

MINUTES OF THE MURFREESBORO PLANNING COMMISSION SEPTEMBER 20, 2023

1:00 P.M.

City Hall

Members Present

Kathy Jones, Chair
Ken Halliburton, Vice-Chair
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
Holly Smyth, Principal Planner
Brad Barbee, Planner
Joel Aguilera, Planner
Katie Noel, Project Engineer
Gabriel Moore, Project Engineer
Jennifer Knauf, 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 that no one signed up to speak during the Public Comments portion of the agenda.

4. Approve minutes of the September 6, 2023 Planning Commission meeting.

Mr. Shawn Wright made a motion to approve the minutes of the September 6, 2023 Planning Commission meeting; the motion was seconded by Mr. Chase Salas and carried by the following vote:

Aye: Kathy Jones
Ken Halliburton
Reggie Harris
Bryan Prince

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Chase Salas

Shawn Wright

Nay: None

5. Consent Agenda:

Advanced Concrete Systems [2023-3109] site plan for fencing and two electronic gates at an existing contractor's office and storage yard on 1.8 acres zoned H-I located at 625 West Main Street, BEM Investments, Inc. developer.

Salem Landing, Section 2, Phase 2A [2023-2065] final plat for 26 lots and 2 common areas on 8.4 acres zoned RS-6 located along Craven Lane, Salem Land Company, LLC developer.

Laurelstone Resubdivision of Lots 7, 9, 11, 31, and 34 [2023-2066] final plat for 12 lots on 1.4 acres zoned PRD located along Laurelstone Drive, Clayton Properties Group, Inc. developer.

Calvary Baptist Church, Lots 1-3 [2023-2068] final plat for 3 lots on 40.2 acres zoned PND and RS-15 located along Dejarrette Lane and Walton Lane, Calvary Baptist Church and Providence Christian Academy developers.

Three Rivers Commercial, Lot C6 [2023-2069] final plat for 1 lot on 3.4 acres zoned CH located along New Salem Highway, Bart and Leslie Gordon developers.

Victory Station South, Lot 5 [2023-2074] final plat for 1 lot on 1 acre zoned PUD located along Battalion Boulevard, Swanson Developments, LP developer.

Palmer Heights, Resubdivision of Lots 2 - 4 [2023-2067] final plat for 3 lots on 5.8 acres zoned CH located along Memorial Boulevard and Haynes Drive, Mancy Sanders and Austin Parker developers.

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Marymont Springs, Resubdivision of Lots 187 & 190 and the 2nd Resubdivision of Lot 188 [2023-2070] final plat for 3 lots on 11.4 acres zoned PUD in the City and RM in the unincorporated County located along Sanctuary Place, Sunita Agrawal, Stephen Flatt, Brandon Burks, and Springland Ventures, LLC developers.

Rutherford Crossing, Resubdivision of Lots 7 & 8 [2023-2073] final plat for 1 lot on 1.2 acres zoned CH located along Lascassas Pike, Nick Patel developer.

Northstar Industrial, Lot 1 (Metro Trailer) [2023-3116] site plan review for the “storage of transportation equipment” on 9.1 acres zoned L-I located at 5030 Northwest Broad Street, Metro Trailer Leasing, Inc. developer.

Mercury Park, Lots 1 & 2 [2023-2075] final plat for 2 lots on 4.35 acres zoned PUD & CCO located along Minor Street and South Bilbro Avenue, Murfreesboro Housing Authority developer.

There being no further discussion, Vice-Chairman Ken Halliburton moved to approve the Consent Agenda, including the revised staff comments presented for Mercury Park, Lots 1 & 2 [2023-2075], and all other staff comments; the motion was seconded by Mr. Shawn Wright and carried by the following vote:

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

Nay: None

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6. Old Business:

On Motion

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 other members of the design team were in attendance representing the application. Mr. Taylor explained the revisions that had been made to the plans including that the EIFS exterior material had been changed to brick and stone.

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

Nay: None

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7. GDO:

On Motion

Puckett Creek Station [2023-1021] master plan amendment for 14 lot subdivision on 32.4 acres zoned CH & GDO-1 located along Manson Pike, Cedar Glades Drive, and Manson Crossing Drive, Puckett Creek Station, LLP 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, Mr. Chase Salas made a motion to approve the application subject to all staff comments; the motion was seconded by Mr. Bryan Prince and carried by the following vote:

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

Nay: None

Puckett Creek Station, Lots 11 - 14 [2023-2071] final plat for 4 lots and 1 common area on 9.93 acres zoned CH & GDO-1 located along Manson Pike and Manson Crossing Drive and Cedar Glades Drive, Puckett Creek Station, LLP 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.

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There being no further discussion, Vice-Chairman Ken Halliburton made a motion to approve the 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
Reggie Harris
Bryan Prince
Chase Salas
Shawn Wright

Nay: None

Clari Park [2023-1020] master plan amendment for 20 lots on 77.2 acres zoned PUD, CH, GDO-1, & GDO-2 located along Medical Center Parkway, Robert Rose Drive, Willowoak Trail and Roby Corlew Lane (formally Clari Lane), Hines Clari Park Land Holdings, 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) was in attendance representing the application.

There being no further discussion, Vice-Chairman Ken Halliburton 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
Reggie Harris
Bryan Prince
Chase Salas

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Shawn Wright

Nay: None

Clari Park, Lot 7 (P.F. Chang) [2023-6010 & 2023-3100] initial design review of a 6,611 ft2 restaurant located on 1.7 acres zoned CH and GDO-1 located along Medical Center Parkway, Honey Locust Lane, and Roby Corlew Lane, P.F. Murfreesboro (Medical), 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) and Mr. Grant Hildebrandt (architect) were in attendance representing the application.

