

MINUTES OF THE MURFREESBORO PLANNING COMMISSION MARCH 2, 2022

6:00 PM

CITY HALL

MEMBERS PRESENT

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

STAFF PRESENT

Sam Huddleston, Executive Dir. Comm. Dev.
Margaret Ann Green, Principal Planner
Joel Aguilera, 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 at 6:00 p.m.

2. Determination of a quorum.

Chair Kathy Jones determined that a quorum was present.

3. Approve minutes of the February 16, 2022, Planning Commission meeting.

Ms. Jami Averwater moved to approve the Minutes of the February 16, 2022, Planning Commission meeting; the motion was seconded by Mr. Chase Salas and carried by the following vote:

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

Nay: None.

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4. Public Hearings and Recommendations to City Council:

Proposed amendment to the Zoning Ordinance [2022-801] pertaining to the following:

- Section 2: Interpretation and Definitions;**
- Section 18: Regulations of General Applicability;**
- Section 25: Temporary and Accessory Structures and Uses;**
- Section 34: Floodplain Zoning; and**
- Chart 2: Minimum Lot Requirements, Minimum Yar Requirements, and Land Use Intensity Ratios (including Chart 2 endnotes),**

City of Murfreesboro Planning Department applicant.

Ms. Margaret Ann Green 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. No one came forward to speak for or against the request; therefore, Chair Kathy Jones closed the public hearing.

The Planning Commission discussed the proposed amendments and agreed they should be deferred. They requested for additional specifications regarding the maximum building heights for industrial accessory structures and recreation field lights.

Mr. Rick LaLance moved to defer the proposed amendment to the Zoning Ordinance until March 16, 2022; the motion was seconded by Mr. Warren Russell and carried by the following vote:

Aye: Kathy Jones
Ken Halliburton
Jami Averwater
Rick LaLance

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Warren Russell

Chase Salas

Shawn Wright

Nay: None.

5. Staff Reports and Other Business:

Mandatory Referral [2022-701] to consider the abandonment of a water and sanitary sewer easement located on property at the southwest corner of South Church Street and Westgate Boulevard, Josh Hutcheson of Fulmer Lucas applicant. Ms. Margaret Ann Green 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. Margaret Ann Green stated that staff recommends that the Planning Commission recommend approval of the Mandatory Referral to City Council subject to the following conditions:

1. 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. The legal instrument will be subject to the final review and approval of the City Legal Department.
2. 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 all staff comments; the motion was seconded by Ms. Jami Averwater and carried by the following vote:

Aye: Kathy Jones

Ken Halliburton

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Jami Averwater

Rick LaLance

Warren Russell

Chase Salas

Shawn Wright

Nay: None.

6. Adjourn.

There being no further business the meeting adjourned at 6:40 p.m.

Chair

Secretary

GM: cj