

MINUTES OF THE MURFREESBORO PLANNING COMMISSION FEBRUARY 2, 2022

6:00 PM

CITY HALL

MEMEBERS PRESENT

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

STAFF PRESENT

Greg McKnight, Planning Director
Matthew Blomeley, Assistant Planning Director
Marina Rush, Principal Planner
Holly Smyth, Principal Planner
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.

2. Determination of a quorum.

Chair Kathy Jones determined that a quorum was present.

3. Approve minutes of the January 19, 2022, Planning Commission meeting.

Vice-Chairman Ken Halliburton moved to approve the Minutes of the January 19, 2022 Planning Commission meeting; 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
Shawn Wright

Nay: None.

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4. Public Hearings and Recommendations to City Council:

Annexation petition and plan of services [2021-516] for approximately 258.8 acres located along Northwest Broad Street, Hord Family applicant. 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. In addition, both the plan of services and the staff comments had been revised to more accurately reflect the ownership of the properties in question. Revised copies of both were provided to the Planning Commission.

Chair Kathy Jones opened the public hearing.

1. Ms. Nancy Miller, 2643 Chatham Court – opposes the request due to increase in traffic flow, danger to property values, noise, and blasting.
2. Mr. Doug Hutchins, 2220 Londonderry Drive – expressed concerns regarding noise, light pollution, flooding, property values, and traffic.
3. Dr. Steven Thomas, 3511 Oakleigh Cove –opposes the project due to concerns regarding noise, light pollution, hours of operation, and lack of benefit to the City.

Chair Kathy Jones closed the public hearing.

Ms. Marina Rush addressed concerns regarding lighting, noise, and flooding.

There being no further discussion, Mr. Rick LaLance moved to approve the annexation petition and plan of services subject to staff comments; the motion was seconded by Mr. Chase Salas and carried by the following vote:

Aye: Kathy Jones
Ken Halliburton
Rick LaLance

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Warren Russell

Chase Salas

Shawn Wright

Nay: None.

Zoning application [2021-433] for approximately 258.8 acres located along Northwest Broad Street to be zoned CH and GDO-1 simultaneous with annexation, SEC, Inc. on behalf of Legacy Sports Tennessee applicant. 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.

Chair Kathy Jones opened the public hearing.

1. Mr. Bricke Murfree, 1011 Glasgow Drive & and future homeowner at 2227 Shannon Drive - is in favor of the request.
2. Dr. Steven Thomas, 3511 Oakleigh Cove- expressed concerns regarding noise.

Chair Kathy Jones closed the public hearing.

Mr. David Ives addressed concerns regarding violations and enforcement of the City's noise ordinance.

Mr. Matt Taylor (design engineer), Mr. Chad Miller (applicant), Mr. Mike Kuntz (architect), Mr. Rich Riebeling and Mr. Russell Riebeling (developer's representatives) were in attendance representing the application. Mr. Taylor explained how they intend to mitigate noise from the proposed facility. Continuing, Mr. Taylor also addressed concerns regarding flooding.

Mr. Rick LaLance requested for the applicant to save as many mature trees as possible on this property.

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

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

Nay: None.

5. Staff Reports and Other Business:

Mandatory Referral [2021-734] for the abandonment of a sanitary sewer easement located on property along East Northfield Boulevard and Pitts Lane, Huddleston-Steele Engineering, Inc. on behalf of Hassan Eslami applicant. Ms. Holly Smyth 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. Smyth stated Planning Staff recommends that the Planning Commission vote to recommend approval of the request to City Council subject to the following conditions:

1. The new sanitary sewer easement shall be recorded prior to or simultaneous with the abandonment of the existing easement.
2. The applicant must provide to the City Legal Department all the necessary documentation (including any needed legal descriptions and exhibits) required to prepare and record the legal instrument of abandonment. This instrument will be subject to final review and approval of the City Legal Department.

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3. The applicant will be responsible for recording the legal instrument, including paying any recording fees.

There being no further discussion, Mr. Rick LaLance moved to approve the mandatory referral subject to the recommended conditions of approval listed in the staff report; the motion was seconded by Shawn Wright and carried by the following vote:

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

Nay: None.

Mr. Greg McKnight updated the Planning Commission regarding the schedule for the update to the Murfreesboro 2035 Comprehensive Plan. He proposed for the City Council and Planning Commission joint session to be held at the Murfreesboro Airport on February 16, 2022 at 1:00 p.m. This meeting will also be the regular meeting and will include regular business.

There being no further discussion, Vice-Chairman Ken Halliburton moved to approve the Planning Commission meeting to be conducted at 1:00 p.m. February 16, 2022, at the Murfreesboro Airport; the motion was seconded by Shawn Wright and carried by the following vote:

Aye: Kathy Jones
Ken Halliburton
Rick LaLance
Warren Russell

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Chase Salas

Shawn Wright

Nay: None.

6. Adjourn.

There being no further business the meeting adjourned at 6:50 p.m.

Chair

Secretary