



Meeting Minutes

Franklin Municipal Planning Commission

Thursday, June 23, 2022

7:00 PM

Board Room

Notice is hereby given that a meeting of the Franklin Municipal Planning Commission will be held on the date, time and at the location listed above. Additional information can be found at www.franklinton.gov/planning.

The typical process for discussing an item is as follows:

1. Staff Presentation
2. Public comments
3. Applicant presentation, and
4. Motion / discussion / vote

Applicants are encouraged to attend the meeting, even if they agree with the staff recommendation. The Planning Commission may defer or disapprove an application/request unless someone is present to represent it.

For accommodations due to disabilities or other special arrangements, please contact the Human Resources Department at (615) 791-3216, at least 24 hours prior to the meeting.

Accommodations have been made to ensure that the public is able to participate in the meeting. The public may participate in the following ways: • Watch the meeting on FranklinTV or the City of Franklin website. • Watch the live stream through the City of Franklin Facebook and YouTube accounts. • Email comments to planningintake@franklinton.gov to be provided in full to the Commission and included in the minutes, but not read aloud in their entirety during the meeting. Emailed comments are accepted until 12:00 PM (noon) on the day before the meeting. • Comment in-person in the Boardroom. Speakers will be asked to fill out a speaker card prior to the meeting starting. Speakers may sit in the Boardroom, or wait in the lobby.

CALL TO ORDER

Chair Lindsey called the meeting to order at 7:00 pm.

Board Members Present: Alma McLemore, Michael Orr, Jimmy Franks, Marcia Allen, Roger Lindsey, Nick Mann, Scott Harrison

Board Members Absent: Ann Petersen, Jenny Szilagyi

APPROVAL OF MINUTES

1. Consideration Of Approval Of The May 26, 2022 FMPC Minutes.

Sponsors:

Attachments: 1. Draft Minutes of 5 26 2022

A motion was made by Commissioner Scott Harrison, seconded by Commissioner Michael Orr to Approve the Minutes from the May 26, 2022, meeting. The motion carried 7-0.

CITIZEN COMMENTS ON ITEMS NOT ON THE AGENDA

Chair Roger Lindsey asked for citizen comments. There were none.

ANNOUNCEMENTS

Chair Roger Lindsey asked if Staff had any announcements. There were none.

VOTE TO PLACE NON-AGENDA ITEMS ON THE AGENDA

Chair Roger Lindsey asked if there were any non-agenda items to be presented. There were none.

CONSENT AGENDA

2. Consideration Of Approval Of Items 3, 4, 12, and 13 On The Consent Agenda.

Sponsors:

Attachments: None

A motion was made by Commissioner Scott Harrison, seconded by Commissioner Alma McLemore to items 3, 4, 12, and 13 as presented on the Consent Agenda. The motion carried 7-0.

SITE PLAN SURETIES

3. Pinnacle Commons Subdivision, Site Plan, Extend The Performance Agreement For Landscaping Improvement To June 22, 2023. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

4. Spring Creek Subdivision, Site Plan, Section 1, Revision 4 (Spring Creek Center), Extend The Performance Agreement For Landscaping (Retail) Improvement to June 22, 2023. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

VESTED RIGHTS/SITE PLAN EXTENSION

5. Consideration of Resolution 2022-28, A Resolution Amending The Madison PUD Subdivision To Extend The Vested Rights, For The Property Located At 801 Del Rio Pike.

Sponsors: Emily Wright, Amy Diaz-Barriga

Attachments:

1. MAP Exhibit A The Madison Vesting Extension
2. RES 2022-28 AMENDING THE MADISON PUD SUBDIVISION_With exhibits_Law approved (2)
3. 2022.03.30 Madison Vested Rights Extension Request
4. Exhibit B The Madison Franklin - PUD DEVELOPMENT PLAN
5. RESOLUTION 2019-134 AS AMENDED

Staff Presentation: Amy Diaz-Barriga. The applicant is requesting to extend the vested rights until March 20, 2023, to allow time for securing of permits and for preparation of the site for work. Ms. Diaz-Barriga stated the plan was originally approved in March of 2020. The approved plan is for a multi-family complex, demolition of 1 building and new construction of 3 additional multi-family buildings with an increase of 64 units. A modification of standards, which the staff supported and BOMA approved, consisted of the reduction of the required buffer length along the perimeter due to the existing buildings and the established vegetation. A condition of approval to provide full access through Brink Place was removed with the addition of an emergency access gate to be installed.

