

# MINUTES OF THE MURFREESBORO PLANNING COMMISSION JULY 12, 2023

**6:00 P.M.**

**CITY HALL**

## **MEMBERS PRESENT**

Kathy Jones, Chair  
Ken Halliburton, Vice-Chair  
Jami Averwater  
Reggie Harris  
Bryan Prince  
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.**

Mr. Matthew Blomeley, acting as Chair Pro Tem, called the meeting to order at 6:00 P.M.

### **2. Determination of a quorum.**

Mr. Matthew Blomeley determined a quorum was present. Mr. Blomeley requested a motion be made to modify the Agenda to move Item 5.a. (Election of Officers) ahead of Item 4.

Mr. Chase Salas made a motion to move Item 5.a. ahead of Item 4 on the Agenda; the motion was seconded by Mr. Shawn Wright and carried by the following vote:

Aye: Kathy Jones

Ken Halliburton

Jami Averwater

Reggie Harris

Bryan Prince

Chase Salas

Shawn Wright

Nay: None

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## 3. Public Comments.

Mr. Matthew Blomeley announced “Public Comments” is a new item on the Agenda to allow the public to speak regarding any items on the Agenda. This Ordinance was approved by the City Council last month. Mr. Blomeley stated that no one had signed up to speak at this meeting.

Continuing, Mr. Matthew Blomeley recognized the newest Planning Commissioner, Mr. Reggie Harris, who is attending his first meeting. He also acknowledged departing Planning Commission Mr. Warren Russell who was in the audience.

## 5. Staff Reports and Other Business:

### a. Election of Chair and Vice-Chair for 2023-2024.

Mr. Matthew Blomeley opened the floor for the nomination of the 2023-2024 Planning Commission Chair.

Mr. Ken Halliburton made a motion to elect Kathy Jones as Chair of the Planning Commission for the 2023-2024 year; the motion was seconded by Mr. Chase Salas and carried by the following vote:

Aye: Ken Halliburton  
Jami Averwater  
Reggie Harris  
Bryan Prince  
Chase Salas  
Shawn Wright

Nay: None

Abstain: Kathy Jones

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Mr. Matthew Blomeley opened the floor for the nomination of the 2023-2024 Planning Commission Vice-Chair.

Mr. Shawn Wright made a motion to elect Ken Halliburton as Vice-Chair of the Planning Commission for the 2023-2024 year; the motion was seconded by Ms. Jami Averwater and carried by the following vote:

Aye: Kathy Jones  
Jami Averwater  
Reggie Harris  
Bryan Prince  
Chase Salas  
Shawn Wright  
Nay: None  
Abstain: Ken Halliburton

**4. Approve minutes of the June 7, 2023, and June 21, 2023, Planning Commission meetings.**

Ms. Jami Averwater moved to approve the minutes of the June 7, 2023 and June 21, 2023 Planning Commission meetings; the motion was seconded by Mr. Chase Salas and carried by the following vote:

Aye: Kathy Jones  
Ken Halliburton  
Jami Averwater  
Reggie Harris  
Bryan Prince  
Chase Salas  
Shawn Wright  
Nay: None

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

**Zoning application [2023-405] for approximately 34.2 acres located west of Memorial Boulevard to be rezoned from RS-15 to PRD (Northridge Park PRD), Brightland Homes applicant.** Ms. Margaret Ann Green 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 (landscape architect) and Mr. Chis Maguire (design engineer) were in attendance representing the application. Mr. Clyde Rountree gave a PowerPoint presentation of the Pattern Book, which Pattern Book 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.

1. **Mr. Mike Bacon, 2814 Archer Avenue** – opposes Archer Avenue becoming a thru-street for the proposed neighborhood mail kiosk.
2. **Ms. Ginger Richardson Palmer, 2803 Archer Avenue** – opposes Archer Avenue becoming a thru street with the increase of traffic from this development.
3. **Ms. Beverly Burke, 2822 Regency Park Drive** – voiced her concerns regarding drainage and how the proposed home next door to her lot would relate to her property.
4. **Ms. Kathleen Dineen, 2810 Archer Avenue** – voiced her concerns regarding safety due to the increase in traffic in this area.
5. **Ms. Karen Bingham 2903 Amber Drive** – voiced her opposition to the request and her concerns regarding drainage.

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6. **Ms. Jimmie Leiderman, 3022 Regency Park Drive** – voiced her concerns with speeding on Regency Park Drive.
7. **Mr. Rick Moffett, 2822 Regency Park Drive** – requested that some of the stub streets have emergency gates instead of full street connections.

There being no one else to speak, Chair Kathy Jones closed the public hearing.

Mr. Shawn Wright asked if Archer Avenue and Amber Drive could have gates to keep thru traffic off those streets. Ms. Margaret Ann Green explained the width of the existing streets and the widths of the existing rights-of-way as compared to the streets within the proposed Northridge Park development.

