

**MINUTES OF THE
JOINT MURFREESBORO CITY COUNCIL AND
PLANNING COMMISSION MEETING
MARCH 1, 2023**

3:00 PM

AIRPORT BUSINESS CENTER

CITY COUNCIL MEMBERS PRESENT

Shane McFarland, Mayor
Bill Shacklett, Vice-Mayor
Jami Averwater
Madelyn Scales Harris
Austin Maxwell
Kirt Wade
Shawn Wright

PLANNING COMMISSION MEMBERS PRESENT

Kathy Jones, Chair
Jami Averwater
Bryan Prince
Warren Russell
Chase Salas
Shawn Wright

PLANNING COMMISSION MEMBERS ABSENT

Ken Halliburton

CITY STAFF PRESENT

Craig Tindall, City Manager
Darren Gore, Assistant City Manager
Sam Huddleston, Assistant City Manager
Adam Tucker, City Attorney
David Ives, Deputy City Attorney
Roman Hankins, Assistant City Attorney
Greg McKnight, Executive Dir. Dev't Services
Matthew Blomeley, Asst. Planning Director
Margaret Ann Green, Principal Planner
Marina Rush, Principal Planner
Holly Smyth, Principal Planner
Joel Aguilera, Planner
Brad Barbee, Planner
Amelia Kerr, Planner
Jennifer Knauf, Project Engineer
Gabriel Moore, Project Engineer
Katie Noel, Project Engineer
Jennifer Brown, City Recorder/Finance Dir.
Chris Yeager, Recording Assistant
Chad Gehrke, Airport Director
Lesley Short, Assistant Finance Director
Ashley Fulghum, Recording Assistant

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1. Call to Order City Council Meeting.

Mayor Shane McFarland called the City Council Meeting to order at 3:00 p.m.

2. Call to Order Planning Commission Meeting.

Chair Kathy Jones called the Planning Commission Meeting to order at 3:00 p.m.

3. Determination of a Quorum for City Council Meeting.

Mayor McFarland determined that a quorum was present.

4. Determination of a Quorum for Planning Commission Meeting.

Chair Jones determined that a quorum was present.

5. Prayer.

Mayor McFarland led the prayer.

6. Pledge of Allegiance.

Mayor McFarland led the Pledge of Allegiance.

7. Introduction of Purpose of Meeting.

Mayor McFarland explained that the purpose of the joint meeting was to discuss the update to the Future Land Use Map.

8. Discussion of the amendments to Chapter 4: Land Use of the Murfreesboro 2035 Comprehensive Plan and the Future Land Use Map [2019-S-102].

a. Update Presentation

Mr. Greg McKnight gave an overview of how the session would proceed. He explained that the three objectives were to educate, communicate and get direction from the two bodies moving forward.

Mr. Kevin Guenther (Ragan Smith) gave a presentation on the proposed update to the Future Land Use Map and the text of Chapter 4.

Vice-Mayor Bill Shacklett inquired about the transition policy. Mr. Guenther responded that it allows for flexibility in land uses if certain conditions are present.

Mayor McFarland inquired about multi-family. Mr. Guenther responded that there is a land use category, that allows for multi-family, in the existing comprehensive plan that has not changed.

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Vice-Mayor Shacklett asked if there are particular zoning districts tied to each land use character. Mr. Guenther responded that they have identified potentially suitable zoning districts that match each land use category.

Mr. Austin Maxwell inquired about the mixed-use category. Mr. Guenther responded that it is a new, unique category.

b. Breakout Sessions

City Council, Planning Commission and Staff divided up into three groups to discuss the Future Land Use Map. Each group was led by a Planning Department staff member.

c. General Discussion/Questions & Answers

Mr. Guenther addressed questions regarding the downtown area. He stated that the studies done in the North Highlands and Historic Bottoms areas will still apply.

Ms. Margaret Ann Green spoke about the Auto-Urban Residential land use character. She stated that it would allow for a variety of housing types.

Ms. Green addressed questions about the Employment Generating land use character. She stated that these areas would require the employment generating uses to come first. It must happen before the commercial or residential components of the development.

Mr. Matthew Blomeley explained the Business Innovation land use character. He cited Woods Air Movement as a good example of a “business innovation” use.

d. Conclusion/Next Steps

Mr. McKnight stated that the next step was to schedule a public hearing for the Future Land Use Map update.

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9. Scheduling of Planning Commission public hearing [2019-S-102] for amendments to Chapter 4: Land Use of the Murfreesboro 2035 Comprehensive Plan and the Future Land Use Map.

There being no further discussion, Mr. Warren Russell moved to set a public hearing on this matter for May 3, 2023; the motion was seconded by Ms. Jami Averwater and carried by the following vote:

Aye: Kathy Jones, Chair

Jami Averwater

Bryan Prince

Warren Russell

Chase Salas

Shawn Wright

Nay: None

10. Adjourn Planning Commission Meeting

There being no further business, the Planning Commission Meeting adjourned at 4:53 p.m.

11. Adjourn City Council Meeting

There being no further business, the City Council Meeting adjourned at 4:54 p.m.

Chair

Secretary