



Meeting Minutes

Franklin Municipal Planning Commission

Thursday, January 26, 2023

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.franklin.tn.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.

CALL TO ORDER

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

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

Commissioners Absent: None

APPROVAL OF MINUTES

1. Consideration Of Approval Of The December 8, 2022 FMPC Minutes.

Sponsors:

Attachments: 1. Draft2 FMPC December 8, 2022 Minutes

A motion was made by Commissioner Scott Harrison, seconded by Commissioner Michael Orr to Approve the Minutes from the December 8, 2022, meeting. The motion carried 9-0

VOTE FOR CHAIR & VICE CHAIR

2. Consideration Of Election Of Chair And Vice Chair Pursuant To Section 4.1.2 Of The Bylaws.

Sponsors:

Attachments: None

A motion was made by Commissioner Scott Harrison to nominate Roger Lindsey as Chair, seconded by Commissioner Marcia Allen. The motion carried 9-0.

A motion was made by Commissioner Scott Harrison to nominate Michael Orr as Vice Chair, seconded by Commissioner Jimmy Franks. The motion carried 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.

Emily Wright announced that on Friday, February 17th, 2023, from 8 am until noon, there will be a Joint Conceptual Work session to discuss Envision Franklin. This will be held at the Eastern Flank Facility. It is open to the public. Agendas will be sent out ahead of time. The topics will come from the interviews that were had with each of you. Mrs. Wright is looking forward to having some great discussion. This will be led by staff and consultants but more so discussion-based between the Planning Commission and the Board of Mayor and Aldermen.

Mrs. Wright also announced that on Thursday, February 16th, 2023, from 5:30 pm to 7:00 pm, a Special Topical meeting will be held. It will be a public meeting regarding a proposed Factory District. This idea originated by Alderman Brown and Alderman Bagget. This idea has since been presented to the Board of Mayor and Aldermen. It is looking at the area surrounding The Factory, to consider a Factory District and to have some special planning initiatives centered around this area. This would really focus on place making, streets, walkability, land uses, and inclusion of more public arts. There is not a vision yet, so we are really focusing on receiving some initial feedback from the public. We are encouraging you to attend if available. This will be held at The Factory in the Liberty Hall Room. A handout is on your desk, which is a first draft.

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 Items 4-21 And 28-30 On The Consent Agenda.

Sponsors:

Attachments: None

Commissioner Mann has requested that items 15 and 16 be removed from the Consent Agenda due to a conflict of interest.

A motion was made by Commissioner Alma McLemore, seconded by Commissioner Scott Harrison to approve items 4-14, 17-21, and 28-30 as presented on the Consent Agenda. The motion carried 9-0.

SITE PLAN SURETIES

4. Amelia Park PUD Subdivision, Final Plat, Section 1; Extend The Performance Agreement For Drainage And Sidewalks Improvements To January 25, 2024. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

5. Amelia Park PUD Subdivision, Site Plan, Section 4, Revision 1; Extend The Performance Agreement For Landscaping Improvement To January 25, 2024. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

6. Berry Farms PUD Subdivision, Site Plan, Section 4, Revision 1 (Infrastructure Plan); Extend The Performance Agreement For Landscaping Phase I, Landscaping Phase II And Landscaping Phase III Improvements To January 25, 2024. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

7. Carothers Development Property Subdivision, Final Plat, Revision 1; Extend The Performance Agreement For Access, Sewer, Sidewalks And Streets Improvements To January 25, 2024. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

8. Carothers Development Property Subdivision, Site Plan, Lot 2; Extend The Performance Agreement For Landscaping Improvement For Landscaping Improvement To January 25, 2024. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

9. Dallas Downs PUD Subdivision, Site Plan, Section 3; Reduce The Performance Agreement For Landscaping Specimen Tree Replacement Improvement To \$17,000.00 And Extend To January 25, 2024; Release The Performance Agreement For Landscaping Open Space Lots 26, 29, 30 And 31 Improvements. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