Currently, the proposal is vested with an expiration date of March 20, 2023. The site plan is on track for a one-stop approval. The water and hydrant issues have improved, and water flow is not an issue at this time. The final plat approval will need to address the storm water drainage plan.

The applicant stated COVID-19 as a reason for the lack of progress on the project along with issues involving a public drainage easement.

Ms. Diaz-Barriga stated that if the vesting rights are not extended, the project entitlements will cease to exist, and a stop work order may be issued. A new development plan would need to be presented and evaluated against the new standards. If the vested rights are not extended, the largest concern would be the frontage requirements for new buildings under the new development standards. Another challenge the plan would face, under the new standards, would be how to provide enough parking spaces for the site. The new development standards allow for a better pedestrian experience and safety, but it is unknown if space will permit for the required parking for the building usage. A new site plan would be highly dependent on the requirements of the zoning ordinance.

Ms. Diaz-Barriga explained that because of the existing site plan, the new frontage requirements may only apply to the new buildings with easy accommodation within the plan. Alternatively, if development continues under the current vesting plan, all 17 buildings will uniform in parking design and building construction. Staff would continue to support full access through Brink Place for connectivity and any reduction in connectivity would require approval from the Board of Mayor and Alderman (BOMA). A modification of standards would not likely be required for buffering along the entire property line but would be required where single family lots are adjacent to the subject property. The requirements for transitional zones under the current layout would not limit future development. Storm water drainage issues should be resolved according to the current BMP manual. Ms. Diaz-Barriga finished by stating that staff recommends approval of Resolution 2022-28, continuation of the vested rights, if the commission determines approval is in the best interest of the community. The application of the new development standards would not have a significant impact on the overall plan for the site.

Chair Lindsey asked if anyone from the public would like to comment on the item. There was none.

Applicant Presentation: Landscape Architect Scottie Bernick with Ragan Smith. Mr. Bernick discussed the offsite drainage issues that needed to be resolved before the plan could move forward along with COVID delays. Mr. Bernick stated that the applicant requests that the vesting rights be extended to complete the project.

Chair Lindsey asked for a motion from the commission.

A motion was made by Commissioner Alma McLemore, seconded by Commissioner Scott Harrison to Approve Resolution 2022-28.

Commissioner Allen stated that she is in support of extending the vested rights to the applicant to finish the project.

Commissioner Orr stated that the continuation of the vested rights for this resolution makes sense, rather than requiring the project to adhere to the new development standards.

There being no further discussion, Chair Lindsey asked for a roll call vote.

The motion Passed 7-0.

6. Consideration Of Resolution 2022-30, A Resolution Amending Wood Duck Court PUD Subdivision To Extend The Vested Rights, For The Property Located East Of Carothers Parkway And South Of Murfreesboro Road (250 Rosa Helm Way, 2050 And 2051 Wood Duck Court).

Sponsors: Emily Wright, Amy Diaz-Barriga

Attachments:

1. RES 2022-30 WOOD DUCK COURT_With exhibits_Law approved
2. request for vesting extension
3. MAP Wood Duck Court Vesting Extension
4. WoodDuck Court Development Plan one page
5. APPROVED AND SIGNED RESOLUTION 2019-56

Commissioner Harrison recused himself for this item.

Staff Presentation: Amy Diaz-Barriga. Ms. Diaz-Barriga stated that the applicant requests an extension of three years or until September 9, 2025. The site-plan was originally approved in September of 2019 for 237 multi-family units in eight buildings. A MOS was supported by staff and approved by BOMA to reduce the number of parking spaces from 1.5 to 1.4 spaces. Because a portion of the property exists in a flood plain, additional requirements include a platted access easement. Also, an emergency access point in to the property was required, along with a bridge replacement on Wood

Duck Court which was built below the floodway. Ms. Diaz-Barriga pointed out that the plan is in its first 3-year period and is vested until September 9, 2022. A CLOMR has been approved, but there is not an approved site-plan. Without an approved site-plan, and the required grading of the property, FEMA will not issue a LOMR. The applicant listed an everchanging market, the COVID-19 pandemic and coordination difficulties with FEMA as the reasons for the delay in progress.

