

# MINUTES OF THE MURFREESBORO PLANNING COMMISSION MAY 3, 2023

6:00 P.M.

MAY 3, 2023

## MEMBERS PRESENT

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

## STAFF PRESENT

Greg McKnight, Exec. Director Dev. Services  
Matthew Blomeley, Assistant Planning Director  
Margaret Ann Green, Principal Planner  
Marina Rush, Principal Planner  
Holly Smyth, Principal Planner  
Brad Barbee, Planner  
Joel Aguilera, Planner  
Carolyn Jaco, Recording Assistant  
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 April 19, 2023 Planning Commission meeting.

Mr. Chase Salas moved to approve the minutes of the April 19, 2023 Planning Commission meeting; the motion was seconded by Mr. Warren Russell and carried by the following vote:

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

Nay: None

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

Public Hearing to consider Murfreesboro 2035 Comprehensive Plan amendments [2019-S-102] to Chapter 4: Land Use and to Map 4.2 Future Land Use Map. Mr. Greg McKnight presented to the Planning Commission the proposed updates to the Future Land Use Map and Chapter 4. He acknowledged Planning Staff members Ms. Marina Rush (Principal Planner), Ms. Margaret Ann Green (Principal Planner), and Mr. Matthew Blomeley (Assistant Planning Director) and Mr. Kevin Guenther (Vice President/Landscape Architect at Ragan-Smith) for their work on this project over the last several years. Mr. McKnight stated a joint meeting had been conducted on March 1, 2023 between the City Council and Planning Commission to educate, communicate, and get direction from the two bodies moving forward. Mr. Greg McKnight gave a PowerPoint presentation to explain key points discussed during the joint meeting. Mr. McKnight requested two separate votes, one to consider adoption on the amended Chapter 4: Land Use and one to consider adoption of amended Map 4.2 Future Land Use Map.

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

### 1. Consider adoption of amended Chapter 4: Land Use

There being no further discussion, Mr. Warren Russell moved to approve the amended Chapter 4: Land Use; the motion was seconded by Vice-Chairman Ken Halliburton and carried by the following vote:

Aye: Kathy Jones  
Ken Halliburton  
Bryan Prince  
Warren Russell  
Chase Salas

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Shawn Wright

Nay: None

## 2. Consider adoption of amended Map 4.2: Future Land Use Map

There being no further discussion, Mr. Bryan Prince moved to approve the amended Map 4.2: Future Land Use Map; the motion was seconded by Mr. Chase Salas and carried by the following vote:

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

Nay: None

Chair Kathy Jones stated the two items just adopted by the Planning Commission would now move forward to City Council for Council's affirmation.

**Mandatory Referral [2023-711] to consider the abandonment of an approximately 280 linear-foot segment of alley right-of-way located south of West Chestnut Street between North Maple Street and North Church Street, Hensley Group, LLC applicant.** Mr. Chase Salas announced he would abstain from any discussion or vote on this mandatory referral.

Mr. Brad Barbee 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.

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

There being no further discussion, Mr. Shawn Wright moved to approve the mandatory referral subject to all staff comments; the motion was seconded by Mr. Bryan Prince and carried by the following vote:

Aye: Kathy Jones  
Ken Halliburton  
Bryan Prince  
Warren Russell  
Shawn Wright  
Nay: None  
Abstain: Chase Salas

## 5. Staff Reports and Other Business:

**Mandatory Referral [2023-714] to consider the dedication of a CUD waterline easement located on City-owned property along Blaze 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.

There being no further discussion, Mr. Warren Russell 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  
Bryan Prince

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Warren Russell

Chase Salas

Shawn Wright

Nay: None

**6. Adjourn.**

There being no further business the meeting adjourned at 6:25 p.m.

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Chair

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Secretary

GM: cj