use permit to construct a 2-story, 102,000 square-foot building addition to an existing institutional group assembly use for Oakland High School in a Single Family Residential (RS-15) zoning district, located at 2225 Patriot Drive.

MURFREESBORO BOARD OF ZONING APPEALS MINUTES

January 25, 2023

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.

Chair Young inquired about the portables on the property. Mr. Aguilera stated that the applicant indicated that those would be removed once the addition was complete.

Mr. Trey Lee, Assistant Superintendent for Engineering and Construction for Rutherford County Schools spoke about the removal of the portables. He stated that they can't remove the portables until the new addition is completed. When they can utilize the new addition, the portables will leave. The addition is expected to be completed by December 2025.

Chair Young opened the public hearing.

There being no one else to speak for or against the request, Chair Young closed the public hearing.

The Board, Staff and Mr. Lee discussed the timeline for the removal of the portables. The fourth condition of approval was modified to state that the existing portables on-site shall be removed prior to August 1, 2026, for the Oakland High School building addition.

Vice-Chair Ken Halliburton moved to approve the special use permit subject to all Staff comments; the motion was seconded by Mr. Tim Tipps and was carried by the following vote:

Aye: Misty Foy

Vice-Chair Ken Halliburton

Julie King

Tim Tipps

Chair Davis Young

Nay: None

b. Application [Z-23-002] by Rutherford County Board of Education, represented by Jeff Hooper of Barge Cauthen & Associates, requesting a special use permit to construct a 2-story, 102,000 square-foot building addition to an existing institutional group assembly use for Riverdale High School in a Single Family Residential (RS-15) zoning district, located at 802 Warrior Drive.

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.

Chair Young opened the public hearing.

MURFREESBORO BOARD OF ZONING APPEALS MINUTES

January 25, 2023

There being no one else to speak for or against the request, Chair Young closed the public hearing.

Ms. Misty Foy inquired about the completion date. Mr. Lee confirmed that the completion date will be the same as the Oakland High School renovation. The fourth condition of approval was also modified to state that the existing portables on-site shall be removed prior to August 1, 2026, for the Riverdale High School building addition.

Ms. Misty Foy moved to approve the special use permit subject to all Staff comments; the motion was seconded by Vice-Chair Halliburton and was carried by the following vote:

Aye: Misty Foy

Vice-Chair Ken Halliburton

Julie King

Tim Tipps

Chair Davis Young

Nay: None

5. Staff Reports and Other Business:

None.

6. Adjourn:

There being no further business, Chair Young adjourned the meeting at 1:24pm.

CHAIRMAN

SECRETARY