

# MINUTES OF THE MURFREESBORO PLANNING COMMISSION APRIL 19, 2023

**1:00 P.M.**

**CITY HALL**

## **MEMBERS PRESENT**

Kathy Jones, Chair  
Ken Halliburton, Vice-Chair  
Jami Averwater  
Warren Russell  
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  
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 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 April 5, 2023 Planning Commission meetings.**

Ms. Jami Averwater moved to approve the minutes of the April 5, 2023 Planning Commission meeting; the motion was seconded by Mr. Shawn Wright and carried by the following vote:

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

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Shawn Wright

Nay: None

## 4. Consent Agenda:

**Industrial Development Board of Rutherford County, 2nd Resubdivision of Lot 1 [2023-2030]** final plat for 1 lot on 34.6 acres zoned H-I located along South Rutherford Boulevard, Huskey Family Limited Partnership developer.

**Carters Retreat, Section 2, Phase 2 [2023-2031]** final plat for 69 lots on 42.3 acres zoned PRD located along Bradyville Pike, LGI Homes – Tennessee, LLC developer.

**The Gardens at Three Rivers, Resubdivision of Lots 74, 78, 82, & 122 [2023-2020]** final plat for 14 lots on 1.4 acres zoned PRD located along Elmcroft Avenue and Eldin Creek Drive, Patterson Company, LLC developer.

**Laurelstone, Resubdivision of Lot 17 [2023-2021]** final plat for 2 lots on 0.24 acres zoned PRD located along Laurelstone Drive, Clayton Properties Group, Inc. developer.

**Nelson, Lots 1-3 [2023-2024]** final plat for 3 lots on 9 acres zoned RS-15 located along Moccasin Trail, Molly Van Ort and Margaret H. Nelson developers.

**Indian Springs, Resubdivision of Lot 74 [2023-2026]** final plat for 1 lot on 2.4 acres zoned RS-15 located along Tomahawk Trace, Molly Van Ort and Andrew Lytle Nelson developers.

**Beau Monde (a/k/a Barry and Vicky Percy, Resubdivision of Lots 1 and 2) [2023-2028]** final plat for 4 lots on 1.4 acres zoned PRD located along Haynes Drive, Blue Sky Construction developer.

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The Gardens at Three Rivers, Resubdivision of Lots 86 & 89 [2023-2032] final plat for 7 lots on 0.66 acres zoned PRD located along Camrose Way, HVH Three Rivers, LLC 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 Vice-Chairman Ken Halliburton and carried by the following vote:

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

Nay: None

## 5. GDO:

### On Motion

Clari Park, Lot 4 (Black Rifle Coffee) [2023-6003 & 2023-3019] final design & site plan review of a 2,720 ft<sup>2</sup> drive-in restaurant located on 1.1 acres zoned CH & GDO-1 located along Medical Center Parkway and Roby Corlew Lane, Blacktide Development, 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 Hamilton (landscape architect) and other members of the design team were in attendance representing the application.

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There being no further discussion, Vice-Chairman Ken Halliburton moved to approve the final design and site plan 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  
Warren Russell  
Chase Salas  
Shawn Wright

Nay: None

**Clari Park, Lot 1 (Whataburger) [2022-6017 & 2022-3127] initial design review of a 3,318 ft2 restaurant with drive-thru located on 1.4 acres zoned CH and GDO-1 located along Medical Center Parkway and Willowoak Trail, Whataburger Restaurants, 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.

Ms. Lindsey Hearon (design engineer) and Mr. Jay Cox (senior area manager) and other members of the design team were in attendance representing the application. Ms. Lindsey Hearon explained the changes that had been made to improve the amount of on-site queuing of traffic for the drive-thru to keep traffic within their entire site.

Vice-Chairman Ken Halliburton requested for the applicant to commit to providing someone to direct traffic during grand opening to make certain customers know how to queue. Mr. Jay Cox explained the operations for this site during grand opening and said they would continue such measures as long as necessary.

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There being no further discussion, Vice-Chairman Ken Halliburton moved 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  
Jami Averwater  
Warren Russell  
Chase Salas  
Shawn Wright

Nay: None

**Clari Park, Lot 19 [2023-3033] grading plan review of a temporary detention pond located on 17.6 acres zoned PUD, GDO-1, & GDO-2 along Medical Center Parkway and Willowoak Trail, 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 to represent the application. Mr. Taylor explained the temporary pond would look and function like a permanent detention pond. This proposal would coincide with the development of Whataburger. In addition, Hines development would be responsible for maintaining the detention pond until future development occurs.

There being no further discussion, Mr. Warren Russell moved to approve the grading plan subject to all staff comments; the motion was seconded by Ms. Jami Averwater and carried by the following vote:

Aye: Kathy Jones

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Ken Halliburton

Jami Averwater

Warren Russell

Chase Salas

Shawn Wright

Nay: None

**Robert Rose Drive Commercial Center, Lot 3 (MWRD Administration Building) [2023-6005 & 2023-3038] initial design review of a government office building with a parking lot expansion and addition of a service kiosk on 2.7 acres zoned CH, L-I, & GDO-1 located at 316 Robert Rose Drive, Murfreesboro Water Resources Department 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.

