



Meeting Minutes

Franklin Municipal Planning Commission

Thursday, October 27, 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 Roger Lindsey called the meeting to order at 07:00 PM.

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

Board Members Absent: None

APPROVAL OF MINUTES

1. Consideration Of Approval Of The September 22, 2022 FMPC Minutes.

Sponsors:

Attachments:

1. Draft4 Minutes of September 22, 2022
2. Community Response 1406 Cannon Street Rezoning J. Sullivan

A motion was made by Commissioner Scott Harrison, seconded by Commissioner Alma McLemore to Approve the Minutes from the September 22, 2022, meeting. The motion carried 9-0

FMPC ANNUAL CALENDAR

2. Consideration Of Approval Of The January 2023-January 2024 FMPC Calendar.

Sponsors:

Attachments: 1. DRAFT FMPC Meetings and Deadlines Schedule PUBLIC 2023

A motion was made by Commissioner Michael Orr, seconded by Commissioner Scott Harrison to Approve Item 2. The motion Passed 9-0.

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.

Ms. Diaz-Barriga reminded the Commissioners that there are training requirements for each year. For those who have not completed the required training, staff can provide training links to complete at your convenience. Please email the staff once the training has been completed, ideally by the end of the year.

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

3. Consideration Of Approval Of Items 4-22 And 28-31 On The Consent Agenda.

Sponsors:

Attachments: None

A motion was made by Commissioner Scott Harrison, seconded by Commissioner Michael Orr to approve items 4-22 and 28-31 as presented on the Consent Agenda. The motion carried 9-0.

SITE PLAN SURETIES

4. 7007 Moores Lane PUD Subdivision, Site Plan, Lot 2; Accept The Landscaping Phase I (Assisted Living) Improvement, Release The Performance Agreement And Establish A Maintenance Agreement To October 20, 2023. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

5. Amelia Park PUD Subdivision, Final Plat, Section 2; Extend The Performance Agreement For Drainage Improvement To October 26, 2023. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

6. Amelia Park PUD Subdivision, Site Plan, Section 4, Revision 1, Extend The Performance Agreement For Drainage, Green Infrastructure, Sidewalks And Streets Improvements To October 26, 2023. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

7. Amelia Park PUD Subdivision, Site Plan, Sections 2-6, Extend The Performance Agreement For Landscaping Buffer Management, Landscaping Section 3, Landscaping Section 4 And Landscaping Section 6 Improvements To October 26, 2023. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

8. Berry Farms Town Center PUD Subdivision, Final Plat, Section 4, Extend The Performance Agreement For Drainage Improvement To April 27, 2023. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

9. Echelon PUD Subdivision, Site Plan, Sections 1-3, Extend The Performance Agreement For Landscaping Buffers Improvement To October 26, 2023. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

10. Grace Point Church Subdivision, Site Plan, Extend The Performance Agreement For Landscaping Phase B Improvement To October 26, 2023. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

11. Hard Bargain Development Subdivision, Site Plan, Extend The Performance Agreement For Landscaping Improvement To October 26, 2023. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

12. Hard Bargain Mt Hope Subdivision, Final Plat, Extend The Performance Agreement For Drainage And Streets Improvements To October 26, 2023. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

13. Highlands At Ladd Park PUD Subdivision, Final Plat, Section 4, Extend The Performance Agreement For Stormwater Drainage / Detention On Area 2 Improvement To October 26, 2023. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

14. Ovation Subdivision, Site Plan, (Infrastructure), Extend The Performance Agreement For Landscaping Improvement To October 26, 2023. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

15. Preserve At Echo Estates PUD Subdivision, Final Plat, Section 1, Extend The Performance Agreement For Drainage Improvement To October 26, 2023. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

16. Quail Hollow Subdivision, Site Plan, Section 2, Lot 11 (O'Reilly Auto Parts), Extend The Performance Agreement For Landscaping Improvement To October 26, 2023. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

17. Richland Close Subdivision, Site Plan, Extend The Performance Agreement For Drainage, Green Infrastructure, Landscaping And Streets Improvements To October 26, 2023. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

18. Rizer Point PUD Subdivision, Site Plan, Section 1, Extend The Performance Agreement For Drainage Improvement To October 26, 2023. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

19. Rizer Point PUD Subdivision, Final Plat, Section 4, Extend The Performance Agreement For Sidewalks Improvement To October 26, 2023. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

20. Simmons Ridge PUD Subdivision, Final Plat, Section 1, Extend The Performance Agreement For Green Infrastructure And Sidewalks Improvements To October 26, 2023. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

21. Stream Valley PUD Subdivision, Site Plan, Section 13, Extend The Performance Agreement For Landscaping Improvement To October 26, 2023. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

22. Travel Centers Of America Subdivision, Site Plan, Extend The Performance Agreement For Green Infrastructure Improvement To October 26, 2023. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

VESTED RIGHTS/SITE PLAN EXTENSION

23. Consideration of Resolution 2022-66, A Resolution Amending The Carothers Glen PUD Subdivision To Extend The Vested Rights, For The Property Located At 4338 And 4340 South Carothers Road.