10. Harpeth Village Subdivision, Site Plan, Revision 2 (Harpeth Villages Unified Development); Extend The Performance Agreement For Landscaping (Building C) To January 25, 2024. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

11. Lockwood Glen PUD Subdivision, Final Plat, Section 3; Extend The Performance Agreement For Drainage Improvement To January 25, 2024. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

12. Lockwood Glen PUD Subdivision, Final Plat, Section 4; Extend The Performance Agreement For Drainage And Green Infrastructure Improvements To January 25, 2024. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

13. Longview Subdivision, Site Plan, Lots 11 And 12 (Universal Storage); Extend The Performance Agreement For Landscaping Improvement To January 25, 2024. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

14. Preserve At Echo Estates PUD Subdivision, Final Plat, Section 2; Accept The Green Infrastructure And Drainage Improvements, Release The Performance Agreement And Establish A One-Year Maintenance Agreement To January 19, 2024. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

15. Riverbluff PUD Subdivision, Final Plat, Section 1; Extend The Performance Agreement For Green Infrastructure Improvement To July 27, 2023. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

Staff Presentation: Amy Diaz-Barriga. Mrs. Diaz-Barriga stated staff reports are not provided for surities. The staff recommendation is to approve this Performance Agreement until July 27, 2023. Mrs. Diaz-Barriga can answer any questions if there are any.

Chair Lindsey asked if there was anyone from the public that wished to speak to this item. There were none.

Chair Lindsey asked if there was anyone representing the applicant here tonight. There were none.

A motion was made by Commissioner Jimmy Franks, seconded by Commissioner Marcia Allen to Approve Items 15 and 16.

Commissioner Mann recused himself from Items 15 and 16.

The motion carried 8-0.

16. Riverbluff PUD Subdivision, Site Plan, Section 1; Reduce The Performance Agreement For Landscaping Improvement By 50% To \$81,000.00 And Extend To September 28, 2023. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

This item was voted on and approved under Item 15.

17. Seward Hall Subdivision, Final Plat; Extend The Performance Agreement For Left Turn Lane And Stormwater Drainage/Detention Improvements To January 25, 2024. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

18. Seward Hall Subdivision, Site Plan, Lot 1 (Bethel Community Church); Extend The Performance Agreement For Landscaping Phase III And Stormwater Drainage/Detention Improvements To January 25, 2024. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

19. Westhaven PUD Subdivision, Final Plat, Section 27, Revision 1; Extend The Performance Agreement For Drainage Improvement To January 25, 2024. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

20. Wynfield Village Subdivision, Site Plan; Extend The Performance Agreement For Drainage Improvement To January 25, 2024. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

21. Harts Landmark; Extend The Maintenance Agreement For Water Improvement To January 25, 2024.
(CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

VESTED RIGHTS/SITE PLAN EXTENSION

22. Consideration Of Resolution 2022-83: A Resolution Amending The Colletta Park PUD Subdivision To Extend The Vested Rights, For The Property Located Northeast Of South Carothers Road And South Of Murfreesboro Road.

Sponsors: Emily Wright, Amy Diaz-Barriga, Chelsea Randolph

Attachments:

1. MAP Colletta Park PUD Subdivision - VESTING EXTENSION
2. RESOLUTION 2022-83 COLLETTA PARK PUD EXTEND VESTED RIGHTS_Combined_Law approved
3. development plan sheets only Colletta Park Dev Plan Resubmittal 11.2.2017_archive
4. Colletta Park Dev Plan Resubmittal 11.2.2017
5. November 2017 Staff Report and Conditions of Approval ComboFile
6. City of Franklin Letter Vesting Extension - DS Colletta Park Sub LLC - 11-07-2022

Staff Presentation: Chelsea Randolph: The request is to extend the vesting period for three years, from December 12, 2023 until December 12, 2026, to allow the applicant to commence construction. If the vesting period is not extended, the project entitlements would cease to exist, and stop work orders would be issued, if applicable, on December 12, 2023. A new development plan would need to be approved, and it would be reviewed against the current development standards. In reviewing the plan against the current City regulations, the current plan generally complies.

Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to approve Resolution 2022-83 if they determine that the continuation of vested rights is in the best interest of the community.

Chair Lindsey asked if there was anyone from the public that would like to speak.

Janet Curtis, 3665 N. Chapel Road - Mrs. Curtis spoke to items 22 and 23. Mrs. Curtis does not know if any of this can be stopped but she wants the Commission to be aware that this is a safety concern for this entire neighborhood. Mrs. Curtis stated the bridge on 96 over 65 is sometimes impossible to get an emergency vehicle through there. She said she has sat through four or five lights and has had to call the police to get off of the interstate because of the traffic. She said it is a choke point in Franklin. There are already two other subdivisions being built in the County that will feed into this area. She wants to know what can be done for the betterment of the citizens of the community. We need to slow down growth and take into consideration the safety of its citizens. Mrs Curtis said 96 is currently under construction and there have already been at least four accidents, with one being a fatality. Mrs. Curtis stated she drives this road multiple times a day and people treat it like the interstate, not taking the speed limit into consideration.

Alderman Petersen asked if Mrs. Curtis was referring to this item or the item with 4.7 acres.

Mrs. Curtis answered Commissioner Petersen saying she was speaking about both.

Chair Lindsey asked if there was anyone present representing the applicant.

Applicant: Dan Crunk, representing the developer of Colletta Park. Mr. Crunk stated he would answer any questions.

A motion was made by Commissioner Jimmy Franks, seconded by Commissioner Scott Harrison to Recommend Approval of Resolution 2022-83 to the Board of Mayor and Aldermen.

Alderman Petersen stated she doesn't recall how the road connections are in this area.

Amy Diaz-Barriga explained that when Colletta Park was approved, the County closed public access to them. On the

Colletta Park side, we added emergency access gates, so therefore, emergency access is allowed but not public access.

Alderman Petersen asked what roads are not emergency access?

Mrs. Diaz-Barriga stated this comes down to South Carothers Road, at the bend, and then there was a limit placed on the original plan, that after 130 units they had to find a secondary connection point.

Commissioner Allen questioned if that was still in place?

Mrs. Diaz-Barriga said yes, it was a condition of approval and if the vesting gets approved the conditions of approval still apply.

Commissioner Mann would like to comment on some of the off-site projects. Going forward, is there a way to articulate to this commission, when off-site improvements are anticipated. Commissioner Mann would like to make sure we are not approving projects that might not happen.

Jimmy Wiseman explained that it is tough because we are relying on a developer to move forward with a project that is approved. Mr. Wiseman explained we do have an approved site plan for the improvements on South Carothers Road to fix the pretty drastic curve at the entrance. We have factored that in to other approved developments, as long as the project is vested we count that as an improvement that will occur. But we do struggle with the phasing, but what we do is have those other traffic models that come in, have them model what it will look like with and without. At this point, none of the projects have come forward with this area, so we are just waiting on this project to get going. Mr. Wiseman said there could be a circumstance where we would see the need to come back to the Planning Commission and possibly shift the offset dollars from one developer to another so we can get those improvements done.

Commissioner Mann asks that when traffic impacts are presented to the Commission, that they do show things that aren't done, that they show with and without the projects for full transparency.

Mr. Wiseman said it is rare that a project doesn't move forward once it gets approved. We are watching it closely.

Commissioner Franks asked for an update on the 96 bridge that the resident mentioned earlier this evening.

Mr. Wiseman said discussions have been had with TDOT. They have not moved forward with any funding for improvements. It would be a very expensive project, with a complete redesign of the bridge and the interchange. At this time, TDOT has not come forward with any project moving forward for improvements.

