

MINUTES OF THE MURFREESBORO PLANNING COMMISSION MARCH 16, 2022

1:00 PM

CITY HALL

MEMBERS PRESENT

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

STAFF PRESENT

Greg McKnight, Planning Director
Matthew Blomeley, Asst. Planning Dir.
Margaret Ann Green, Principal Planner
Marina Rush, Principal Planner
Holly Smyth, Principal Planner
Amelia Kerr, Planner
Brad Barbee, Planner
Joel Aguilera, Planner
Katie Noel, Project Engineer
Carolyn Jaco, Recording Assistant
David Ives, Deputy City Attorney
Roman Hankins, Assistant City Attorney
Teresa Stevens, Sign Administrator
Sam Huddleston, Executive Dir. Comm. Dev.
Gary Whitaker, Assistant City Manager

1. Call to order.

Chair Kathy Jones called the meeting to order at 1:00 p.m.

2. Determination of a quorum.

Chair Kathy Jones determined that a quorum was present.

3. Approve minutes of the March 2, 2022, Planning Commission meeting.

Mr. Warren Russell moved to approve the Minutes of the March 2, 2022 Planning Commission meeting; the motion was seconded by Ms. Jami Averwater and carried by the following vote:

Aye: Kathy Jones
Ken Halliburton
Jami Averwater
Rick LaLance

MINUTES OF THE MURFREESBORO PLANNING COMMISSION MARCH 16, 2022

Warren Russell

Chase Salas

Shawn Wright

Nay: None.

4. **Consent Agenda:**

Carlton Landing, Section 4 [2022-1004] preliminary plat for 52 lots on 17.2 acres zoned RS-10 located along Gladstone Lane, Cornerstone Development, LLC developer.

The Crossings of Three Rivers, Resubdivision of Lots 40, 51, & 52 [2022-2016] final plat for 6 lots on 0.65 acres zoned PRD located along Hospitality Lane, Lennar Homes of Tennessee, LLC developer.

Hidden Rivers, Phase 1A [2022-2017] final plat for 1 lot and horizontal property regime plat for 92 units on 12.2 acres zoned PUD located along Cason Trail, Hidden River Holding Company, LLC developer.

Villas at Veterans [2022-1005] preliminary plat for 4 lots on 9.8 acres zoned PRD & CH located along Franklin Road and Veterans Parkway, Invest Homes, LLC developer.

Ahmad Estates [2022-1002] preliminary plat for 3 lots on 1.99 acres zoned RS-15 located along East Northfield Boulevard, Essam Ahmad developer.

Murfreesboro Hyundai [2022-2014] final plat for 1 lot on 6 acres zoned L-I located along South Church Street, BAG Murfreesboro Real Estate Property, LLC developer.

Creekwood, Resubdivision of Lot 16 [2022-2015] final plat for 2 lots on 1.3 acres zoned RD located at the intersection of Dixon Court and Caroline Drive, Kenneth W. Pickens developer.

MINUTES OF THE MURFREESBORO PLANNING COMMISSION MARCH 16, 2022

Buchanan Estates Section 8, Phase 3 [2022-2018] final plat for 55 lots on 27.2 acres zoned RM in the unincorporated County and served as an Outside the City Sewer Customer located along Dusenburg Drive, Jones Construction Company developer.

Valley Farms, Section 3 [2022-2019] final plat for 58 lots on 14.6 acres zoned PUD in the unincorporated County and served as an Outside the City Sewer Customer located along Valley Farms Drive, Valley Farms Group, LLC developer.

West View (King Ragland), Resubdivision of Lot 27 and McFadden Urban Renewal Area, Resubdivision of Lot 14 [2022-2020] final plat for 3 lots on 0.53 acres zoned RS-6 located at the intersection of Bridge Avenue and Kings Highway, Jonathan W. Troutt developer.

200 S. Maney Avenue [2022-3012] change of use site plan for a convenience store on 0.17 acres zoned CH and CCO at the southwest corner of South Maney Avenue and East Vine Street, M and H, LLC developer.

There being no further discussion, Mr. Rick LaLance moved to approve the Consent Agenda 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
Rick LaLance
Warren Russell
Chase Salas
Shawn Wright

Nay: None.

MINUTES OF THE MURFREESBORO PLANNING COMMISSION MARCH 16, 2022

5. Old Business:

Ms. Kathy Jones asked the Planning Commission for a motion, if appropriate for Old Business be presented at the end of the agenda for discussion on the Proposed amendments to the Zoning Ordinance [2022-801].