Sponsors: Amy Diaz-Barriga, Chelsea Randolph

Attachments:

1. MAP Carothers Glen PUD Subdivision - VESTING EXTENSION
2. RESOLUTION 2022-66 CAROTHERS GLEN PUD EXTEND VESTED RIGHTS_Combined_Law approved
3. Vesting Extension Request - Carothers Glen PUD Subdivision
4. Carothers Glen - Overall Development Plan
5. RESOLUTION 2019-88 AS AMENDED

Staff Presentation: Amy Diaz-Barriga. Ms. Diaz-Barriga stated that the Commission has seen several vested rights extensions this year. Ms. Diaz-Barriga explained that she would not go into the specific details of the criteria required to meet vested rights extensions but would be glad to answer any questions. The applicant requests an extension of vested rights for two years until December of 2024 to allow the applicant time to secure necessary permits and to begin site preparation. The development plan was approved by BOMA in 2019 with 45 single family lots with no modifications of standards. BOMA approved the plans as recommended by the Planning Commission, but it removed conditions of approval requiring that lots less than 65 feet in width may not have homes with front loaded garages per Envision Franklin. The request does not propose any changes. The status of the plan, at this time, is that it is within its first three-year period of vesting. The site plan is waiting for final approval and stamps. In the applicant's request letter, the developer cited multiple attempts to obtain necessary sewer easements from the neighboring landowner of Lockwood Glen Subdivision and the realignment of Carothers Road due to an associated development, as reasons for delay in progress. In terms of vesting impacts, if the vesting period is not extended, the project entitlement would cease to exist and stop work orders would be issued, if applicable. A new development plan would have to be approved and would be reviewed against the current local government standards. Ms. Diaz-Barriga noted that regarding current government standards, there would not be much change to the plan if required to comply with the conditions of today. One of the only requirements that would need reviewing for compliance with current standards would be that the building type does restrict the amount of front façade that the garage could consume. The elevations may have to change slightly, but the overall plan would not change. Ms. Diaz-Barriga explained that the Planning Commission and the Board of Mayor and Aldermen must decide if approving the vesting extension is in the best interest of the community. Should the request be denied, the applicant may continue to work towards meeting their first vesting milestone prior to their vesting expiring. Staff recommends approval of Resolution 2022-66 to the Board of Mayor and Aldermen, if it is determined that the continuation of vested rights is in the best interests of the community.

Chair Lindsey asked if there was anyone from the public who would like to speak. There was none.

Chair Lindsey asked if anyone was present to represent the applicant. There was none.

A motion was made by Commissioner Alma McLemore, seconded by Commissioner Jimmy Franks to recommend approval to the Board of Mayor and Aldermen of Resolution 2022-66. The motion Passed 9-0.

REZONINGS/DEVELOPMENT PLANS

24. 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 1406 Cannon Street, And 319, 401, 403, And 405 Battle Avenue.

Sponsors: Amy Diaz-Barriga, Joseph Bryan

Attachments:

1. MAP Franklin Elem Sub Rez
2. 2022-19 ORD REZONE TO RESIDENTIAL_Combined_LAW APPROVED (2)
3. 2022-09-01 227418 FSSD Elementary ReZoning 9.1.22

4. Citizen Comment 01 ORD 2022-19
5. Citizen Comment 02 ORD 2022-19

Staff Presentation: Joseph Bryan. Mr. Bryan stated that staff comments and recommendations have not changed since the request was originally presented to the Planning Commission. The proposed request to rezone the property from CI to R4 meets the recommendations for the Historic Residential Design Concept as defined in Envision Franklin. The applicant met all the public notice requirements for this meeting; therefore, staff recommends approval of Ordinance 2022-19 to the Board of Mayor and Aldermen.

Commissioner Allen stated that although the Gamble Design Collaborative is working on a small project at the church she attends, she stated that her ability to be unbiased would not be affected.