Commissioner Franks asked if there was a certain traffic count that would warrant an improvement, like a traffic light?

Mr. Wiseman explained that typically you would see if there was failure that was impacting the interstate, you would see TDOT doing a safety protocol improvement, but unfortunately we are not there yet. So it's impacting 96 more than the interstate at this time.

Commissioner Franks wasn't sure if there was a long range initiative and had it moved up the line. That area is a mess.

Mr. Wiseman agrees but is not aware if it has moved up the line at all, but we are certainly aware that it is one of our troubled corridors.

Commissioner Franks asked if this was a 20-year long range plan?

Mr. Wiseman said he would like it to be 10.

Chair Rogers called the question.

The motion carried 9-0.

ANNEXATIONS/PLANS OF SERVICES

23. Consideration Of Resolution 2022-88, A Resolution Adopting A Plan Of Services For The Annexation Of A Property Located South Of Murfreesboro Road And East Of Ridgeway Drive, By The City Of Franklin, Tennessee.

Sponsors: Emily Wright, Amy Diaz-Barriga, Chelsea Randolph

Attachments:

1. MAP Murfreesboro Road Property, Annexation
2. RES 2022-88_Murfreesboro Road Property POS_Combined_Law approved (4) 01.17.23
3. Murfreesboro Road Property, Annexation Topo and Boundary Survey
4. Murfreesboro Road Property, Annexation Exhibit

Staff Presentation: Chelsea Randolph. The applicant is requesting a Plan of Services for the property located off of Murfreesboro Road. Resolution 2022-88 is a City of Franklin drafted Plan of Services for the property being considered as part of the proposed request for annexation, Resolution 2022-89. The Plan of Services outlines how infrastructure will need to be provided to serve the property of 4.7 acres.

The Watson Branch Drainage Basin is almost entirely composed of existing City properties, and this is one of the few remaining to be annexed. The property is within the Milcrofton Service area and water availability shall be approved and provided by Milcrofton prior to annexation. The owner will not be required to extend the sanitary sewer to provide service to the property as an existing sewer main is present on the property.

Access to the property shall be provided from Murfreesboro Road and further study of the type and location of access shall be looked at with a site plan submittal. Engineering shall have the right to restrict access in accordance with the Franklin Street Standards. Unless waived by the Franklin Engineering Department, the owner of the property shall be required to submit a traffic impact study for review and approval. The exact scope associated with this traffic impact study shall be determined prior to submittal of a site plan. Required street improvements shall be determined as part of any site plan. The development on this property is limited due to the steep slopes (anywhere from 10% and 20% plus) present on the site. No additional manpower or equipment will be necessary for either Fire, Police Protection, or Sanitation.

Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to approve Resolution 2022-88.

Chair Lindsey asked if there was anyone from the public that wished to speak. There were none.

Chair Lindsey asked if there was someone representing the applicant present.

Adam Seger, Dale and Associates. Mr. Seger explained the subject property is 4.7 acres and owned by a gentleman that lives and works here in Franklin. He would like to build his house on this property. There is a sewer main in front, so, a call was made to the City of Franklin to ask if it could be tapped into. Mr. Seger spoke with Ben from the Water Department and Ben explained it is better for your property to annex to tap into the city sewer. The subject property is still part of the county and that is what started the annexation process. The owner is planning on subdividing this property into two lots, one to build his own house on and the other for a family member. This is not a developer doing this. There is already an existing access on 96 with a driveway that comes across the creek and he plans to continue to use that. Mr. Seger can answer any other questions if needed to be on this item as well as the next two items.

A motion was made by Commissioner Alma McLemore, seconded by Commissioner Scott Harrison to Recommend Approval of Resolution 2022-88 to the Board of Mayor and Aldermen. The motion carried 9-0.

