

MINUTES OF THE MURFREESBORO PLANNING COMMISSION NOVEMBER 1, 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
Amelia Kerr, 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 October 11, 2023 and October 18, 2023 Planning Commission meeting.

Ms. Jami Averwater made a motion to approve the minutes of the October 11, 2023 and October 18, 2023 Planning Commission meetings; the motion was seconded by Mr. Chase Salas 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. Old Business:

Zoning application [2023-403] for approximately 18 acres located along East Northfield Boulevard and North Tennessee Boulevard to be rezoned from CF to PRD (Northfield Acres PRD – 14.7 acres) and PCD (Northfield Acres PCD – 3.28 acres), Haury & Smith Contractors, Inc. 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. Matt Taylor (design engineer) and Mr. Tommy Smith (developer) were in attendance representing the application. Mr. Matt Taylor gave a PowerPoint presentation of the revised Pattern Book, which Pattern Book 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 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

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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 (Maney Estates PRD and CCO), 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 for the meeting. Mr. Clyde Rountree stated the applicant's pattern book has been improved to provide clarification; and asked the Planning Commission to approve as presented.

There being no further discussion, Vice-Chairman Ken Halliburton moved 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

Shawn Wright

Nay: None

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Public Hearings and Recommendations to City Council:

Mandatory Referral/ROW Abandonment [2023-728] to consider the abandonment of a right-of-way on property at 1935 Northwest Broad Street, Huddleston-Steele Engineering, Inc. on behalf of 84 Lumber Company applicant. Ms. Amelia Kerr 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.

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

There being no further discussion, Mr. Chase Salas moved to approve the Mandatory Referral/ROW Abandonment subject to all recommended conditions contained in the staff report; 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

Zoning application [2023-414] for approximately 0.35 acres located along Van Cleve Lane to be rezoned from RS-15 to L-1, Norman Brown 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.

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Mr. Clyde Rountree (landscape architect) and Mr. Norman Brown (developer) were in attendance for the meeting. Mr. Clyde Rountree explained the request was for an expansion to the parking lot. There will be a substantial amount of vegetation between the parking lot expansion and Van Cleve Lane. There is no connection to Van Cleve Lane proposed.

Chair Kathy Jones opened the public hearing.

1. **Mr. Bill Russell, 1411 Van Cleve Lane** – voiced his concerns regarding drainage.

Chair Kathy Jones closed the public hearing.

Ms. Margaret Ann Green explained the applicant would be required to meet the City's stormwater management requirements with this proposal.

There being no further discussion, Vice-Chairman Ken Halliburton 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 [2023-411] for approximately 0.15 acres located along East Castle Street to be rezoned from RD and CCO to PRD (East Castle Manor PRD) and CCO, BA Homes, LLC applicant. Ms. Holly Smyth presented the Staff Comments regarding

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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) and Mr. Brian Burns (developer) were in attendance representing the application. Mr. Brian Grover gave a PowerPoint presentation of the revised 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 zoning application; therefore, Chair Kathy Jones closed the public hearing.

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

Annexation petition and plan of services [2023-503] for approximately 5.2 acres located west of Sanctuary Place, W. Andrew Adams 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.

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Mr. Bricke Murfree (attorney) was in attendance to represent the applicants.

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

There being no further discussion, Mr. Shawn Wright moved to approve the annexation petition subject to all staff comments, including the property being transferred from the current property owner to the three adjacent lot owners before Council's consideration of the annexation and the plan of services being revised accordingly; 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 [2023-416] for 5.2 acres located west of Sanctuary Place to be zoned PUD (Marymont Springs PUD) simultaneous with annexation, W. Andrew Adams 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. Bricke Murfree (attorney) was in attendance to represent the applicants.

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.

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There being no further discussion, Vice-Chairman Ken Halliburton 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

7. Staff Reports and Other Business:

Mr. Matthew Blomeley reminded the Planning Commissioners about the workshop meeting scheduled on November 14, 2023, at 9:00 a.m., City Hall Room 218. Mr. Blomeley also reminded the Planning Commissioners about some continuing education opportunities.

8. Adjourn.

There being no business the meeting adjourned at 7:15 p.m.

Chair

Secretary

GM: cj