

MINUTES OF THE MURFREESBORO PLANNING COMMISSION AUGUST 16, 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
Matthew Blomeley, Assistant Planning Director
Margaret Ann Green, Principal Planner
Marina Rush, Principal Planner
Holly Smyth, Principal Planner
Brad Barbee, Planner
Joel Aguila, Planner
Katie Noel, Project Engineer
Gabriel Moore, Project Engineer
Carolyn Jaco, Recording Assistant
Roman Hankins, Assistant City Attorney
Ram Balachandran, Deputy Transportation Dir.
Michele Emerson, City Engineer

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. Approve minutes of the August 2, 2023, Planning Commission meeting.

Vice-Chairman Ken Halliburton moved to approve the minutes of the August 2, 2023 Planning Commission meeting; the motion was seconded by Mr. Shawn Wright and carried by the following vote:

Aye: Kathy Jones

Ken Halliburton

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Jami Averwater

Reggie Harris

Bryan Prince

Chase Salas

Shawn Wright

Nay: None

5. Consent Agenda:

Tiger Hill Townhomes, Phase 1 [2023-2043] horizontal property regime plat for 33 units on 6.5 acres zoned PRD located along Christie Knob Way, Charlie B. Mitchell, Jr. developer.

Muirwood, Section 6 [2023-2060] final plat for 53 lots on 14.2 acres zoned RM/PRD in the unincorporated County and served as an outside the City sewer customer located along Oak Drive, 360 Development, LLC developer.

Middle Tennessee Christian School, Lot 1 [2023-2061] final plat for 1 lot on 26 acres zoned RS-15 and CH located along East MTCS Road and Memorial Boulevard, Middle Tennessee Christian School developer.

Laurelstone, Resubdivision of Lots 13, 15, and 19 [2023-2059] final plat for 6 lots on 0.7 acres zoned PRD located along Laurelstone Drive, Clayton Properties Group, Inc. developer.

840 Storage Solutions [2023-2062] final plat for 2 lots on 9.6 acres zoned PUD located along Florence Road, Downs Group, LLC developer.

Hooper, Lots 2 & 3 and 2nd Resubdivision of Lot 1 [2023-2063] final plat for 3 lots on 16.9 acres zoned RS-15 located along Siegel Road, W. Bruce Hooper developer.

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Salem Landing, Lot 2 [2023-3088] site plan for a 13,680 ft2 multi-tenant commercial building with gas canopy on 2.0 acres zoned CH located along New Salem Highway and Rivermont Way, Sunil Patel developer.

There being no further discussion, Mr. Shawn Wright moved to approve the Consent Agenda 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

Old Business:

Dutch Bros. Coffee [2023-3051] site plan review of a 950 ft2 Specialty Restaurant with drive-thru located on 0.80 acres zoned CH located at 1950 Old Fort Parkway, Dutch Bros Coffee, LLC 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. Matthew Blomeley stated that the design team had made improvements to their site plan from staff recommendations. Their site plan has been revised since the publication of the agenda.

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Mr. Shawn Wright commented he had spoken with Executive Director of Public Infrastructure and other City staff about the possibility of closing this intersection and/or the Old Fort Parkway frontage road. Ms. Michele Emerson came forward stating Kimley Horn was currently working on a task order with the Tennessee Department of Transportation on a feasibility study to widen Old Fort Parkway from I-24 heading east. This task order would include studying the closure of the intersection at the frontage road and Marketplace Drive.

Mr. Bricke Murfree (attorney) representing the applicant stated they have been working very hard on reconfigurations for this site and would continue working with staff to address any concerns and recommendations.

There being no further discussion, Mr. Bryan Prince made a motion to approve the application subject to all staff comments (including the recommendation to include a left-out for the driveway at the frontage road); 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

Nay: Shawn Wright

GDO: On Motion

Parkway Office Park, Resubdivision of Lots 1 and 2 [2023-2058] final plat for 1 lot on 3.5 acres zoned MU and GDO-3 located along Gateway Boulevard, Gateway MOB,

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LLC developer. 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.

There being no further discussion, Ms. Jami Averwater moved to approve the final plat 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
Bryan Prince
Warren Russell
Chase Salas
Shawn Wright

Nay: None

Waterstone, Lot 1 & 2 (Murf 4 MOB) [2023-6009 & 2023-3076] final design & site plan review of a 40,919 ft2 medical office building located on 3.5 acres zoned MU and GDO-1 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.

The Planning Commission discussed the changes that had been made to the site plan and agreed the carport cover over the parking lot was not fitting with this site plan or compatible with the buildings in this area.

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Mr. Evan Foster (design engineer) stated that the applicant has agreed to remove the proposed carport structure for this site plan, so it can move forward.