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

Andrew Clark, 601 Janice Court, Franklin. Mr. Clark stated that he is a long-time supporter of Franklin Classical School. An offer was made on behalf of Franklin Classical School to FSSD to secure a long-term location for the school. The offer was not accepted because it was not submitted during the public marketing period. A request has been made to FSSD to open the public marketing period prior to the proposed rezoning of the property. This period would allow those interested in using the property as zoned (CI) to make offers.

Brian Hatcher, 408 Church Street, Franklin. Mr. Hatcher stated that he is the Administrative Principal of Franklin Classical School and that he agrees with Mr. Clark's previous statements. Mr. Hatcher explained that he not only represents the administration and staff of the school, but also the families of the 238 students enrolled in grades k-12. Mr. Hatcher requests that FSSD reopen the public marketing period to allow bidding on the property as it is currently zoned. Franklin Classical School has been leasing space for 30 years and desires a permanent space for the next 30 years. Mr. Hatcher finished by asking for the opportunity to bid on the property as it is currently zoned.

Jared Sullivan, 419 Figuers Drive, Franklin. Mr. Sullivan stated that the Battle/Everbright/Figuers Neighborhood strongly opposes the rezoning of this property. The neighborhood residents do not have a preference of what type of civic entity occupies the property, but that it remains zoned as Civic Institutional. Mr. Sullivan stated that he believes that FSSD is not interested in community input and referenced the timing of the property sales and the lack of proper noticing, as evidence. Mr. Sullivan restated that the neighborhood overwhelmingly opposes the rezoning of the FSSD property.

Forrest Latta, 504 Figuers Drive, Franklin. Mr. Latta asked the FMPC to stand firm and to stick to the original recommendation to vote against the rezoning of the subject property. Mr. Latta noted failures of the applicant to properly notice the community, stressing the disrespect the applicant has for the community and the process.

Curtis Sullivan, 108 Battle Avenue, Franklin. Mr. Sullivan stated that he stands in opposition to the request to rezone the subject property from Civic Institutional to residential.

Stacy Vereen, 409 Battle Ave, Franklin. Mr. Vereen stated that he is deeply concerned about the proposed rezoning and the way in which the applicant has approached the process. Mr. Vereen explained that any time there is a significant rain event there are flooding issues in the area.

John Boyd, 501 Figuers Drive, Franklin. Mr. Boyd stated that his two children have attended the FSSD schools and considers the school district as one that is creative in its problem solving. The neighborhoods in the area support the schools and most have had very positive experiences with the district. Mr. Boyd questioned why the FSSD would propose such a plan and why the City of Franklin would approve changes that clearly cause detriment to the public it serves.

Nick Basquill-White, 414 Figuers Drive, Franklin. Mr. Basquill-White stated that he stands against the proposed rezoning of the FSSD property from Civic Institutional to Residential. Mr. Basquill-White stated that he believes that questionable methods were used by FSSD to intimidate those in the neighborhoods adjacent to the property. Mr. Basquill-White referred to a formal request that had to be submitted to find out what the plan was for the FSSD property. Mr. Basquill-White finished by echoing the concerns about flooding and the potential increase in traffic, if the proposal is approved.

Joshua James, 317 Battle Avenue, Franklin. Mr. James stated that he does not support the proposed rezoning of the FSSD property. Mr. James also stated concerns about flooding if the rezoning is approved.

Applicant: Greg Gamble, representing Franklin Special School District. Mr. Gamble stated that he would briefly review his original presentation. Mr. Gamble began by stating that Envision Franklin identifies the subject property with a policy of Historic Residential. Directly from the context of the policy, it states that infill development should maintain the established, traditional residential character and reflect the scale and surrounding neighborhood. Context sensitivity is a key component, including compatibility of building form, lot widths and setbacks. Mr. Gamble explained that the statement in that purview of policy statement and envision does not apply only to rezoning, it applies to preliminary plats, and it applies to the Planning Commission's review of the site plan. Things of importance include compatibility of building form, lots with setbacks, not only for this proposal but for any future submittal. Mr. Gamble stated that the R4 district is very unique with the intended purpose of preserving the established and historic residential neighborhoods. Mr. Gamble referred to a slide that explained the requirements of the zoning ordinance. The ordinance considers the lot size, width, setbacks, height, landscape, and surface ratio. It also takes into account the size of neighboring lots. Lot sizes must be 75 percent of the average lot size of its adjacent neighbors and the building height should not exceed one half story above the average height of its adjacent neighbors. The R4 district requirements are more about the relationship of adjacent lots and the compatibility within the neighborhood context. Mr. Gamble estimated that 21 to 26 total lots for the 7.9/8.1 acres of the subject property could possibly be developed. Stormwater regulations have not been considered, but according to the new stormwater regulations, there would be open space requirements associated with future development, limiting the number of lots available for development. Mr. Gamble mentioned the community space available at Franklin Elementary on weekends and summer. The only time the community area would not be available would be when school is in session. Also, the new Academy Park Campus provides an open community area of 2.8 acres. FSSD has implemented a better traffic management system for drop-off and pick-up to improve the traffic flow around the school. The FSSD Board has voted to sell the property as they believe the rezoning of the property aligns with Envision Franklin along with the FSSD goals and missions.