Ms. Jami Averwater made a motion to move the Proposed amendment to the Zoning Ordinance to the end of the agenda under Old Business; the motion was seconded by Mr. Rick LaLance and carried by the following vote:

Aye: Kathy Jones

Ken Halliburton

Jami Averwater

Rick LaLance

Warren Russell

Chase Salas

Shawn Wright

Nay: None.

6. Public Hearings:

Amendments to Chapter 4: Land Use of the Murfreesboro 2035 Comprehensive Plan and the Future Land Use Map [2019-S-102], City of Murfreesboro Planning Department applicant.

Mr. Greg McKnight 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. Mr. Greg McKnight commented that Staff recommends conducting additional stakeholder meetings on this item. Therefore, Mr. McKnight requested for the Planning Commission to defer action after the public hearing.

Mr. Kevin Guenther with Ragan-Smith Associates (consultant) was also in attendance for the meeting to address any questions.

MINUTES OF THE MURFREESBORO PLANNING COMMISSION MARCH 16, 2022

Chair Kathy Jones opened the public hearing.

1. **Mr. Matt Taylor (SEC, Inc.), 850 Middle Tennessee Boulevard** – requested for a deferral to continue discussions with staff.
2. **Mr. John Floyd (Homebuilders of Central Tennessee and owner of Ole South Properties), 262 Robert Rose Drive** – voiced his concerns on the amendments regarding townhomes on page 12. He requested to defer action, so there can be further discussions on townhomes and senior living.
3. **Mr. Jimmy McKnight (owns property at 601 Mooreland and 1664 Armstrong Valley Road)** – voiced his concerns with the proposed definitions that would restrict developers building townhomes.
4. **Mr. Terry Taylor, 2664 and 2684 Lascassas Pike** – requested for his family properties to be included in the land use map as commercial.
5. **Mr. Brian Burns (Blue Sky Construction), 6 Public Square** - voiced his concerns regarding the amendments on page 12 for townhomes.

Chair Kathy Jones closed the public hearing.

Vice-Chairman Ken Halliburton commented how much he appreciates Staff's willingness to review the amendments further based on stakeholder input. Mr. Warren Russell and Ms. Kathy Jones agreed.

There being no further discussion, Mr. Shawn Wright moved to defer; the motion was seconded by Vice-Chairman Ken Halliburton and carried by the following vote:

Aye: Kathy Jones
Ken Halliburton
Jami Averwater
Rick LaLance

MINUTES OF THE MURFREESBORO PLANNING COMMISSION MARCH 16, 2022

Warren Russell

Chase Salas

Shawn Wright

Nay: None.

7. GDO:

On Motion

Clari Park, Lot 19 [2022-1003] integrated preliminary plat and mass grading plan for 1 lot on 17.7 acres zoned PUD located along Wilkinson Pike, Willow Oak Trail, and Greshampark Drive, David Weekley Homes developer. 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.

There being no further discussion, Vice-Chairman Ken Halliburton moved to approve the integrated preliminary plat and mass grading plan subject to all staff comments; 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.

Clari Park Lot 19 (Garden District townhomes) [2022-6001 & 2022-3018] initial design review of 134 townhouse dwellings and 21 single-family, detached dwellings on

MINUTES OF THE MURFREESBORO PLANNING COMMISSION MARCH 16, 2022

17.7 acres zoned PUD, GDO-1, & GDO-2 located along Wilkinson Pike, Willowoak Trail and Greshampark Drive, David Weekley Homes developer. 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.

Mr. David Lowery (developer), Mr. Kevin Guenther (landscape architect), Mr. Logan Stacks (civil engineer), and Ms. Keli Frymire (landscape architect) were in attendance to represent the applicant. Mr. Lowery stated they were comfortable with staff comments and recommendations. He stated they would continue working with staff for this development.

The Planning Commissioners expressed their concerns with the parking for this development.

There being no further discussion, Mr. Rick LaLance moved to approve the initial design 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
Rick LaLance
Warren Russell
Chase Salas
Shawn Wright

Nay: None.

Clari Park, Lot 17 (Residences at Clari Park) [2022-6002 & 2022-3014] initial design review of a 300-unit apartment complex on 11.5 acres zoned PUD & GDO-1 located along Robert Rose Drive and Roby Corlew Lane, Hines Clari Park Land Holdings,

MINUTES OF THE MURFREESBORO PLANNING COMMISSION MARCH 16, 2022

LLC developer. 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.

Mr. Matt Taylor (civil engineer), Mr. Walter O'Shea (developer), and Ms. Aimee Jeter (architect) were in attendance to represent the application.

Mr. Rick LaLance and Mr. Shawn Wright both expressed their concerns regarding the 4,000 square foot flex office space. They discussed how this area included retail and commercial space when it had been approved by City Council.

Ms. Margaret Ann Green explained the applicant should address the concerns of office space before final design review.

