

MINUTES OF THE MURFREESBORO PLANNING COMMISSION FEBRUARY 15, 2023

1:00 P.M.

CITY HALL

MEMBERS PRESENT

Kathy Jones, Chair
Ken Halliburton, Vice-Chair
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
Amelia Kerr, 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. Approve minutes of the February 1, 2023 Planning Commission meeting.

Mr. Warren Russell moved to approve the minutes of the February 1, 2023 Planning Commission meeting; the motion was seconded by Mr. Chase Salas and carried by the following vote:

Aye: Kathy Jones
Ken Halliburton
Bryan Prince
Warren Russell

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Chase Salas

Shawn Wright

Nay: None

4. Consent Agenda:

Parkway Place, Section 5, Phases 1 & 2 (Logistics Way Extension) [2023-1002]

preliminary plat for 4 lots and 2 common areas on 10.6 acres zoned PID located along Logistics Way, Swanson Development, LP developer.

Three Rivers, Section 2A, Phase 2 [2023-2006] final plat for 4 lots on 0.99 acres zoned PRD located along Eldin Creek Drive, Altera Capital, LLC developer.

Parkway Place, Section 5, Phase 1 (Lot 13) [2023-2007] final plat for 1 lot and a common area on 2.1 acres zoned PID located along Logistics Way, Swanson Development, LP developer.

Ogles, Lots 1 & 2 [2023-2008] final plat for 2 lots on 0.74 acres zoned CH & CCO located along North Front Street & North Walnut Street, James A. Ogles developer.

Villages of McKnight Park, Second Resubdivision of Lot 1 [2023-2001] final plat for 2 lots on 1.9 acres zoned CH located along Memorial Boulevard and Lt Patrick McBride Drive, IPM developer.

Elam Road Partnership, Lot 9 [2023-2002] final plat for 1 lot on 1.4 acres zoned H-I located along Elam Farms Parkway, 1 Fish Creek, LP and Virginia L. Stewart developers.

Laurelstone, Resubdivision of Lot 25 [2023-2003] final plat for 2 lots on 0.23 acres zoned PRD located along Laurelstone Drive, Clayton Properties Group, Inc developer.

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Oak Haven Townhomes [2023-2004] final plat for 1 lot and horizontal property regime plat for 31 units on 5.2 acres zoned PRD located along Conhocken Court, Courtland Coleman developer.

The Ognios at Foxcroft [2023-1003] preliminary plat for 6 lots on 8.5 acres zoned CF and PCD located along New Salem Highway and Cason Lane, Ognio Family Real Estate Partnership, LP developer.

The Ognios at Foxcroft [2023-2005] final plat for 6 lots on 8.5 acres zoned CF and PCD located along New Salem Highway and Cason Lane, Ognio Family Real Estate Partnership, LP developer.

Enterprise Truck Rentals [2023-1001] preliminary plat for 1 lot on 5.1 acres zoned CH located along Franklin Road and Bob Kelley Drive, Enterprise Holdings, Inc. developer.

Enterprise Truck [2023-3005] site plan for 2,640 ft² truck rental building on 4.9 acres zoned CH located along Franklin Road and Bob Kelley Drive, Enterprise Holdings, Inc. developer.

There being no further discussion, Mr. Chase Salas moved to approve the Consent Agenda subject to all staff comments; the motion was seconded by Mr. Warren Russell and carried by the following vote:

Aye: Kathy Jones
Ken Halliburton
Bryan Prince
Warren Russell

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Chase Salas

Shawn Wright

Nay: None

5. GDO:

On Motion

Clari Park [2023-1005] 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, Hines Clari Park Land Holdings, LLC developer. Ms. Margaret Ann Green presented the Staff Comments regarding this item, a copy which is maintained in the permanent files of the Planning Department and is incorporated into these Minutes by reference.

There being no further discussion, Vice-Chairman Ken Halliburton moved to approve the master plan amendment subject to all staff comments; the motion was seconded by Mr. Chase Salas and carried by the following vote:

Aye: Kathy Jones

Ken Halliburton

Bryan Prince

Warren Russell

Chase Salas

Shawn Wright

Nay: None

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Clari Park, Section 2 & Section 1, Resubdivision of Lots 3, 4, 5, and 6 [2022-2095] final plat for 5 lots on 8.3 acres zoned CH & GDO-1 located along Medical Center Parkway, Hines developer. Mr. Joel Aguilera presented the Staff Comments regarding this item, a copy 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. Warren Russell 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
Bryan Prince
Warren Russell
Chase Salas
Shawn Wright

Nay: None

North Church, Lot 17 (Las Trojas Cantina) [2019-3042 & 2019-6004] initial design review for 10,501ft2 restaurant on 2.7 acres zoned MU & GDO-1 located along Medical Center Parkway, Conference Center Boulevard, and Silohill Lane, Martinez Garcia Properties, LLC developer. Ms. Margaret Ann Green presented the Staff Comments regarding this item, a copy 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) and Mr. Jerry Pesce (architect) were in attendance representing the application. Mr. Jerry Pesce explained the design of the building. Mr. Matt Taylor requested Planning Commissions approval for both initial and final design review.