Chair Lindsey asked for a motion from the Board.

Commissioner Orr motioned to approve Ordinance 2022-19, seconded by Commissioner Franks.

Chair Lindsey asked if there was any discussion.

A motion to call the vote was made by Commissioner Michael Orr, seconded by Commissioner Nick Mann.

Chair Lindsey stated that a "call for the vote" essentially means the end of any discussion on the matter.

There being no further discussion on the "call for the vote", Chair Lindsey asked the Commissioners to vote.

The motion Passed 9-0.

ACTION:	Motion to recommend approval to the Board of Mayor and Aldermen of Ordinance 2022-19 by Commissioner Michael Orr, second by Commissioner Jimmy Franks; Motion Passed 7-2
AYES:	Marcia Allen, Jimmy Franks, Scott Harrison, Roger Lindsey, Nick Mann, Alma McLemore, Michael Orr
NOES:	Ann Petersen, Jenny Williamson
ABSTAIN:	None

25. Consideration Of Ordinance 2022-38, An Ordinance To Rezone 7.0 Acres From Agricultural (AG) District To Residential 2 (R2) District For The Property Located East Of Hillsboro Road And North And South Of Poteat Place.

Sponsors: Amy Diaz-Barriga, Joseph Bryan

Attachments: 1. MAP Poteat Place Rez

2. ORD 2022-38 Poteat Place Rez_Combined_Law approved
3. 2022-10-06 Poteat Place Rezoning Resubmittal

Staff Presentation: Joseph Bryan. Mr. Bryan explained that the applicant is requesting rezoning of Agricultural to Residential 2 (R2). The property consists of seven acres and Envision Franklin places the property in the Single-Family Design Concept. The R2 rezoning request is supported by Envision Franklin requiring the minimum lot size for new lots to be 15,000 square feet with a minimum width of 75 feet. All new single-family homes must "front" a public street. The adjacent subdivision of Monticello is zoned R2, which is consistent with the rezoning request. Staff recommends approval of ordinance 2020-38 to the Board of Mayor and Aldermen.

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

David Lawbaugh, 206 Revere Lane, Franklin. Mr. Lawbaugh stated that he is president of the Monticello Homeowners Association. Mr. Lawbaugh asked for clarification regarding the Monticello entrance sign. "Is the land under the sign part of the rezoning request?" Mr. Lawbaugh explained that the HOA would like to know the intentions regarding the Monticello sign. Mr. Lawbaugh also stated that there is an easement associated with the land for the sign. Mr. Lawbaugh provided copies of the documents regarding easements to the Board. Mr. Lawbaugh asked for building specifics about the single-family homes as these details may affect the home values of Monticello.

Applicant: Matt Huff with Gamble Design Collaborative. Mr. Huff stated that he would provide specifics to Mr. Lawbaugh as soon as possible. Mr. Huff stated that he would be happy to answer any questions.

Alderman Petersen asked Mr. Huff about the considerable amount of land that sits in the floodplain.

Ms. Diaz-Barriga noted that in the applicant documents, the hatched green section is outside of the floodplain and the hatched blue area is inside the floodplain. Ms. Diaz-Barriga asked Mr. Huff if the maps are the most accurate maps received from FEMA? Is it possible the maps have not been adopted yet?

Mr. Huff stated that only one of the lots would be considered in the 100-year floodplain with the other lots located outside of the floodplain.

Alderman Petersen stated that it appeared that more than 10 percent of the lots would sit in the floodplain.

Mr. Huff explained that it is difficult to explain without the plan as a reference. A preliminary plat will be presented in the future that will detail the specifics of the lots and how many would be in the floodplain. Mr. Huff also stated that the intent of the new development is to be compatible with the adjacent Monticello neighborhood. The seven acres will have around 6-10, 15,000 square foot lots.