There being no further discussion, Mr. Rick LaLance moved to approve the initial design review, subject to staff comments and the applicant addressing concerns regarding the architecture and the office space; the motion was seconded Vice-Chairman Ken Halliburton and carried by the following vote:

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

Nay: None.

Slim Chickens, Resub Lot 2 (Seven Brew) [2022-6003 & 202-3031] initial design review of a 510 ft2 coffee, food, or beverage kiosk located on 0.89 acres zoned CH and GDO-1 along North Thompson Lane, R & B Partnership developer. Ms. Margaret Ann

MINUTES OF THE MURFREESBORO PLANNING COMMISSION MARCH 16, 2022

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.

Mr. Bill Huddleston (civil engineer) was in attendance to represent the application.

There being no further discussion, Mr. Shawn Wright moved to approve the initial design review subject to all staff comments; the motion was seconded by Ms. Jami Averwater and carried by the following vote:

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

Nay: None.

Take 5 Car Wash-Cedar Glades Drive [2022-3011] modifications to approved building elevations for an existing car wash on 1.96 acres zoned CH and GDO-1 at 3914 Cedar Glades Drive, Boing US Holdco, Inc. developer. Ms. Amelia Kerr 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. Kerr stated that Staff recommends the plan be denied as submitted, as it does not comply with GDO zoning requirements or the Murfreesboro Design Guidelines and painting the building as proposed would create ongoing maintenance opportunities due to peeling, cracking, and fading on metal surfaces.

There was no representative attending the meeting for this application.

MINUTES OF THE MURFREESBORO PLANNING COMMISSION MARCH 16, 2022

Vice-Chairman Ken Halliburton asked if the applicant was aware of Staff's comments. Ms. Kerr answered yes.

There being no further discussion, Mr. Shawn Wright moved to deny; the motion was seconded by Vice-Chairman Ken Halliburton and carried by the following vote:

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

Nay: None.

8. Plats and Plans:

On Motion

Westlawn Commercial North, Lot 1 (Westlawn Retail Center) [2021-3170] site plan review of a 11,480 ft² commercial center and 3,952 ft² gas station located on 1.9 acres zoned PUD located along Veterans Parkway and Westlawn Boulevard, Mike Chaudhary developer. 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.

Mr. Amit Bala (architect) was in attendance to represent the application. Mr. Bala came forward to explain the materials that would be used for this development

MINUTES OF THE MURFREESBORO PLANNING COMMISSION MARCH 16, 2022

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

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

Nay: None.

Take 5 Car Wash- West Clark Boulevard [2022-3008] modifications to approved building elevations for an existing car wash on 1.5 acres zoned CH at 208 West Clark Boulevard, Boing US Holdco, Inc. developer. Ms. Amelia Kerr 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. Kerr stated that Staff recommends the plan be denied as submitted, as it does not comply with the Murfreesboro Design Guidelines and painting the building as proposed would create ongoing maintenance opportunities due to peeling, cracking, and fading on metal surfaces.

There was no representative attending the meeting for this application.

There being no further discussion, Ms. Jami Averwater moved to deny; the motion was seconded by Mr. Rick LaLance and carried by the following vote.

Aye: Kathy Jones
Ken Halliburton

MINUTES OF THE MURFREESBORO PLANNING COMMISSION MARCH 16, 2022

Jami Averwater

Rick LaLance

Warren Russell

Chase Salas

Shawn Wright

Nay: None.

Take 5 Car Wash- South Rutherford [2022-3010] modifications to approved building elevations for an existing car wash on 1.1 acres zoned CH at 2706 South Rutherford Boulevard, Boing US Holdco, Inc. developer. Ms. Amelia Kerr 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. Kerr stated that Staff recommends the plan be denied as submitted, as it does not comply with the Murfreesboro Design Guidelines and painting the building as proposed would create ongoing maintenance opportunities due to peeling, cracking, and fading on metal surfaces.

There was no representative attending the meeting for this application.

There being no further discussion, Mr. Chase Salas moved to deny; the motion was seconded by Ms. Jami Averwater and carried by the following vote:

Aye: Kathy Jones

Ken Halliburton

Jami Averwater

Rick LaLance

Warren Russell

Chase Salas

Shawn Wright

MINUTES OF THE MURFREESBORO PLANNING COMMISSION MARCH 16, 2022

Nay: None.

Graystone, Section 1

- [2022-1006] master plan and preliminary plat for 44 lots on 95.3 acres zoned PRD located north of Veals Road and west of Double Springs Road, Meritage Homes developer.
- [2022-3019] site plan for 49 single-family detached homes on 5 lots in a horizontal property regime on 10.99 acres zoned PRD located north of Veals Road and west of Double Springs Road, Meritage Homes developer.