There being no further discussion, Mr. Shawn Wright moved to approve the initial design review subject to all staff comments; the motion was seconded by Mr. Warren Russell and carried by the following vote:

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

Nay: None

Abstain: Jami Averwater

**Robert Rose Drive Commercial Center, 3rd Resubdivision of Lot 3 and 2<sup>nd</sup> Resubdivision of Lot 2 [2023-2027] final plat for 1 lot on 2.7 acres zoned CH, L-I, &**

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## **GDO-1 located along Robert Rose Drive, Murfreesboro Water Resource Department**

**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. 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  
                  Warren Russell  
                  Chase Salas  
                  Shawn Wright  
Nay:           None  
Abstain:       Jami Averwater

## 6. **Plats and Plans:**

### **Villas at Stones Retreat, Section 1 [2023-1011] master plan and preliminary plat for**

### **2 lots on 10.6 acres zoned PUD located along Fortress Boulevard, Swanson**

**Development, LP developer.** 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, Vice-Chairman Ken Halliburton moved to approve the master plan and preliminary plat subject to all staff comments; the motion was seconded by Mr. Warren Russell and carried by the following vote:

Aye:           Kathy Jones

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Ken Halliburton  
Warren Russell  
Chase Salas  
Shawn Wright

Nay: None

Abstain: Jami Averwater

**Villas at Stones Retreat, Section 1 [2023-3041] site plan for 72 single-family attached townhome units on 10.6 acres zoned PUD located along Fortress Boulevard, Swanson Development, LP developer.** 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, Mr. Warren Russell 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  
Warren Russell  
Chase Salas  
Shawn Wright

Nay: None

Abstain: Jami Averwater

**Farmhouse Apartments [2019-3137] site plan to amend pool house architectural design on 20 acres zoned RM-16 located at 635 Lyons Farm Parkway, Southern Building Group applicant.** Ms. Marina Rush 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. Eric McKinney (division manager for the applicant) was in attendance representing the application.

The Planning Commission began discussion the significant deviation from the approved design of the pool house to the current structure. Mr. Eric McKinney explained it had been an honest mistake.

There being no further discussion, Mr. Shawn Wright moved to approve the request 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  
                  Warren Russell  
                  Chase Salas  
                  Shawn Wright  
Nay:           None

**Murfreesboro Medical Clinic Lascassas [2023-3006] site plan for 36,886 ft2 medical office building on 5.9 acres zoned CF located along Lascassas Pike, Lascassas Pike Properties, 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.

Mr. Enoch Jarrell (design engineer), Mr. Joey Peay (CEO of MMC), and other members of the development team were in attendance representing the application. Mr. Enoch Jarrell

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explained the detention pond would be constructed for the entire site. Also, any future access points onto East Pitts Lane would have to be approved by Rutherford County Highway Department.

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

Aye:           Kathy Jones  
                  Ken Halliburton  
                  Jami Averwater  
                  Warren Russell  
                  Chase Salas  
                  Shawn Wright  
Nay:           None

**Mercury Park, Section 1 [2023-1009] master plan and preliminary plat for 2 lots on approximately 4.4 acres zoned PUD located along Minor Street and South Bilbro Avenue, Murfreesboro Housing Authority 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. Matt Taylor (design engineer) was in attendance to represent the application.

There being no further discussion, Ms. Jami Averwater moved to approve the master plan and preliminary 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

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Jami Averwater

Warren Russell

Chase Salas

Shawn Wright

Nay: None

**Three Rivers, Section 12 [2023-1010] preliminary plat for 55 lots on 23.3 acres zoned PRD located west of Cason Lane, Star Land Company, LLC 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. Warren Russell moved to approve the preliminary plat 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

Warren Russell

Chase Salas

Shawn Wright

Nay: None

**Magnolia Grove, Section 2 [2022-1004] preliminary plat for 117 lots on 37 acres zoned PRD located north of Yeargan Road, TVLP Management, LLC 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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Mr. Matt Taylor (design engineer) was in attendance to represent the application. Mr. Matt Taylor agreed to continue working with staff on the drainage plan for this development.

There being no further discussion, Mr. Warren Russell 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  
Jami Averwater  
Warren Russell  
Chase Salas  
Shawn Wright

Nay: None

## 7. **New Business:**

**Mandatory Referral [2023-711] to consider the abandonment of an approximately 280 linear foot segment of alley right-of-way located south of West Chestnut Street between North Maple Street and North Church Street, Hensley Group, LLC 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, Vice-Chairman Ken Halliburton moved to schedule a public hearing on May 3, 2023; the motion was seconded by Mr. Shawn Wright and carried by the following vote:

Aye: Kathy Jones  
Ken Halliburton

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Nay: None

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

Mr. Matthew Blomeley reminded the Planning Commission that there will be a public hearing on May 3, 2023 on the Murfreesboro 2035 Future Land Use Map update.

**9. Adjourn.**

There being no further business the meeting adjourned at 2:25 p.m.

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Chair

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Secretary

GM: cj