Ms. Diaz-Barriga explained that if the vested rights are not extended, the project entitlements will cease to exist, and a stop work order may be issued. The applicant would be required to submit a new development plan in light of the new development standards. All six development standards associated with vesting rights have been updated. If the current plan was evaluated against the new development standards, the plan would not meet the standards requiring a redesigned plan. Ms. Diaz-Barriga stated that this is the first request for extension of vesting rights, under the new standards, that impacts development plan because of the updated standards. The zoning requirements state that all new buildings face a public road, a private street or an internal drive and all parking must be behind the buildings. The new standards follow the Envision Franklin guidelines for promoting vibrant neighborhoods and a connected community. Orienting buildings along streets and locating parking behind buildings promotes the pedestrian experience and pedestrian safety, as well as a resident focused community. The frontage requirement of the new standards would impact the number of parking spaces as the property is narrow. This plan made use of the topography by nestling buildings along the hillside where parking could only be located at the front of the building. The density of the site and the number of buildings proposed would be difficult to maintain under the new standards. The applicant may request a MOS regarding parking based on similar requests made in the past for parking reduction. Ms. Diaz-Barriga mentioned that the current development plan complies with and even goes beyond the requirements for buffering between properties. Staff would continue to require the bridge replacement and the emergency access point. Coordination with FEMA to meet the requirements for the LOMR would be necessary. Ms. Diaz-Barriga stated that FMPC and BOMA must determine if approval of the vesting rights for three more years is in the best interest of the community. If the request is denied, the applicant can still work toward the vesting milestone prior to expiration. The planning staff recommends approval to BOMA, if the Commission concludes the vesting extension for Resolution 2022-30 is in the best interest of the community. Due to the existing environmental constraints and the long narrow shape of the property, the application of the new development standards would have a significant impact on the plan requiring redesign.

Chair Lindsey asked if anyone from the public would like to comment on the item. There was none.

Applicant Presentation: Greg Gamble, Consulting Planner for Community Housing Partnership. Mr. Gamble stated that he would be happy to answer any questions.

Chair Lindsey asked for a motion from the commission.

A motion was made by Planning Commission Member Alma McLemore, seconded by no one to Approve the Resolution. The motion failed for lack of a second.

A motion was made by Commissioner Michael Orr, seconded by Commissioner Marcia Allen to Deny Item 6.

Commissioner Allen asked if there was an approved site-plan.

Ms. Diaz-Barriga stated that the site-plan had expired, but the site-plan is moving through the approval process again under the vested standards.

Commissioner Orr asked how many of the standards have changed.

Ms. Diaz-Barriga stated that all six standards have been updated since approval of the site-plan. The changes that primarily affect the site are the zoning ordinance changes.

Commissioner McLemore stated that she supported the request because of the many similar requests that have been presented over the last few months. Commissioner McLemore also discussed what a new plan would look like regarding affordable housing if the request were denied. Ms. McLemore asked if it is reasonable to think that an entire new development plan would allow for affordable housing. Commissioner McLemore stated that the commission should give this development plan the same consideration as the other requests that have been approved.

Ms. Diaz-Barriga stated that staff did not recommend approval of the request. It is up to the commission to determine if approval is in the best interest of the community.

Commissioner McLemore said that she heard and understands what was said, "in the interest of the community."

Commissioner Orr stated that he believes that denial of this request is in the best interest of the community because of the lack of progress on the plan.

There being no further discussion, Chair Lindsey asked for a roll call vote on the motion to deny Resolution 2022-30.

The motion carried 5-1-1.

