

# MINUTES OF THE MURFREESBORO PLANNING COMMISSION FEBRUARY 1, 2023

6:00 P.M.

CITY HALL

## MEMBERS PRESENT

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

## STAFF PRESENT

Sam Huddleston, Assistant City Manager  
Greg McKnight, Planning Director  
Matthew Blomeley, Assistant Planning Director  
Marina Rush, Principal Planner  
Holly Smyth, Principal Planner  
Brad Barbee, Planner  
Jennifer Knauf, Project Engineer  
Carolyn Jaco, Recording Assistant  
David Ives, Deputy City Attorney  
Roman Hankins, Assistant City Attorney

### 1. Call to order.

Chair Kathy Jones called the meeting to order at 6:00 p.m.

### 2. Determination of a quorum.

Chair Kathy Jones determined that a quorum was present.

### 3. Approve minutes of the January 11, 2023 and January 18, 2023 Planning Commission meetings.

Ms. Jami Averwater moved to approve the minutes of the January 11, 2023 and January 18, 2023 Planning Commission meetings; the motion was seconded by Mr. Shawn Wright and carried by the following vote:

Aye: Kathy Jones  
Ken Halliburton  
Jami Averwater  
Bryan Prince  
Warren Russell

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Chase Salas

Shawn Wright

Nay: None

#### 4. **Public Hearings and Recommendations to City Council:**

**Zoning application [2022-427] for approximately 9.8 acres located along the east side of Agripark Drive to be rezoned from CH to PRD (Arden at Murfreesboro PRD), FC Murfreesboro, LLC 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. In addition, it was noted that hard copies of revised architectural renderings were at the Planning Commissioners' desks.

Mr. Rob Molchan (landscape architect) and Mr. Kevin Woodley (developer) were in attendance representing the application. Mr. Rob Molchan 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.

Chair Kathy Jones opened the public hearing. No one came forward to speak for or against the zoning application; therefore, Chair Kathy Jones closed the public hearing.

There being no further discussion, Vice-Chairman Ken Halliburton moved to approve the zoning application subject to all staff comments and the applicant working with staff on revising the language in the pattern book to address garages being used for vehicles only; the motion was seconded by Mr. Warren Russell and carried by the following vote:

Aye: Kathy Jones

Ken Halliburton

Jami Averwater

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Bryan Prince

Warren Russell

Chase Salas

Shawn Wright

Nay: None

**Zoning Ordinance amendment [2023-801] regarding amendments to Section 34:  
Floodplain Zoning, City of Murfreesboro Planning Department applicant.** Ms.

Jennifer Knauf 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. In addition, it was noted that hard copies of the latest draft of the ordinance amendment were at the Planning Commissioners' desks.

Chair Kathy Jones opened the public hearing. No one came forward to speak for or against the proposed Zoning Ordinance amendment; therefore, Chair Kathy Jones closed the public hearing.

There being no further discussion, Mr. Shawn Wright moved to approve the Zoning Ordinance 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

Jami Averwater

Bryan Prince

Warren Russell

Chase Salas

Shawn Wright

Nay: None

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## Annexation petition and plan of services [2023-501] for approximately 146 acres located along Highway 99 south of Clearidge Drive, City of Murfreesboro 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.

Chair Kathy Jones opened the public hearing.

1. **David Ragsdale, 6971 Highway 99 West** – wanted to know why the City changed its position on annexing the Highway 99 right-of-way.
2. **Mr. Timothy Hinote, 2100 Nunley Drive** – wanted to know more about how this annexation would affect the schools located in the study area.
3. **Mr. Michael Bryan, 5809 East Overall Creek Road** – wanted to know, if Rutherford County has not requested annexation, how can the City annex the schools?
4. **Mr. Jon Fuller, 412 Dalton Drive** – wanted to know more about how this annexation would affect the schools located in the study area. He also wanted to know if the balance of the County Schools property along Thompson Road would be annexed.
5. **Mr. Brett Neal, 408 Dalton Drive** – had questions regarding traffic and sanitary sewer.
6. **Mr. Brady Allred, 5871 East Overall Creek Road** – wanted to know more about how this annexation would affect the schools located in the study area.

Chair Kathy Jones closed the public hearing.

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Mr. Sam Huddleston came forward to explain in 2006, a sanitary sewer agreement had been signed between the City of Murfreesboro, Rutherford County Government, and Rutherford County Schools. The City is studying this area for annexation and Rutherford County is aware of this study. The new Rutherford County fire station would remain in the county district. However, if there is ever any incident impacting the County schools, City emergency services would respond.

The Planning Commissioners began discussing how there were several Rutherford County schools already within the City limits of Murfreesboro. Annexing County schools into the City doesn't affect which school system they belong to.

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 Vice-Chairman Ken Halliburton and carried by the following vote:

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

Nay: None

## 5. Staff Reports and Other Business:

**Mandatory Referral [2023-701] to consider the abandonment of a sanitary sewer easement located along Stonecenter Lane in the Stonebridge at Three Rivers development, John Miner of SEC, Inc. applicant.** Mr. Matthew Blomeley presented the

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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 staff comments listed in the written staff report; the motion was seconded by Mr. Chase Salas and carried by the following vote:

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

Nay: None

**Mandatory Referral [2023-702] to consider the abandonment of a sanitary sewer easement located on property at the southeast corner of Franklin Road and Veterans Parkway, Richard Blasey of Bergmann Associates 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, Ms. Jami Averwater moved to approve the mandatory referral subject to all staff comments listed in the written staff report; the motion was seconded by Mr. Chase Salas and carried by the following vote:

Aye: Kathy Jones  
Ken Halliburton  
Jami Averwater

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Bryan Prince

Warren Russell

Chase Salas

Shawn Wright

Nay: None

**Mandatory Referral [2023-703] to consider the Abandonment of Certain Greenway Trail Easements and approval of an Agreement for Conservation Easement for Greenway Trail Purposes located on property along Medical Center Parkway & the Stones River, City Legal Department 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, Ms. Jami Averwater moved to approve the mandatory referral subject to all staff comments; the motion was seconded by Mr. Shawn Wright and carried by the following vote:

Aye: Kathy Jones

Ken Halliburton

Jami Averwater

Bryan Prince

Warren Russell

Chase Salas

Shawn Wright

Nay: None

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PLANNING COMMISSION  
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**6. Adjourn.**

There being no further business the meeting adjourned at 7:40 p.m.

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**Chair**

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**Secretary**

GM: cj