

# MINUTES OF THE MURFREESBORO PLANNING COMMISSION JANUARY 18, 2023

CITY HALL

1:00 PM

## MEMBERS PRESENT

Kathy Jones, Chair  
Ken Halliburton, Vice-Chair  
Jami Averwater  
Bryan Prince  
Warren Russell  
Chase Salas  
Shawn Wright

## STAFF PRESENT

Greg McKnight, Planning Director  
Matthew Blomeley, Assistant Planning Director  
Margaret Ann Green, Principal Planner  
Marina Rush, Principal Planner  
Holly Smyth, Principal Planner  
Brad Barbee, Planner  
Joel Aguilera, Planner  
Gabriel Moore, Project Engineer  
Jennifer Knauf, Project Engineer  
Carolyn Jaco, Recording Assistant  
Roman Hankins, Assistant City Attorney  
Sam Huddleston, Assistant City Manager

### 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. Consent Agenda:

**Muirwood, Section 3, Phase 2 [2022-1027]** preliminary plat for 30 lots on 14.9 acres located along Rucker Lane zoned RM/PRD in the unincorporated County and served as an outside the City sewer customer, 360 Development, LLC developer.

**Kingdom Crest Commercial, Section 2 [2022-1029]** preliminary plat for 5 lots on 13.5 acres zoned CH located along Veterans Parkway and Jack Byrnes Drive, Swanson Development, LP developer.

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**Lasseter, Resubdivision of Lot 9 (including the Resubdivision of Lot 3 of the Uptown Subdivision) [2022-2097]** final plat for 1 lot on 1.1 acres zoned CH & CCO located along Memorial Boulevard & Poplar Avenue, Bowling Enterprises, LLC developer.

**Laurelstone, Resubdivision of Lot 44 [2022-2091]** final plat for 4 lots on 0.42 acres zoned PRD located along Laurelstone Drive, Clayton Properties Group, Inc. developer.

**Laurelstone, Resubdivision of Lot 5 [2022-2092]** final plat for 2 lots on 0.24 acres zoned PRD located along Laurelstone Drive, Clayton Properties Group, Inc. developer.

**Brookhaven Place, Resubdivision of Lots 4 and 7 [2022-2093]** final plat for 3 lots on 12.3 acres zoned CH located along Memorial Boulevard and Eleanor Way, Salem Investment Partners, Inc. and Jewell M. Hale developers.

**A&A Home Solutions, Lot 1 [2022-2094]** final plat for 1 lot on 0.19 acres zoned RD and CCO located along East State Street, A&A Home Solutions, LLC developer.

**Hearthwood Development, Section 1, Phase 2, and the Resubdivision of Lots 2 and 3 [2022-2096]** final plat for 3 lots on 5.6 acres zoned CH located along South Rutherford Boulevard and Haven Drive, Hearthstone Development, LLC developer.

**Sloan's Motorcycles [2022-3162]** site plan for entrance drive modification at an existing motorcycle sales business on 3.1 acres zoned CH located at 2233-2247 Northwest Broad Street, William & Sharon Sloan 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

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Jami Averwater

Bryan Prince

Warren Russell

Chase Salas

Shawn Wright

Nay: None

#### 4. Old Business:

**Zoning application [2022-422] for approximately 10.1 acres located at 694 & 708 West Thompson Lane to be rezoned from RS-15 to PRD (Cherry Blossom Downs PRD), BA Homes, LLC 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.

The Planning Commission and Staff discussed the architectural elevations and landscaping for this development. Chair Kathy Jones expressed her concerns about this proposal being reviewed for the third time and still not much had been changed with the elevations.

Mr. Rob Molchan (landscape architect) and Mr. Brian Burns (developer) were in attendance representing the application. Mr. Rob Molchan explained the improvements that been made to the four different elevations. Mr. Brian Burns came forward agreeing to provide a Type A landscaping buffer for this development along the western boundary.