There being no further discussion, Vice-Chairman Ken Halliburton made a motion to approve the initial design review subject to all staff comments; the motion was seconded by Mr. Shawn Wright and carried by the following vote:

Aye: Kathy Jones

Ken Halliburton

Reggie Harris

Bryan Prince

Chase Salas

Shawn Wright

Nay: None

Clari Park, Lot 10 (Raising Cane's) [2023-6011 & 2023-3122] initial design review of a 2,899 ft2, carry-out restaurant located on 1.4 acres zoned CH and GDO-1 located along Medical Center Parkway and Roby Corlew Lane, Raising Cane's Restaurants, L.L.C. developer. Ms. Margaret Ann Green presented the Staff Comments regarding this

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item, a copy of which is maintained in the permanent files of the Planning Department and is incorporated into these Minutes by reference.

Mr. Jorge Cerros (architect) was in attendance to represent the application. Mr. Jorge Cerros explained the design of the building and patio and that he had incorporated staff's comments for this proposal.

There being no further discussion, Vice-Chairman Ken Halliburton made a motion to approve the initial design 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
Reggie Harris
Bryan Prince
Chase Salas
Shawn Wright

Nay: None

8. **Plats and Plans:**

On Motion

Kona Ice (Parkway Place, Lot 16) [2023-3115] site plan for 13,368 ft² office/warehouse building on 1.5 acres zoned PID (Parkway Place PID, Region 3) located along Logistics Way, Kona Ice – EHC Developments, 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.

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Mr. Chris McGuire (design engineer) and Mr. and Mrs. Will Rodriquez (owners) were in attendance representing the application.

There being no further discussion, Ms. Chase Salas made a motion to approve 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
Reggie Harris
Bryan Prince
Chase Salas
Shawn Wright

Nay: None

Racquet Club Subdivision, Lot 1 – Commercial Center [2023-3123] site plan for two multi-tenant commercial buildings totaling 12,840 ft² on 8 acres zoned CH located at 605 River Rock Boulevard, Eric Dill developer. Mr. Matthew Blomeley 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. Dane Bradford (developer) were in attendance representing this application.

The Planning Commission began discussing the proposal wanting clarification regarding the layout of the site. Mr. Shawn Wright voiced his concerns with there being so many outstanding items mentioned by staff comments that still need to be addressed.

There being no further discussion, Vice-Chairman Ken Halliburton made a motion to approve subject to all staff comments being addressed prior to the issuance of building

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permits; the motion was seconded by Mr. Chase Salas and failed by the following vote (3-3):

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

Mr. Shawn Wright made a motion for the application be deferred and brought back to the Planning Commission when the majority of the staff comments have been addressed; the motion was seconded by Mr. Brian Prince and carried by the following vote:

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

Nay: None

9. **New Business:**

Annexation petition and plan of services [2023-504] for approximately 32.4 acres located along New Salem Highway and Barfield Road, including 520 linear feet of Barfield Road right-of-way, World Outreach Church of Murfreesboro Tennessee, Inc. applicant. Mr. Matthew Blomeley 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.

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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 October 11, 2023; the motion was seconded by Mr. Chase Salas and carried by the following vote:

Aye: Kathy Jones

Reggie Harris

Bryan Prince

Chase Salas

Shawn Wright

Abstain: Ken Halliburton (Vice-Chairman Halliburton abstained because he was not present in the room for the discussion on this item.)

Nay: None

Zoning application [2023-412] to amend the existing PUD zoning (Hidden River Estates PUD) on 121 acres located along Cason Trail and Racquet Club Drive, Hidden River Holding Company, LLC developer. Mr. Matthew Blomeley 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) was in attendance to represent the application.

There being no further discussion, Vice-Chairman Ken Halliburton made a motion to schedule a public hearing on October 11, 2023; the motion was seconded by Mr. Shawn Wright and carried by the following vote:

Aye: Kathy Jones

Ken Halliburton

Reggie Harris

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Bryan Prince

Chase Salas

Shawn Wright

Nay: None

Zoning application [2023-413] to amend the existing Vintage Apartments and TDK office PUD (11.3 acres) zoning and to rezone approximately 2.5 acres from CH to PUD located along Medical Center Parkway, Robert Rose Drive, and Maplegrove Drive, TDK Construction 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), Mr. Ross Bradley (developer), and Mr. John Blankenship (developer) were in attendance representing the application. Mr. Matt Taylor explained the reason for the rezoning of the 2.5 acres was to allow a specialty grocery tenant.

There being no further discussion, Mr. Bryan Prince made a motion to schedule a public hearing on October 11, 2023; the motion was seconded by Mr. Shawn Wright and carried by the following vote:

Aye: Kathy Jones

Ken Halliburton

Reggie Harris

Bryan Prince

Chase Salas

Shawn Wright

Nay: None

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Street renaming [2023-901] to rename a segment of Blackman Road (south of Pendleton Boulevard) to Blackman Beesley Court, City of Murfreesboro Planning Department applicant. Mr. Matthew Blomeley 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. Bryan Prince made a motion to schedule a public hearing on October 11, 2023; the motion was seconded by Shawn Wright and carried by the following vote:

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

Nay: None

10. Adjourn.

There being no further business the meeting adjourned at 2:20 p.m.

Chair

Secretary

GM: cj