There being no further discussion, Mr. Shawn Wright moved to approve the final design and site plan review subject to all staff comments and to the removal of the carport cover; the motion was seconded by Vice-Chairman Ken Halliburton and carried by the following vote:

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

Nay: None

8. **Plats and Plans: On Motion**

Westlawn Pavilion, Lot 2 (Taco Bell) [2023-3101] initial/final design and site plan review of a 2,432 ft² restaurant & carry-out restaurant located on 1.2 acres zoned PUD located along Veterans Parkway, CVHC7, LLC 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. Matt Taylor (design engineer), Mr. Imaan Ferdowsi (owner), and Mr. Morris Hoover (architect) were in attendance representing the application.

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There being no further discussion, Ms. Jami Averwater made a motion to approve the application 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

Westlawn Commercial East, Lot 1 (WaWa) [2023-3098] initial/final design & site plan review of a 5,915 ft² convenience store and a 6,300 ft² gas canopy on 2.4 acres zoned PUD located along Veterans Parkway and Blackman Road, Unicorp National Developments, Inc., 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. Matt Taylor (design engineer) and Ms. Melanie Hicks (architect) were in attendance representing the application. Mr. Matt Taylor explained the proposed materials and stated the EIFS white material in front of the building complies with the guidelines and is important for the applicant. Ms. Melanie Hicks stated the fuel canopy had been improved with brick columns. Also, they would like to keep the EIFS in the front of the building; however, they would reduce the scale of it.

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The Planning Commission began discussing the proposed building and canopy. In addition, the Planning Commission had approved three convenience stores with canopies in this area and each applicant had to comply with the guidelines.

Mr. Matt Taylor requested for a deferral to continue working on the changes mentioned and would bring back a revised site plan at next month's Planning Commission meeting.

There being no further discussion, Mr. Shawn Wright moved to defer for up to two months if needed; the motion was seconded by Ms. Jami Averwater and carried by the following vote:

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

Nay: None

(Chair Kathy Jones and Bryan Prince both left the meeting before the vote on this item.)

Riverview Cove, Section 2 [2023-1019] master plan and preliminary plat for 41 lots on 23.5 acres zoned RS-15 located along Moccasin Trail, Ole South Properties, LLC developer. 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.

There being no further discussion, Ms. Jami Averwater made a motion to approve the master plan and preliminary plat subject to all staff comments; the motion was seconded by Mr. Chase Salas and carried by the following vote:

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Aye: Ken Halliburton
Jami Averwater
Reggie Harris
Chase Salas

Nay: None

(Shawn Wright stepped out of the meeting momentarily and was not present for this vote.)

Albion at Murfreesboro Apartments [2023-3030] site plan for miscellaneous improvements at an existing apartment complex in conjunction with an increase of density from 15.7 to 22.5 units per acre on 16 acres zoned PRD located at 285 North Rutherford Boulevard, Albion Residential 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.

Mr. Bill Huddleston (design engineer) and Mr. Justin Tringl (developer) were in attendance representing the application.

There being no further discussion, Mr. Chase Salas made a motion 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: Ken Halliburton
Jami Averwater
Reggie Harris
Chase Salas
Shawn Wright

Nay: None

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Keeneland Commercial, Lot 9 [2023-3099] site plan for 3,600 ft2 convenience store with 8-pump gas canopy on 0.74 acres zoned CH located at 2135 Manchester Pike, ME Properties, LLC 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.

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

There being no further discussion, Ms. Jami Averwater made a motion to approve the site plan subject to all staff comments; the motion was seconded by Vice-Chairman Ken Halliburton and carried by the following vote:

Aye: Ken Halliburton
Jami Averwater
Reggie Harris
Chase Salas

Nay: Shawn Wright

9. **New Business:**

Zoning application [2023-410] to amend the existing PND zoning (Rutherford Collegiate Prep PND) located along Manson Pike, Ryan Companies US, Inc. 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. Matt Taylor (design engineer) was in attendance to represent the application.

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There being no further discussion, Mr. Shawn Wright made a motion to schedule a public hearing on September 6, 2023: the motion was seconded by Mr. Chase Salas and carried by the following vote:

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

Nay: None

Zoning application [2023-409] for approximately 12 acres located along Medical Center Parkway to be rezoned from CH, GDO-1, & PSO to PCD, GDO-1, & PSO (The Avenue PCD), Big V Property Group 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. Matt Taylor (design engineer) was in attendance to represent the application.

There being no further discussion, Mr. Shawn Wright made a motion to schedule a public hearing on September 6, 2023; the motion was seconded by Mr. Chase Salas and carried by the following vote:

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

Nay: None

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10. Staff Reports and Other Business:

Mr. Matthew Blomeley mentioned TAPA online training would be available soon in order for Planning Commissioners to acquire their required continuing education hours.

11. Adjourn.

There being no further business the meeting adjourned at 3:20 p.m.

Chair

Secretary

GM: cj