

**MINUTES**  
**OF THE CITY OF MURFREESBORO**  
**BOARD OF ZONING APPEALS**  
**City Hall, 111 W. Vine Street, Council Chambers**

June 28, 2023 1:00PM

**Members Present:**

Davis Young, Chair  
Ken Halliburton, Vice-Chair  
Julie King  
Tim Tipps

**Staff Present:**

Matthew Blomeley, Assistant Planning Director  
Marina Rush, Principal Planner  
Brad Barbee, Planner  
Joel Aguilera, Planner  
Roman Hankins, Assistant City Attorney  
Ashley Fulghum, Recording Assistant

**Members Absent:**

Misty Foy

**1. Call to Order:**

Chair Young called the meeting to order.

**2. Determination of a quorum:**

Chair Young determined that a quorum was present.

**3. Nominations and Elections:**

Elections deferred to the next meeting.

**4. Consideration of Minutes:**

With there being no objection by any of the Board members, the minutes of the May 24, 2023, BZA meeting were approved as submitted.

**5. New Business:**

**a. Application [Z-23-026] by Maria Fernandez-Emmerth, requesting a special use permit to establish a home occupation (beauty and hair salon) on property zoned RS-10 at 2407 Bennington Drive.**

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Mr. Joel Aguilera 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.

Ms. Maria Fernandez-Emmerth and her translator, Ms. Vickie Galindo, were present to answer questions.

Chair Young opened the public hearing.

There being no one to speak for or against the request, Chair Young closed the public hearing.

Vice-Chair Ken Halliburton voiced concerns about the size of the window.

The Board, Staff and the applicant discussed window size.

Chair Young inquired about calls the Planning Department receives about approved home occupations. Mr. Aguilera stated that he has not received many.

The Board and Staff discussed exterior aesthetics in relation to remodels for home-based businesses. The Board is concerned with preventing the use of commercial features in residential areas.

Vice-Chair Ken Halliburton moved to approve the special use permit subject to all Staff comments and the addition of an eighth condition for the window and door; the motion was seconded by Mr. Tim Tipps and was carried by the following vote:

Aye: Vice-Chair Ken Halliburton

Julie King

Tim Tipps

Chair Davis Young

Nay: None

**b. Application [Z-23-027] by Clyde Rountree of Huddleston Steele Engineering on behalf of Veterans Plaza, LLC., requesting a special use permit to operate a Self-Service Storage Facility on property zoned CF at 4560 Veterans Parkway.**

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.

Mr. Clyde Rountree was present to answer questions.

Vice-Chair Halliburton inquired about the Western portion of the property. Mr. Barbee responded that it is part of a future phase that is not part of the application.

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Ms. Julie King inquired about the previous BZA approval. Mr. Barbee explained the changes that had been made.

Vice-Chair Halliburton inquired about a design picture. Mr. Barbee presented the Board with the building elevations.

Chair Young inquired about the distance of the building from the residences to the north of the property. Mr. Barbee replied that the lateral distance is between 37-40 feet. Mr. Tipps inquired about the height of the building. Mr. Rountree responded that it is 16 feet.

Mr. Tipps requested an explanation of the lighting. Mr. Rountree gave an overview of the lighting design.

Chair Young inquired about the natural buffer. Mr. Rountree stated that they will try to preserve the natural buffer.

Chair Young opened the public hearing.

There being no one to speak for or against the request, Chair Young closed the public hearing.

Vice-Chair Halliburton inquired about the fence. Mr. Rountree stated that there will be a privacy fence, but they are unsure of the exact location.

Mr. Tim Tipps moved to approve the special use permit subject to all Staff comments; the motion was seconded by Vice-Chair Ken Halliburton and was carried by the following vote:

Aye: Vice-Chair Ken Halliburton

Julie King

Tim Tipps

Chair Davis Young

Nay: None

**c. Application [Z-23-028] by MTCS, represented by Matt Taylor of SEC, requesting a special use permit to expand an institutional group assembly use for a pre-school building addition, playground and parking on property zoned RS-15 at 100 East MTCS Road.**

Mr. Joel Aguilera 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.

Mr. Matt Taylor was present to answer questions.

Mr. Tipps inquired about the traffic impact study. Mr. Taylor explained the findings of the traffic impact studies conducted. Mr. Tipps inquired about the impact of additional traffic on Memorial Boulevard. Mr. Taylor believes that the changes to the campus will help.

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Mr. Tipps inquired about the potential head count for the Early Learning Center. Mr. Taylor estimates 100 children.

Chair Young opened the public hearing.

There being no one to speak for or against the request, Chair Young closed the public hearing.

Ms. Julie King moved to approve the special use permit subject to all Staff comments; the motion was seconded by Vice-Chair Ken Halliburton and was carried by the following vote:

Aye: Vice-Chair Ken Halliburton

Julie King

Tim Tipps

Nay: None

Abstain: Davis Young

## 6. Staff Reports and Other Business:

The Board and Staff discussed the statute passed by the Tennessee Legislature requiring a public comments section for all meetings.

The Board and Staff discussed requirements for exterior appearances for future applications.

## 7. Adjourn:

There being no further business, Chair Young adjourned the meeting at 1:59pm.

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CHAIRMAN

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SECRETARY