

MINUTES OF THE MURFREESBORO PLANNING COMMISSION SEPTEMBER 6, 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
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. 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 16, 2023, Planning Commission meeting.

Ms. Jami Averwater made a motion to approve the minutes of the August 16, 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. Public Hearings and Recommendations to City Council:

Zoning application [2023-410] to amend the existing PND zoning (Rutherford Collegiate Prep PND) on 8.23 acres 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) of SEC was in attendance to represent the application.

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

There being no further discussion, Vice-Chairman Ken Halliburton made a motion to approve the zoning 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

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Shawn Wright

Nay: None

Zoning application [2023-409] for approximately 12 acres located along Medical Center Parkway to be rezoned from CH & GDO-1 to PCD (The Avenue of Murfreesboro PCD) & GDO-1, 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) of SEC was in attendance to represent the application. He 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. No one came forward to speak for or against the proposed zoning application; therefore, Chair Kathy Jones closed the public hearing.

There being no further discussion, Mr. Shawn Wright made a motion 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

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6. Staff Reports and Other Business:

Mandatory Referral [2023-726] to consider the dedication of an MTE electric easement located along Bridge Avenue & New Salem Highway, Murfreesboro Legal Department applicant. Mr. Roman Hankins 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 mandatory referral 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

Mandatory Referral [2023-727] to consider the dedication of an MTE electric easement located along Veterans Parkway & Windrow Road, Murfreesboro Legal Department applicant. Mr. Roman Hankins 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. Shawn Wright made a motion to approve the mandatory referral 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
Chase Salas
Shawn Wright

Nay: None

Mandatory Referral [2023-725] to consider the abandonment of a sanitary sewer easement located at 140 Joe B Jackson Parkway, Carlson Consulting Engineers, Inc. applicant. 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, Mr. Shawn Wright made a motion to approve the mandatory referral 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

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Mr. Matthew Blomeley reminded Planning Commission that the next night meeting would be on October 11, 2023, at 6:00 p.m.

7. Adjourn.

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

Chair

Secretary

GM: cj