ACTION: **Motion to Deny Resolution 2022-30** by Commissioner Michael Orr, seconded by Commissioner Marcia Allen;

Motion Carried 5-1-1

AYES: Marcia Allen, Jimmy Franks, Roger Lindsey, Nick Mann, Michael Orr

NOES: Alma McLemore

ABSTAIN: Scott Harrison

ANNEXATIONS/PLANS OF SERVICES

7. Consideration Of Resolution 2022-37, A Resolution Adopting A Plan Of Services For The Annexation Of Property Located East Of The Intersection Of Peytonsville Road And Pratt Lane, Outside Of The Southeastern Part Of The Franklin Urban Growth Boundary (UGB), By The City Of Franklin, Tennessee.

Sponsors: Emily Wright, Amy Diaz-Barriga, Joseph Bryan

Attachments:

1. MAP Yerra Prop Annex Combo
2. RES 2022-37 PEYTONSVILLE RD POS_Combined_Law approved (2)
3. Survey- Yerra Property
4. MAP Yerra Prop Annex Combo-Zoning

Staff Presentation: Amy Diaz-Barriga. The Plan of Service outlines how the City will serve the property, if annexed, and gives consideration to any future development. Existing roads in the area will be used to access the property and as development occurs additional roads and extensions will be needed in accordance with Connect Franklin. Additional manpower or equipment will not be necessary regarding police protection, fire protection or sanitation. The area under consideration lies outside the Urban Growth Boundary (UGB). The City of Franklin will need to update long range goals prior to future rezonings and development. Ms. Diaz-Barriga stated that staff recommends approval of Resolution 2022-37.

Chair Lindsey asked if anyone from the public would like to comment on the item. There was none.

Chair Lindsey asked for a motion from the Commission.

A motion was made by Commissioner Michael Orr, seconded by Commissioner Scott Harrison to Approve Item 7. The motion carried 7-0.

8. Consideration Of Resolution 2022-38, A Resolution Requesting A Referendum For The Annexation Of Property Located East Of The Intersection Of Peytonsville Road And Pratt Lane, And Outside Of The Southeastern Part Of The Franklin Urban Growth Boundary (UGB), By The City Of Franklin, Tennessee.

Sponsors: Emily Wright, Amy Diaz-Barriga, Joseph Bryan

Attachments:

1. MAP Yerra Prop Annex Combo
2. RES 2022-38 PEYTONSVILLE RD ANNEX_Combined_Law approved (2)

3. Survey- Yerra Property
4. November 2022 Election Timeline
5. MAP Yerra Prop Annex Combo-Zoning

Staff Presentation: Amy Diaz-Barriga. Ms. Diaz-Barriga stated that the subject area lies outside of the UGB, and annexation cannot occur until a referendum has been held in which the majority of the property owners vote in favor of the annexation by the City of Franklin. The Resolution authorizes the referendum to be held in conjunction with the general election to be held on November 8, 2022. Ms. Diaz-Barriga noted the referendum exhibit provided in the plan documents. The subject property lies in close proximity to previously annexed parcels in 2020 and fills in a hole between properties. Ms. Diaz-Barriga stated that staff recommends approval of Resolution 2022-38 to the Board of Mayor and Alderman.

Chair Lindsey asked if anyone from the public would like to comment on the item. There was none.

Chair Lindsey asked for a motion from the Commission.

A motion was made by Commissioner Marcia Allen, seconded by Commissioner Scott Harrison to Approve Item 8. The motion carried 7-0.

REZONINGS/DEVELOPMENT PLANS

9. Consideration Of Ordinance 2022-17, An Ordinance To Zone 23.19 Acres Estate Residential (ER) District, For The Property Located East Of The Intersection Of Peytonsville Road And Pratt Lane.

Sponsors: Emily Wright, Amy Diaz-Barriga, Joseph Bryan

Attachments:

1. MAP Yerra Prop Annex Combo
2. 2022-17 ORD Zoning of Peytonsville Rd_Combined_Law approved (2)
3. Survey- Yerra Property
4. MAP Yerra Prop Annex Combo-Zoning

Staff Presentation: Amy Diaz-Barriga. Ms. Diaz-Barriga stated that the applicant requests rezoning of the subject property to Estate Residential (ER), from BOMA provided the Plan of Services and the Annexation is approved, and the referendum is passed. The planning and zoning jurisdictions of the City will extend to the annexed area on and after the date of annexation. The Planning Commission will be amending Envision Franklin to include the newly annexed area and will assign design concepts for the parcels. The proposed zoning of Estate Residential is appropriate for the parcel and is consistent with surrounding property recently annexed into the city. Ms. Diaz-Barriga stated that staff has not received a proposal for a development plan or site-plan for the subject property. The planning staff recommends approval Ordinance 2022-17 to the Board of Mayor and Alderman.