The Planning Commission began discussing the location of the building with concerns of it being at a high visible corner lot. They requested the applicant provide deed restrictions, similar to what has been required for other nearby developments.

Mr. Matt Taylor agreed he would work with his client to provide deed restrictions prior to permitting.

There being no further discussion, Vice-Chairman Ken Halliburton moved to approve the initial and final design subject to all staff comments and the applicant providing deed restrictions comparable to the adjacent property; the motion was seconded by Mr. Chase Salas and carried by the following vote:

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

Nay: None

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6. Plats and Plans:

On Motion

Bingman Hein Artisan Brewery [2023-3003] site plan for 2,800 ft2 artisan brewery zoned CH located at 2476 Old Fort Parkway, Bingman Hein, LLC developer. Mr. Joel Aguilera presented the Staff Comments regarding this item, a copy which is maintained in the permanent files of the Planning Department and is incorporated into these Minutes by reference.

Mr. Brandon Bingman (applicant) was in attendance representing the application. and stated that he agrees to follow all regulations for artisan breweries including keeping barrels inside the building.

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

Bryan Prince

Warren Russell

Chase Salas

Shawn Wright

Nay: None

MMC Lascassas [2023-1007] preliminary plat for 4 lots on 11.1 acres zoned CF located along Lascassas Pike and East Pitts Lane, Lascassas Pike Properties, LLC

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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.

The Planning Commission began discussing the proposal wanting to know more information regarding road improvements for East Pitts Lane. Mr. Matthew Blomeley explained the timing for the connection to East Pitts Lane would be discussed during the site plan review process.

Mr. Joey Peay (MMC, Chief Executive Officer) stated that they intend to make road improvements to East Pitts Lane with the development of Lot 3.

There being no further discussion, Mr. Shawn Wright moved to approve the preliminary plat 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
Bryan Prince
Warren Russell
Chase Salas
Shawn Wright

Nay: None

Oakland High School [2023-3012] site plan for 102,000 ft² building addition at an existing public school on 71.7 acres zoned RS-15 located along Patriot Drive, Rutherford County Board of Education developer. Mr. Joel Aguilera presented

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

Mr. Trey Lee, Assistant Superintendent of Engineering and Construction for Rutherford County Schools, was in attendance representing the application in addition to the design team.

There being no further discussion, Vice-Chairman Ken Halliburton moved to approve the site plan subject to all staff comments, including the five items listed in the staff comments originating from the meeting between County Schools and the Planning Staff; the motion was seconded by Mr. Warren Russell and carried by the following vote:

Aye: Kathy Jones

Ken Halliburton

Bryan Prince

Warren Russell

Chase Salas

Shawn Wright

Nay: None

Riverdale High School [2023-3011] site plan for 102,000 ft² building addition at an existing public school on 80 acres zoned RS-15 located along Warrior Drive, Rutherford County Board of Education developer. Ms. Marina Rush presented the Staff Comments regarding this item, a copy which is maintained in the permanent files of the Planning Department and is incorporated into these Minutes by reference.

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Mr. Trey Lee, Assistant Superintendent of Engineering and Construction for Rutherford County Schools, was in attendance representing the application in addition to the design team.

There being no further discussion, Mr. Shawn Wright moved to approve the site plan subject to all staff comments, including the three items listed in the staff comments originating from the meeting between County Schools and the Planning Staff; the motion was seconded by Mr. Warren Russell and carried by the following vote:

Aye: Kathy Jones

Ken Halliburton

Bryan Prince

Warren Russell

Chase Salas

Shawn Wright

Nay: None

420 West Main Street [2023-3004] site plan for fencing modifications and the addition of 2 electronic gates to an existing site plan approval for a motor vehicle sales facility with a 3,000 ft² building on 1.04 acres zoned CH and CCO located at 420 West Main Street, Shay Sepahvandi developer. Ms. Amelia Kerr presented the Staff Comments regarding this item, a copy 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. Warren Russell moved to approve the site plan subject to all staff comments; the motion was seconded by Mr. Shawn Wright and carried by the following vote:

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

Nay: None

8. Staff Reports and Other Business:

Mr. Matthew Blomeley announced there would be a joint City Council and Planning Commission meeting on Wednesday March 1, 2023. The meeting would be conducted at Murfreesboro Airport at 1:00 PM to discuss the update to the 2035 Future Land Use Map.

Lastly, Mr. Matthew Blomeley explained there would not be a regular Planning Commission meeting on March 1, 2023. No applications had been submitted to schedule any public hearings. There being no further discussion, Mr. Chase Salas moved to cancel the March 1, 2023 Planning Commission regular meeting; the motion was seconded by Mr. Brian Prince and carried by the following vote:

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

Nay: None

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9. Adjourn.

There being no further business the meeting adjourned at 2:10 p.m.

Chair

Secretary

GM: cj