There being no further discussion, Vice-Chairman Ken Halliburton moved to approve the zoning application subject to the applicant including a Type A landscaping buffer in an easement with a three-year landscaping bond and shutters to be added on the sides of structures that would be facing the roads; the motion was seconded by Mr. Shawn Wright and carried by the following vote:

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Aye: Ken Halliburton

Jami Averwater

Bryan Prince

Warren Russell

Chase Salas

Shawn Wright

Nay: Kathy Jones

## 5. GDO:

### On Motion

**Fountains at Gateway, Lot 1 [2022-2097] final plat for 1 lot on 5.1 acres zoned MU & GDO-3 located along Medical Center Parkway, City of Murfreesboro developer.** Mr. Joel Aguilera presented 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 moved to approve the final plat subject to all staff comments; the motion was seconded by Mr. Warren Russell and carried by the following vote:

Aye: Kathy Jones

Ken Halliburton

Jami Averwater

Bryan Prince

Warren Russell

Chase Salas

Shawn Wright

Nay: None

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Meadowlark [2022-6019 & 2022-3148] final design & site plan review of 77 townhouse dwellings and 27 single-family, detached dwellings on 10.8 acres zoned PRD, GDO-1, & GDO-2 along Willowoak Trail and Wilkinson Pike, Toll Southeast LP Company, 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.

The Planning Commission discussed parking and the proposed pavilion and fireplace.

Mr. Jordan Hartigan (developer) and Mr. Rob Molchan (landscape architect) were in attendance representing the application. Mr. Rob Molchan addressed the parking for the development. Mr. Jordan Hartigan agreed to continue working with staff on the design of the pavilion/fireplace architecture.

There being no further discussion, Vice-Chairman Ken Halliburton moved to approve the final design and site plan review subject to all staff comments and delegating final approval of the design of the pavilion/fireplace architecture to staff; 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

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## 6. Plats and Plans:

### On Motion

**TT Productions [2022-3156] site plan for approximately 900 ft2 artisan distillery zoned CH located at 502B South Maney Avenue, J.H. Cor 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. Jim Douglas (applicant) was in attendance representing the application.

There being no further discussion, Mr. Shawn Wright moved to approve the site plan 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

## 7. New Business:

### Schedule Public Hearings

**Zoning application [2022-427] for approximately 9.8 acres located along the east side of Agripark Drive to be rezoned from CH to PRD (Arden at Murfreesboro PRD), FC**

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Murfreesboro, LLC 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.

The Planning Commission and Staff discussed parking and the height of the proposed building.

Mr. Rob Molchan (landscape architect) and Mr. Kevin Woodley (developer) were in attendance representing the application. Mr. Kevin Woodley provided some additional details regarding the proposed development.

There being no further discussion, Vice-Chairman Ken Halliburton moved to schedule a public hearing for February 1, 2023; 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

Zoning Ordinance amendment [2023-801] regarding amendments to Section 34: Floodplain Zoning, City of Murfreesboro Planning Department applicant. Ms. Jennifer Knauf 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, Mr. Shawn Wright moved to schedule a public hearing on February 1, 2023; the motion was seconded by Mr. Warren Russell and carried by the following vote:

Aye: Kathy Jones  
Ken Halliburton  
Jami Averwater  
Bryan Prince  
Warren Russell  
Chase Salas  
Shawn Wright

Nay: None

**Annexation petition and plan of services [2023-501] for approximately 146 acres located along Highway 99 south of Clearidge Drive, City of Murfreesboro 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.

There being no further discussion, Ms. Jami Averwater moved to schedule a public hearing on February 1, 2023; the motion was seconded by Mr. Shawn Wright and carried by the following vote:

Aye: Kathy Jones  
Ken Halliburton  
Jami Averwater  
Bryan Prince  
Warren Russell  
Chase Salas



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Shawn Wright

Nay: None

**8. Staff Reports and Other Business:**

No Staff Reports or Other Business.

**9. Adjourn.**

There being no further business the meeting adjourned at 2:40 p.m.

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Chair

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Secretary

CM: cj