Mr. Shawn Wright made a motion to approve subject to all staff comments and subject to removing the Archer and Amber street connections; the motion was seconded by Ms. Jami Averwater. There was additional discussion regarding the street connections. The motion failed by a vote of three in favor and four against, as follows:

Aye: Jami Averwater  
Reggie Harris  
Shawn Wright  
Nay: Kathy Jones  
Ken Halliburton  
Bryan Prince  
Chase Salas

The Planning Commission discussed various items, including the location of the mail kiosk, how Lot 30 will relate to the home at 2822 Regency Park Drive, speeding, and connecting the existing stub streets to this development.

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Mr. Matthew Blomeley explained the opening of stub streets provides a benefit for all in this area to access Memorial Boulevard, a major arterial street. Chair Kathy Jones agreed that the stub streets had been put in place for future connection to the undeveloped property.

Mr. Chris Maguire (design engineer) came forward to discuss the traffic study and the benefits of the existing street stubs connecting to this development.

There being no further discussion, Mr. Bryan Prince moved to approve the zoning application as submitted, 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  
Bryan Prince  
Chase Salas
- Nay: Jami Averwater  
Reggie Harris  
Shawn Wright

**Zoning application [2023-407] for approximately 16.5 acres located along Veterans Parkway to be rezoned from CH to PRD (approx. 12.8 acres) and PCD (approx. 3.7 acres), Cornerstone Development, LLC 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.

Mr. Brian Grover (landscape architect), Mr. Matt Taylor (design engineer), Mr. John Harney (developer), and Mr. Joey Minge (developer) were in attendance representing the application. Mr. Brian Grover gave a PowerPoint presentation of the Pattern Book, which Pattern Book 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 zoning application; therefore, Chair Kathy Jones closed the public hearing.

The Planning Commission discussed the proposal and agreed they liked the transition from the commercial use to the residential use. They were in favor of the residential walkability to the commercial area as well as the parallel parking for this development.

There being no further discussion, Mr. Shawn Wright moved to approve the zoning application 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  
Reggie Harris  
Bryan Prince  
Chase Salas  
Shawn Wright

Nay: None

**Zoning application [2023-406] for approximately 0.64 acres located along East Vine Street to be rezoned from RS-8 and CCO to PRD and CCO (East Vine Manor PRD), 520 Vine Street, LLC applicant.** Ms. Holly Smyth 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. Brian Grover (landscape architect), Mr. Matt Taylor (design engineer), and Mr. Travis Lytle (developer) were in attendance representing the application. Mr. Brian Grover gave a PowerPoint presentation of the Pattern Book, which Pattern Book is maintained in the

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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 zoning application; therefore, Chair Kathy Jones closed the public hearing.

There being no further discussion, Mr. Chase Salas moved to approve the zoning application 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  
Reggie Harris  
Bryan Prince  
Chase Salas  
Shawn Wright

Nay: None

**Zoning application [2023-408] for approximately 1.2 acres located along North Maney Avenue and Lee Street to be rezoned from OG-R and CCO to PRD and CCO (Maney Estates PRD), BNA Homes applicant.** Ms. Holly Smyth 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 (landscape architect) and Mr. Brian Burns (developer) were in attendance representing the application. Mr. Clyde Rountree gave a PowerPoint presentation of the Pattern Book, which Pattern Book 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.

1. **Ms. Bonnie Black, 513 North Maney Avenue** – opposes this request and voiced her concern that there was not a neighborhood meeting held.
2. **Mr. Cathy Green, 726 North Maney Avenue** – expressed her concerns with the proposed development.
3. **Mr. Steve Baughman, 315 North Maney Avenue** – feels the proposal can be tweaked to have only three units, not four, along North Maney Avenue.
4. **Mr. Vincent Wiggins, 714 Elliott Drive** – voiced his concerns with the number of exceptions being requested with this development.

There being no one else to speak, Chair Kathy Jones closed the public hearing.

The Planning Commission requested that one townhome in the back row be removed to allow additional formal open space, additional parking, and to improve the façade of the units.

Mr. Brian Burns came forward stating he is trying to build a product in the area that would sell, it is an economic decision. He is not in favor of some of staff's recommendations.

Mr. Shawn Wright wanted to know if a neighborhood meeting had been conducted. Mr. Blomeley answered no. Mr. Shawn Wright recommended the developer conduct a neighborhood meeting while continuing to work with staff.

There being no further discussion, Mr. Shawn Wright moved to defer the zoning application for two months; the motion was seconded by Mr. Chase Salas and carried by the following vote:

Aye: Kathy Jones

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PLANNING COMMISSION  
JULY 12, 2023**

Ken Halliburton

Jami Averwater

Reggie Harris

Bryan Prince

Chase Salas

Shawn Wright

Nay: None

**7. New Business:**

**Mandatory Referral [2023-724] to consider an easement across the City Greenway Trail property in connection with the construction of the Beasie Road Connector, City of Murfreesboro applicant.** THIS APPLICATION WAS WITHDRAWN BY STAFF BECAUSE IT WAS ALREADY APPROVED AT A PREVIOUS PLANNING COMMISSION MEETING.

**8. Adjourn.**

There being no further business the meeting adjourned at 9:00 p.m.

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Chair

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Secretary

GM: cj