Chair Lindsey asked if anyone from the public would like to comment on the item. There was none.

Chair Lindsey asked if there was a representative to speak for the applicant. There was none.

Chair Lindsey asked for a motion from the Commission.

A motion was made by Commissioner Scott Harrison, seconded by Commissioner Alma McLemore to Approve Item 9. The motion carried 7-0.

10. Consideration of Resolution 2022-39, A Resolution Approving A Development Plan For The Cottages At 509 Hill Drive PUD Subdivision, For The Property Located South Of West Main Street And West Of Hill Drive, On 0.56 Acres, Located At 509 Hill Drive.

Sponsors: Emily Wright, Amy Diaz-Barriga, Joseph Bryan

Attachments:

1. MAP Cottages At 509 Hill PUD DP
2. RES 2022-39 COTTAGES AT 509 HILL PUD DP_Combined_Law approved
3. 7859 Cottages At 509 Hill PUD DP_Conditions of Approval_01
4. Cottages at 509 Hill Dr Development Plan

Staff Presentation: Amy Diaz-Barriga. Envision Franklin places this area in the Neighborhood Mixed Use Design Concept which supports the proposed development. The application was previously approved by BOMA in 2015 but recently lost the vesting rights and all entitlements to build. The proposed development plan is essentially the same plan submitted in 2015 with minor changes to allow for the new zoning ordinances. The plan includes four single-family lots with a shared driveway and attached rear loading garages. Ms. Diaz-Barriga stated that staff recommends approval of Resolution 2022-39 to FMPC for approval to BOMA.

Chair Lindsey asked if anyone from the public would like to comment on the item.

Nicholas Basquill-White, 414 Figuers Drive. Mr. White stated concerns about street parking and how the parking would be configured.

Applicant Presentation: Christopher Wood, Kiser + Voglar Designs. Mr. Wood stated that the plan has been resubmitted for approval of the development plan and eventually approval of the site-plan. The proposed parking would include 4 parallel parking stalls along Hill Drive to meet the zoning requirements.

Chair Lindsey asked for a motion from the Commission.

A motion was made by Commissioner Jimmy Franks, seconded by Commissioner Michael Orr to Approve Item 10.

Commissioner Harrison asked for clarification of the proposed parallel parking.

Mr. Wiseman stated that the parking would be in the public right of way but would be inset parking added to the roadway.

Chair Lindsey asked for a roll call vote.

The motion carried 7-0.

11. Consideration of Ordinance 2022-19, An Ordinance To Rezone 7.9 Acres From Civic Institutional (CI) District To Residential 4 (R4) District For The Property Located South Of Battle Avenue And West Of Cannon Street, At 1501 Figuers Drive.

Sponsors: Emily Wright, Amy Diaz-Barriga, Joseph Bryan

Attachments:

1. MAP Franklin Elem Rez
2. 2022-19 ORD REZONE TO RESIDENTIAL_1501 FIGUERS DRIVE_Combined_Law approved
3. COF 7860 227418 FSSD Elementary ReZoning

Staff Presentation: Amy Diaz-Barriga. Ms. Diaz-Barriga stated that the property is currently an administrative site for the Franklin Special School District. The property is designated as a Historical Residential Design Concept within the Envision Franklin guidelines. The guidelines state that infill development should maintain the established residential character and reflect the scale of the surrounding neighborhood. Context sensitivity is a key component, including compatible building form, lot width and setbacks. A gridded street network and sidewalks to promote vehicle and pedestrian connections. The R4 designation is compatible with Envision Franklin as well as the character and surroundings of established neighborhoods. If the rezoning is approved, the existing administrative building would become nonconforming and any future redevelopment or major site improvement would cause the property to lose its nonconforming status. The property does not have any other development applications with the City. Any proposed development other than one single family residence would have to file a development application in the form of a preliminary plat or a development plan with the associated PD rezoning. The staff recommends that the Planning Commission recommend to BOMA approval of Ordinance 2022-19.

