

**MINUTES
OF THE CITY OF MURFREESBORO
BOARD OF ZONING APPEALS**

City Hall, 111 W. Vine Street, Council Chambers

June 22, 2022 1:00 PM

Members Present:

Davis Young, Chair
Tim Tipps
Julie King

Staff Present:

Marina Rush, *Principal Planner*
Joel Aguilera, *Planner*
Brad Barbee, *Planner*
Roman Hankins, *Assistant City Attorney*
Serena Harris, *Recording Assistant*

1. Call to order:

Chair Young called the meeting to order.

2. Determination of a quorum:

Chair Young determined that a quorum was present.

3. Consideration of Minutes:

With there being no objection by any of the Board members, the minutes of the March 23, 2022, BZA meeting were approved as submitted.

4. New Business:

- a. Zoning application [2022-009] by Paul and Jessica Seegert, requesting two variances from the Zoning Ordinance: Section 24, Article VI (D)(1.b) front setback based on the average block face requiring 26 feet to allow 13 feet, and Chart 2 requiring a rear setback of 20-feet to allow 13 feet at 203 Hancock Street. Property is zoned Single Family Residential (RS-4). (Project Planner: Brad Barbee).**

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.

Chair Young opened the public hearing.

There being no one else to speak for or against the request, Chair Young closed the public hearing.

Julie King inquired if there was a Historic Zoning area that would prevent this variance requests due to the large number of homes of this nature in the historic areas, that when new buildings arise, they don't fit in to the standards for residential zones even if the same

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envelope is used.

Brad Barbee inquired if Ms. King is referring to city core overlay.

Ms. King responded yes.

Brad Barbee stated that this property is located within the city core overlay which allows for an adjustment of the front setback to be the average of the other principal structures on that block face. This one when averaged came out to be 26 feet, which still creates a very small envelope for a construction, which is why they are requesting an additional 13-foot variance from the 26 feet. That is outside the adjustments made for the city core overlay. This structure will look similar to the adjacent property to the east, with similar setbacks. Structure will be able to blend in with that area of the community and provide a consistent look.

Julie King requested further clarification regarding variance request.

Brad Barbee further reviewed city core overlay requirements and historical data for the vicinity of the property.

Marina Rush stated that parking will also be provided on this property.

There being no further discussion, Tim Tipps moved to approve the variance requests subject to all staff recommendations; The motion was seconded by Chair Young and carried by the following vote:

Aye: Julie King
Tim Tipps
Chair Davis Young

Nay: None

- b. Zoning application [2022-020] for Fellowship Bible Church, represented by Matt Taylor of SEC, Inc., requesting a special use permit the expansion of an existing institutional group assembly use to install an 8,190 square-foot temporary modular building for use by a private school grades Kindergarten through 12 in conjunction with the existing church located at 4236 Veterans Parkway. Property is zoned Single Family Residential (RS-15). (Project Planner: Joel Aguilera)**

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.

Chair Young inquired if the section of the west facing portion of the property would be screened.

Matt Taylor with SEC, Inc., of 850 Middle Tennessee Boulevard, Murfreesboro, TN 37129 came forward to address questions from the Board.

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Mr. Taylor stated staff requested a covered porch be added, along with an architectural treatment, and SEC, Inc. proposed additional landscaping between the modular building and Veterans parkway.

Mr. Taylor further clarified a late change regarding trash, stating it is a trash cart enclosure. A new dumpster will not be proposed right now but will come with a future phase of the church itself, as the enclosure is the least impactful and easiest to screen.

Ms. King inquired if there's screening on the west side of property towards the neighbors to the rear.

Mr. Taylor responded that there's already an existing landscape buffer installed with the original church construction and there are substantial trees and forested areas to the south.

Ms. King asked if the church will be accessible in case of an emergency, such as severe weather.

Mr. Taylor responded yes and further expounded on the temporary existing school/church relationship and the future construction plans for the school's own building on it's own property.

Chair Young opened the public hearing.

Monty Waldron, Associate Pastor of Fellowship Bible Church, of 4236 Veterans Parkway, Murfreesboro, TN 37128 came forward to voice support of the project.

Ben Nolan, Headmaster of Redeemer Classical Academy, of 1623 Shelley Street, Murfreesboro, TN 37129 came forward to voice support of the project.

There being no one else to speak for or against the request, Chair Young closed the public hearing.

There being no further discussion, Julie King moved to approve the special use permit application subject to all staff recommendations; The motion was seconded by Tim Tipps and carried by the following vote:

Aye: Julie King
Tim Tipps
Chair Davis Young

Nay: None

5. Staff Reports and Other Business:

None.

6. Adjourn.

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There being no further business, Chair Young adjourned the meeting at 1:26 p.m.

CHAIRMAN

SECRETARY