

**CITY OF MURFREESBORO
BOARD OF ZONING APPEALS**

Regular Meeting, August 28, 2024, at 1:00 p.m.
City Hall, 111 West Vine Street, Council Chambers, 1st Floor

A G E N D A

1. Call to order
2. Determination of a quorum
3. Public Comments
4. Consideration of minutes for the regular meeting on July 24, 2024
5. Old Business

Administrative Appeals

- a. **Application Z-24-024 by Shawn R. Henry, representing AutoZone, Inc.**, is appealing the decision of the Zoning Administrator regarding whether a proposed use at 810 NW Broad Street constitutes Distribution of Automobile Parts and Components/Warehousing, Transporting/Distributing, which is not permitted in the Commercial Highway (CH) zone. (Presenters: Ben Newman and John Tully)
6. New Business

Special Use Permit Requests

- a. **Application Z-24-031 by Ms. Davina Ikponmwosa**, reconsidering a request for special use permit in order to operate a group daycare home in a Duplex Residential (RD) zone on property located at 2537 Summit Court. (Project Planner: Joel Aguilera)
- b. **Application Z-24-033 by Ms. Kristen Frenza**, requesting a special use permit in order to operate a family daycare home in a Single-Family Residential (RS-12) zone on property located at 2918 Roellen Road. (Project Planner: Richard Donovan)

- c. **Application Z-24-032 by Mr. Matt Taylor of SEC, Inc., representing Fellowship Bible Church of Rutherford County**, requesting an amendment to an existing special use permit for an existing institutional group assembly use in a Single-Family Residential (RS-15) zone located at 4232-4236 Veterans Parkway. The application proposes to continue the use of an 8,190 square-foot temporary modular building for an additional two years by a private school grades Kindergarten through 12 in conjunction with the existing church. (Project Planner: Joel Aguilera).
 - d. **Application Z-24-036 by Mr. Bryan L. McGee**, requesting a special use permit in order to construct and establish an accessory apartment in a Single-Family Residential (RS-15) zone on property located along the east side of East Overall Creek Road south of Constantine Drive, on property addressed as 5505 East Overall Creek Road. (Project Planner: Sloane Lewis)
 - e. **Application Z-24-034 by Mr. Clyde Rountree of Huddleston Steele Engineering on behalf of Veterans Plaza, LLC.**, requesting an amendment to an existing special use permit to operate a Self-Service Storage Facility in a Commercial Fringe (CF) zone along the east side of Veterans Parkway south of Cloister Drive, on property addressed as 4558 Veterans Parkway. The application includes the construction of an additional 60,000 ft² self-service storage building. (Project Planner: Brad Barbee).
 - f. **Application Z-24-035 by Mr. Wayne Overman on behalf of Saint Rose of Lima Catholic Church**, requesting an amendment to an existing special use permit for an existing institutional group assembly use (a church) in a Single-Family Residential (RS-10) zone on property located at 1522 Stonewall Boulevard and 1601 North Tennessee Boulevard. The application includes the replacement of several accessory structures and the construction of additional parking stalls. (Project Planner: Holly Smith)
- 7. Staff Reports and Other Business
 - 8. Adjourn