Chair Lindsey asked if anyone from the public would like to comment on the item.

Jared Sullivan, 419 Figuers Drive. Mr. Sullivan opposes the proposed plan on the basis that the plan does not follow the guidelines of Envision Franklin. Mr. Sullivan states that rezoning of the property could take away green space that this section of Franklin needs.

Nicholas Basquill-White, 414 Figuers Drive. Mr. White stated that he opposes the plan because of the violations of the Envision Franklin Guidelines. Mr. White stated other concerns about traffic and the potential removal of green space that the neighborhood enjoys.

Forrest Latta, 504 Figuers Drive. Mr. Latta stated that removal of the FSSD annex is basically the removal of much needed green space in this part of the neighborhood. Mr. Latta stated that traffic is already a concern and to potentially add more homes to an area that is being encroached on both sides does not make sense.

Tammy Gill, Brentwood, Real Estate agent that sold 417 Perkins. Ms. Gill discussed her concerns about the overflow from the quarry into the streams in this area. Ms. Gill strongly urged the City of Franklin to investigate the excess run-off of Vulcan Materials.

Joshua James, 317 Battle Avenue. Mr. James stated his family moved to this area of Franklin because of the traditional historical homes and is opposed to the rezoning of the FSSD Administrative Annex.

Lindsey and Ivy Phelps. Ms. Phelps stated she is in opposition to the rezoning plan because the removal of the FSSD Annex will be the eventual removal of the green space that binds the neighborhood together.

Shawn Richardson, 506 Figuers Drive. Mr. Richardson shared his concerns about the existing traffic issues and increased traffic issues if more homes are built. Mr. Richardson stated that losing the green space will change the character of the neighborhood. The green space is where kids, dogs, and parents congregate and is the reason people move to the area.

Applicant Presentation. Steve Griffin, 214 Centerview Drive. Mr. Griffin is an architect and represents the Franklin Special School District. Mr. Griffin asked for consideration and approval of the proposed rezoning request.

Chair Lindsey asked for a motion from the Commission.

A motion was made by Commissioner Nick Mann, seconded by Commissioner Jimmy Franks to Approve Item 11.

Commissioner Allen stated that she would not support the proposed rezoning of the FSSD property. Ms. Allen stated concerns about the increase in traffic and the loss of green space. Commissioner Allen stated that there are a number of churches that meet in schools on the weekends and at night that would be great candidates for areas such as the subject property. Commissioner Allen also expressed that she hated to see this area of Franklin lose the convenient green space. The closest other park is Pinkerton Park, which is four miles away.

Ms. Diaz-Barriga stated that there is no way to know how many homes could be proposed. As of now, the request for rezoning of R4 would limit the subject property to one lot. A request for a PD designation would be required for a subdivision development.

Commissioner Mann asked for clarification of the R4 classification.

Ms. Diaz-Barriga read the lot dimension requirements for the R4 zoning area. Ms. Diaz-Barriga also noted that there are several items and requirements that must be considered before any homes can be built. For example, new roadways would have to meet certain requirements before any kind of redevelopment could begin. Development would be limited based on the roadways meeting the street standards as well as meeting storm water requirements.

Commissioner Mann asked if this area was in the historical overlay.

Ms. Diaz-Barriga explained that the area is not in the historical overlay, but the area is in the central Franklin overlay that has some height requirements. The contextual requirements require building height to be within a half story of the surrounding buildings.

Commissioner Orr asked for clarification of the height requirements.

Commissioner Franks asked staff if requests of this nature are typically followed up with another agenda item of a preliminary plat or development plan.

Ms. Diaz-Barriga stated that is not always the case. Approval of a development plan would be requested if the owner seeks a PD rezoning designation. What is being asked now is rezoning for R4 without a preliminary plat or a development plan. If the request is recommended to and passed by BOMA, the owner would have one single-family lot. Any redevelopment of the site would require a preliminary plat or a request for PD rezoning with a development plan.