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. If approved, Ms. Smyth requested for two different motions be made. The first motion for the master plan and preliminary plat; the second motion would be for the site plan.

Mr. Matt Taylor (civil engineer) was in attendance to represent the application.

There being no further discussion, Mr. Warren Russell moved to approve the master plan and preliminary plat 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
Rick LaLance
Warren Russell
Chase Salas
Shawn Wright

Nay: None.

MINUTES OF THE MURFREESBORO PLANNING COMMISSION MARCH 16, 2022

Mr. Warren Russell moved to approve the site plan subject to all staff comments; the motion was seconded by Ms. Jami Averwater and carried by the following vote:

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

Nay: None.

9. New Business:

Schedule Public Hearings

Annexation petition and plan of services [2022-501] for approximately 79.7 acres located along Highway 99 south of Clearidge Drive, including right-of-way of approximately 3,600 linear feet of Highway 99, Ferrari Partners, LP 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.

Mr. Matt Taylor (civil engineer) and Mr. Wes Patterson (developer) were in attendance representing the application.

There being no further discussion, Mr. Rick LaLance moved to schedule a public hearing on April 6, 2022; the motion was seconded by Mr. Shawn Wright and carried by the following vote:

Aye: Kathy Jones

MINUTES OF THE MURFREESBORO PLANNING COMMISSION MARCH 16, 2022

Ken Halliburton

Jami Averwater

Rick LaLance

Warren Russell

Chase Salas

Shawn Wright

Nay: None.

Zoning application [2022-401] for approximately 68 acres located along Highway 99 south of Clearidge Drive to be zoned PRD simultaneous with annexation, Patterson Company 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.

Mr. Matt Taylor (civil engineer), Mr. Wes Patterson (developer), and Ms. Keli Frymire (landscape architect) were in attendance representing the application.

There being no further discussion, Mr. Rick LaLance moved to schedule a public hearing on April 6, 2022; the motion was seconded by Mr. Shawn Wright and carried by the following vote:

Aye: Kathy Jones

Ken Halliburton

Jami Averwater

Rick LaLance

Warren Russell

Chase Salas

Shawn Wright

Nay: None.

MINUTES OF THE MURFREESBORO PLANNING COMMISSION MARCH 16, 2022

10. Staff Reports and Other Business:

Mandatory Referral [2022-702] to consider a public right-of-way license agreement for temporary private use of a portion of Elam Farms Parkway, City Administration Department applicant. Mr. Matthew Blomeley 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. Mr. Blomeley stated if the Planning Commission recommends approval of this mandatory referral, it would be presented at the City Council meeting tomorrow night, March 17, 2022, for final approval.

There being no further discussion, Vice-Chairman Ken Halliburton 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
Rick LaLance
Warren Russell
Chase Salas
Shawn Wright

Nay: None.

Mandatory Referral [2022-703] to consider the acquisition of property located at 2140 North Thompson Lane, City Administration Department applicant. Mr. David Ives 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. Mr. David Ives stated that if the Planning Commission recommends approval of the mandatory referral, it would be presented at the City Council meeting tomorrow night March 17, 2022, for final approval.

MINUTES OF THE MURFREESBORO PLANNING COMMISSION MARCH 16, 2022

Mr. Gary Whitaker came forward to address any questions.

There being no further discussion, Mr. Rick LaLance moved to approve the Mandatory Referral; the motion was seconded by Mr. Warren Russell and carried by the following vote:

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

Nay: None.

Proposed amendment to the Zoning Ordinance [2022-801]

- 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 Yard Requirements, and Land Use Intensity Ratios (including Chart 2 endnotes),**

City of Murfreesboro Planning Department applicant.

Mr. Matthew Blomeley 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. Mr. Blomeley distributed exhibits to the Planning Commission for their review regarding setbacks in industrial zoning districts as well as photographs of existing light fixtures at various recreation fields.

The Planning Commission discussed the proposed amendments.

**MINUTES OF THE MURFREESBORO
PLANNING COMMISSION
MARCH 16, 2022**

Mr. Rick LaLance moved to approve the proposed amendments to the Zoning Ordinance subject to the following: changing the minimum required distance of industrial accessory structures greater than 75' in height to 600 feet from residential property and adding the language proposed by Staff regarding light fixtures for recreation fields to be designed so the light is directed towards the field themselves and away from adjacent properties; the motion was seconded by Vice-Chairman Ken Halliburton and carried by the following vote:

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

Nay: None.

11. Adjourn.

There being no further business the meeting adjourned at 4:20 p.m.

Chair

Secretary

GM: cj