There being no further questions, Chair Lindsey asked for a motion.

A motion was made by Commissioner Jimmy Franks, seconded by Commissioner Scott Harrison to Recommend Approval to the Board of Mayor and Aldermen Item 25. The motion carried 9-0.

26. Consideration Of Ordinance 2022-34, An Ordinance To Rezone 301.89 Acres From Planned (PD) District To Planned (PD 54,982) District For The Property Located East Of Franklin Road And North Of Legends Club Lane, Located At 1500 Legends Club Lane (Aspen Grove PUD Subdivision, Section A).

Sponsors: Amy Diaz-Barriga, Joseph Bryan

Attachments:

1. MAP Aspen Grove PUD Sec A
2. ORD 2022-34 Aspen Grove PUD Sec A Rez (Legends)_Combined_Law app_4879_1
3. 1026601-LPK-2022-REZONING PLAN SET RESUBMITTAL

Staff Presentation: Joseph Bryan. Mr. Bryan stated that this request is to accommodate the proposed alterations to the Aspen Grove PUD Subdivision, Section A, also known as the Vanderbilt Legends Golf Club. The request establishes entitlements for the property of 54,982 square feet of commercial recreation space. Envision Franklin places the property in the recreation design concept which is supportive of the zoning district and the proposed entitlements. Staff recommends approval of Ordinance 2022-34 to the Board of Mayor and Aldermen.

Chair Lindsey asked if there were any comments from the public. There were none.

Applicant Presentation: Joshua Denton. Mr. Denton stated that the request refers to the expansion of the main level and the second floor of the Vanderbilt Legends Club Members Clubhouse, along with the expansion of the team's facility. The square footage of 54,982 would address the existing accessory structures and the expansion of the main level and the second floor. It would not include the non-gross floor area that are tied to the project.

A motion was made by Commissioner Marcia Allen, seconded by Commissioner Scott Harrison to Recommend Approval to the Board of Mayor and Aldermen Item 26. The motion carried 9-0.

27. Consideration Of Resolution 2022-60, A Resolution Approving A Revised Development Plan For Aspen Grove PUD Subdivision, Section A, With 1 Modification Of Development Standards (Building Elements), For The Property Located East Of Franklin Road And North Of Legends Club Lane, Located At 1500 Legends Club Lane.

Sponsors: Amy Diaz-Barriga, Joseph Bryan

Attachments:

1. MAP Aspen Grove PUD Sec A
2. 7939 Aspen Grove PUD DP Rev 2_Conditions of Approval_01
3. RES 2022-60 Aspen Grove PUD Sec A DP (Legends)_Combined_Law appr_4883_1
4. Pages 1 thru 7 from 1026601-LPK-2022-DEV PLAN RESUBMITTAL
5. Pages 8 thru 14 from 1026601-LPK-2022-DEV PLAN RESUBMITTAL-2

Staff Presentation: Joseph Bryan. Mr. Bryan stated that this revision to the Aspen Grove PUD, Section A, is to add additions to the existing main clubhouse, as well as additional space for the training center on the property. Everything that is being proposed aligns with Envision Franklin. There is one modification of standards request to allow a pitched or gable roof form for commercial buildings. Commercial buildings, as defined in the ordinance, are required to have a parapet or more of a flat roof appearance. Staff supports the MOS request because the existing buildings have gable pitched roofs. The approval of the MOS helps to maintain architectural consistency and design. For these reasons, staff recommends approval with conditions of Resolution 2022-60 to BOMA.

Chair Lindsey asked if there were any comments from the public. There were none.

A motion was made by Commissioner Scott Harrison, seconded by Commissioner Jenny Williamson to approve MOS 1 of Resolution 2022-60. The motion carried 9-0.

A motion was made by Commissioner Jimmy Franks, seconded by Commissioner Ann McLemore to recommend approval with conditions to the Board of Mayor and Alderman Resolution 2022-60. The main motion carried 9-0.

