

MINUTES OF THE MURFREESBORO PLANNING COMMISSION JULY 19, 2023

1:00 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
Margaret Ann Green, Principal Planner
Marina Rush, Principal Planner
Holly Smyth, Principal Planner
Katie Noel, Project Engineer
Gabriel Moore, Project Engineer
Jennifer Moore, Project Engineer
Carolyn Jaco, Recording Assistant
Roman Hankins, Assistant City Attorney

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. Public Comments.

Chair Kathy Jones announced no one signed up to speak during the Public Comments portion of the agenda.

4. Consent Agenda:

MMC Lascassas [2023-2053] final plat for 4 lots on 11.1 acres zoned CF located along Lascassas Pike, Lascassas Pike Properties, LLC developer.

The Gardens at Three Rivers, Resubdivision of Lot 118 [2023-2055] final plat for 4 lots on 0.37 acres zoned PRD located along Camrose Way, HVH Three Rivers, LLC developer.

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Laurelstone, Resubdivision of Lots 21, 37, and 40 [2023-2056] final plat for 9 lots on 0.94 acres zoned PRD located along Laurelstone Drive, Clayton Properties Group, Inc. developer.

Rutherford County Public Health and Safety Building Christiana [2023-3082] site plan for a 10,731 ft² public building on 3 acres zoned IN - Institutional in the unincorporated County and served as an outside the City sewer customer located along Parsons Road and Shelbyville Pike, Rutherford County Government developer.

There being no further discussion, Ms. Jami Averwater 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
Reggie Harris
Bryan Prince
Chase Salas
Shawn Wright

Nay: None

5. GDO:

On Motion

Clari Park, Lot 2 (7-eleven) [2022-6008 & 2022-3060] final design & site plan review of a 4,874 ft² convenience store and 3,333 ft² gasoline canopy on 1.8 acres zoned CH and GDO-1 located along Medical Center Parkway and Willowoak Trail, SE Murfreesboro Medical, LLC developer. Ms. Margaret Ann Green presented the Staff

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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. Morgan Salsman (civil design team) was present to represent the application.

The Planning Commission discussed the landscaping in relation to the adjacent property.

There being no further discussion, Vice-Chairman Ken Halliburton moved to approve the final design and site plan review 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

Waterstone, Lots 1 & 2 (Murf 4 MOB) [2023-6009 & 2023-3076] initial design review of a 40,919 ft2 medical office building located on 3.5 acres zoned MU and GDO-3 located along Gateway Boulevard, Kennedy Drive, and Carl Adams Drive, Agilitas Property Development developer. 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. Evan Foster (design engineer) and Mr. Greg Hayden (architect) were in attendance representing the application. Mr. Foster explained the metal carport cover would be for

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medical providers to use and for patients to be picked up. Mr. Greg Hayden stated he would continue working with staff on the design of the metal carport cover.

The Planning Commission discussed concerns with the metal carport cover.

There being no further discussion, Vice-Chairman Ken Halliburton moved to approve the application subject to improvements being made to the metal carport cover and the front cover on the front of the building before final design review; and all other staff comments; the motion was seconded by Mr. Bryan Prince and carried by the following vote:

Aye: Kathy Jones

Ken Halliburton

Jami Averwater

Reggie Harris

Bryan Prince

Chase Salas

Shawn Wright

Nay: None

6. **Plats and Plans:**

On Motion

Dutch Brothers (Victory Station, Lot 10) [2023-3079] site plan for a 950 ft² specialty restaurant with drive-thru on 1.43 acres zoned PUD located along Franklin Road east of Swanholme Drive, Palmetto Capital Group developer. 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. Matt Taylor (design engineer) was in attendance representing the application.

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There being no further discussion, Mr. Shawn Wright 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
Bryan Prince
Warren Russell
Chase Salas
Shawn Wright

Nay: None

Yanahli Group [2023-3085] site plan 5 five commercial buildings totaling approximately 19,345 ft2 on 3.8 acres zoned CF located along South Church Street, Yanahli Acquisition, LLC developer. 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. Matt Taylor (design engineer) was in attendance to represent the application. He stated that they would continue working with the owners of the neighboring Goodwill on an agreement for access connections into their site.

There being no further discussion, Mr. Shawn Wright 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

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Bryan Prince

Warren Russell

Chase Salas

Shawn Wright

Nay: None

WaWa (Warrior Village, Lot 1) [2023-3080] site plan for a 5,915 ft² convenience store with fueling canopy on 2 acres zoned CH located along New Salem Highway and Warrior Drive, JBL Partners developer. 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. Matt Taylor (design engineer) and other members of the WaWa design team were in attendance to represent the application. Mr. Matt Taylor explained they had worked with staff on modifications to add brick to their columns for the fuel canopy to be more substantial. The fuel canopy as designed is very important for WaWa's overall appearance.

The Planning Commission began discussing the canopy, making known they had made improvements by adding brick to the canopy columns and the canopy not having a flat roof. Vice-Chairman Ken Halliburton voiced his concerns how the fuel canopy is a change from previous approved canopies. The Planning Commission also discussed the proposed signage.

Mr. Chase Salas stated he had concerns about previous canopies being required to have a hip roof and what precedence would be set with fuel canopies moving forward. Mr. Matt Taylor commented there are many ways to comply with the ordinance.

There being no further discussion, Mr. Bryan Prince moved to approve the site plan with the canopy as submitted subject to all staff comments; the motion was seconded by Ms. Jami Averwater and carried by the following vote:

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

Nay: Chase Salas

Rutherford Crossing, Lots 7 & 8 [2023-3087] site plan for 2 commercial buildings totaling 8,660 ft2 on 1.2 acres zoned CH located along Lascassas Pike, Nick Patel developer. 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.

The Planning Commission stated that the development would be tight for pedestrians and vehicles circulating. Had there been any attempts contacting Kroger for shared parking?

Mr. Bill Huddleston (design engineer) was in attendance to represent the application. He explained they had been in conversations with Kroger in the past. They have designed the site with one-way circulation so vehicles would travel slow.

There being no further discussion, Vice-Chairman Ken Halliburton moved to approve the site plan subject to all staff comments including the amended staff comment that had been presented at the beginning of this site plan presentation; the motion was seconded by Mr. Chase Salas and carried by the following vote:

Aye: Kathy Jones
Ken Halliburton
Jami Averwater
Reggie Harris

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Bryan Prince

Chase Salas

Shawn Wright

Nay: None

7. **New Business:**

Proposed amendment to the Zoning Ordinance [2023-802] regarding the maximum height of structures and pertaining to the following sections:

Section 25: Temporary and Accessory Structures and Uses;

Section 31: Wireless Telecommunications Towers and Antennas; 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. Gabriel Moore 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.

The Planning Commission discussed the proposed amendment.

Vice-Chairman Ken Halliburton asked about how this amendment would impact communications towers. Mr. Roman Hankins answered that this amendment would eliminate the need for a height variance for wireless towers and instead have the tower height considered in the special use permit process.

There being no further discussion, Mr. Shawn Wright made a motion to schedule a public hearing on August 2, 2023; seconded by Mr. Chase Salas, the motion carried by the following vote:

Aye: Kathy Jones

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Ken Halliburton

Jami Averwater

Reggie Harris

Bryan Prince

Chase Salas

Shawn Wright

Nay: None

8. Adjourn.

There being no further business the meeting adjourned at 2:30 p.m.

Chair

Secretary

GM: cj