Chair Lindsey stated that the request is for rezoning to R4 to attract potential buyers because, as of now, there appear to be no interested parties.

Ms. Diaz-Barriga stated that she does not have any information about potential buyers and that the question should be addressed to the applicant.

Ms. Diaz-Barriga addressed the previous question regarding building heights for R4. The zoning guidelines state that building height requirements shall not exceed one half story above the average height of the existing buildings on the same block face and in no case should it exceed 2.5 stories.

Commissioner Mann stated that despite the concerns of the citizens, which are completely understood, the R4 rezoning is appropriate and does fall within the guidelines of Envision Franklin. Commissioner Mann stated that concerned citizens will have the opportunity to present their concerns to BOMA.

Chair Lindsey asked for a vote by roll call.

The motion failed 3-4.

AYES:	Jimmy Franks, Nick Mann, Michael Orr
NOES:	Marcia Allen, Scott Harrison, Roger Lindsey, Alma McLemore
ABSTAIN:	None

Chair Lindsey asked for a motion to deny approval to BOMA.

A motion was made by Commissioner Marcia Allen, seconded by Commissioner Scott Harrison to recommend disapproval to the Board of Mayor and Alderman of Ordinance 2022-19.

Chair Lindsey asked for discussion on the motion.

Commissioner Mann stated that he would like further discussion on the reasons for the recommendation of denial.

Commissioner Allen stated that she would be glad to review the reasons she supports denial of the request.

Commissioner Mann stated that Commissioner Allen's statements stand as previously noted.

Commissioner Allen stated that approval of this request could be compared to giving someone a blank check. Once approved, the applicant would have free choice to develop what he or she chooses.

There being no further discussion, Chair Lindsey asked for a roll call vote.

The motion passed 5-2.

AYES:	Marcia Allen, Jimmy Franks, Scott Harrison, Roger Lindsey, Alma McLemore
NOES:	Nick Mann, Michael Orr
ABSTAIN:	None

Commissioner Harrison noted that the proposal would be heard by the Board of Mayor and Alderman for three readings. There is the possibility BOMA could approve the request for rezoning the area to R4.

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

12. Historic Magnolia Hall PUD Subdivision, Site Plan, Creating 11 Single-Family Residential Lots, On 12.0 Acres, Located At 600 Boyd Mill Avenue. (CONSENT AGENDA)

Sponsors: Emily Wright, Amy Diaz-Barriga, Joseph Bryan

Attachments:

1. MAP Magnolia Hall PUD SP
2. 7799 Historic Magnolia Hall PUD SP_Conditions of Approval_01
3. Historic Magnolia Hall PUD Subdivision, Site Plan (CASHIERED ON 31422) - submittal 005

The item was Approved on Consent Agenda.

13. Franklin Elementary School Subdivision, Final Plat, Creating 2 Lots On 19.31 Acres, Located At 1501 Figuers Drive. (CONSENT AGENDA)

Sponsors: Emily Wright, Amy Diaz-Barriga, Joseph Bryan

Attachments:

1. MAP Franklin Elem Sub FP
2. Franklin Elementary School Subdivision, Final Plat (FSSD) - submittal 002
3. 7861 Franklin Elem Sub FP_Conditions of Approval_01

The item was Approved on Consent Agenda.

NON-AGENDA ITEMS

Chair Roger Lindsey asked if there were any non-agenda items to be presented. There were none.

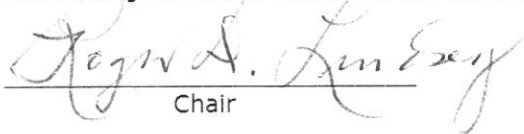
ANY OTHER BUSINESS

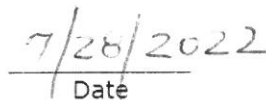
Chair Roger Lindsey asked if there was any further business. There was none.

ADJOURN

A motion was made by Commissioner Marcia Allen, seconded by Commissioner Michael Orr to Adjourn. The motion carried 7-0.

There being no further business, the meeting adjourned at 08:02 PM.


Chair


Date