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

28. Bicentennial Park, Site Plan, Establishing Easements And Amenities For A City Park, On 12.85 Acres, Located At 200 And 214 North Margin Street. (CONSENT AGENDA)

Sponsors: Amy Diaz-Barriga, Joseph Bryan

Attachments:

1. MAP Bicentennial Park Site Plan
2. 7961 Bicentennial Park SP_Conditions of Approval_01
3. Pages 1 thru 7 from 100% CD Drawings_DRT ReSubmittal_Bicentennial Park_2022_10_06
4. Pages 8 thru 14 from 100% CD Drawings_DRT ReSubmittal_Bicentennial Park_2022_10_06-2
5. Pages 15 thru 21 from 100% CD Drawings_DRT ReSubmittal_Bicentennial Park_2022_10_06-3
6. Pages 22 thru 27 from 100% CD Drawings_DRT ReSubmittal_Bicentennial Park_2022_10_06-4
7. Pages 28 thru 34 from 100% CD Drawings_DRT ReSubmittal_Bicentennial Park_2022_10_06-5
8. Pages 35 thru 41 from 100% CD Drawings_DRT ReSubmittal_Bicentennial Park_2022_10_06-6
9. Pages 42 thru 48 from 100% CD Drawings_DRT ReSubmittal_Bicentennial Park_2022_10_06-7
10. Pages 49 thru 55 from 100% CD Drawings_DRT ReSubmittal_Bicentennial Park_2022_10_06-8

11. Pages 56 thru 62 from 100% CD Drawings_DRT ReSubmittal_Bicentennial Park_2022_10_06-9
12. Pages 63 thru 69 from 100% CD Drawings_DRT ReSubmittal_Bicentennial Park_2022_10_06-10
13. Pages 70 thru 76 from 100% CD Drawings_DRT ReSubmittal_Bicentennial Park_2022_10_06-12
14. Pages 77 thru 83 from 100% CD Drawings_DRT ReSubmittal_Bicentennial Park_2022_10_06-13
15. Pages 84 thru 90 from 100% CD Drawings_DRT ReSubmittal_Bicentennial Park_2022_10_06-14
16. Pages 91 thru 98 from 100% CD Drawings_DRT ReSubmittal_Bicentennial Park_2022_10_06-15
17. Elevation Pages A1 thru A201 from 100% CD Drawings_DRT ReSubmittal_Bicentennial Park_2022_10_06-16
18. Elevation Pages A301 thru A901 from 100% CD Drawings_DRT ReSubmittal_Bicentennial Park_2022_10_06-17

The item was Approved on Consent Agenda.

29. The Factory At Franklin PUD Subdivision, Final Plat, Creating 1 Commercial Lot And Establishing Easements, On 20.15 Acres, Located At 230 Franklin Road. (CONSENT AGENDA)

Sponsors: Amy Diaz-Barriga, Joseph Bryan

Attachments:

1. MAP The Factory At Franklin PUD Subdivision
2. 7964 Factory at Franklin FP_Conditions of Approval_01
3. Project 7964 The Factory at Franklin Plat Stamped 10-7-22

The item was Approved on Consent Agenda.

30. Stream Valley PUD Subdivision, Final Plat, Section 10, Creating 34 Single Family Residential Lots And 3 Open Space Lots, On 20.99 Acres, Located West Interstate 65 and North And South Of Rockport Avenue. (CONSENT AGENDA)

Sponsors: Amy Diaz-Barriga, Joseph Bryan

Attachments:

1. MAP Stream Valley PUD FP Sec 10
2. 7963 Stream Valley PUD FP Sec 10_Conditions of Approval_01
3. Stream_Valley_PUD_Subdivision_Section_10_Final_Plat

The item was Approved on Consent Agenda.

31. Villages At Southbrooke PUD Subdivision, Final Plat, Section 2, Creating 44 Residential Lots And 5 Open Space Lots, On 10.83 Acres, Located At 1049 Southbrooke Boulevard. (CONSENT AGENDA)

Sponsors: Amy Diaz-Barriga, Joseph Bryan

Attachments:

1. MAP Villages of Southbrooke PUD Subdivision
2. 7965 Villages at Southbrooke PUD FP Sec 2_Conditions of Approval_01
3. 18-1022 Villages at Southbrooke - Section 2 - Final Plat - CLIENT 2022-10-04

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.

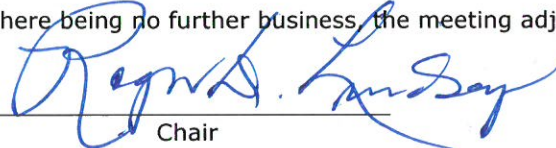
ANY OTHER BUSINESS

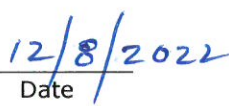
Chair Roger Lindsey asked if there was any further business. There was none.

ADJOURN

A motion was made by Commissioner Michael Orr, seconded by Commissioner Marcia Allen to Adjourn. The motion carried 9-0.

There being no further business, the meeting adjourned at 07:59 PM.


Chair


Date 12/8/2022