24. Consideration Of Resolution 2022-89, A Resolution To Annex A Property On Murfreesboro Road, Consisting Of 4.7 Acres, Located South Of Murfreesboro Road And East Of Ridgeway Drive And Adjoining The City Limits Within The Eastern Part Of The Franklin Urban Growth Boundary (UGB).

Sponsors: Emily Wright, Amy Diaz-Barriga, Chelsea Randolph

Attachments:

1. MAP Murfreesboro Road Property, Annexation
2. RES 2022-89_Murfreesboro Road Property_Annexation Resolution_Combined_Law approved (3) 01.17.23

3. Murfreesboro Road Property, Annexation Topo and Boundary Survey
4. Murfreesboro Road Property, Annexation Exhibit

Staff Presentation: Chelsea Randolph. The property being considered for annexation is located East of Ridgeway Drive. It is contiguous to the City limits and is within the City's Urban Growth Boundary. This property was not included in the growth area study from 2016 as it is within the Watson Branch Drainage Basin. The Watson Branch Drainage Basin is almost entirely composed of existing City properties, and this is one of the few remaining to be annexed. This property is contiguous to the City on the north and south, but would be adjacent to County properties on the west and east.

The subject property is within the Single-Family Residential Design Concept as defined by the Envision Franklin Land Use Plan. No additional plan for further development of the property has been submitted at this time. The applicant intends to subdivide the property into two single-family residential lots. A zoning for the subject property is also included on this agenda.

Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to approve Resolution 2022-89.

Chair Lindsey asked if there was anyone from the public that wished to speak. There were none.

A motion was made by Commissioner Scott Harrison, seconded by Commissioner Michael Orr to Recommend Approval of Resolution 2022-89 to the Board of Mayor and Aldermen. The motion carried 9-0.

25. Consideration Of Ordinance 2022-48, An Ordinance To Zone 4.7 Acres Estate Residential (ER) District, For The Property Located South Of Murfreesboro Road And East Of Ridgeway Drive.

Sponsors: Emily Wright, Amy Diaz-Barriga, Chelsea Randolph

- Attachments:**
1. MAP Murfreesboro Road Property, Annexation
 2. ORD 2022-48_Murfreesboro Road Property Zone Annexed Area_Combine_9033_1
 3. Murfreesboro Road Property, Annexation Topo and Boundary Survey
 4. Murfreesboro Road Property, Annexation Exhibit

Staff Presentation: Chelsea Randolph. The applicant for the property has submitted an annexation application without a zoning request. A zoning district must be assigned to an annexed property. Chapter 20 of the Zoning Ordinance allows for either AG or ER zoning districts. Staff finds that Estate Residential is the most appropriate of the two options, should the Plan of Services and Annexation be approved by BOMA, due to the property's assigned Design Concept of Single-Family Residential and that the existing development surrounding the subject property is primarily residential in nature.

Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to approve Ordinance 2022-48.

Chair Lindsey asked if there was anyone from the public that wished to speak. There were none.

A motion was made by Commissioner Nick Mann, seconded by Commissioner Scott Harrison to Recommend Approval of Ordinance 2022-48 to the Board of Mayor and Aldermen to Estate Residential. The motion carried 9-0.

REZONINGS/DEVELOPMENT PLANS

26. Consideration Of Ordinance 2022-46, An Ordinance To Rezone 1.08 Acres From Residential 4 (R4) District To Planned (PD 5,578) District For The Property Located West Of West Main Street And South Of Eastview Drive, Located At 626 Eastview Drive (My Friends House PUD Subdivision).

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

- Attachments:**
1. MAP My Friends House PUD
 2. ORD 2022-46 My Friends House PUD Rez_Combined_Law approved
 3. My Friends House PUD Survey
 4. My Friends House PUD Subdivision, Rezoning (PAID WITH CHECK) - submittal 002

Staff Presentation: Joseph Bryan. My Friends House has been located at that location for approximately 25 years and would like to increase the number of available beds from 8 to 12. A property with more than 8 beds is classified as a group home, which is an institutional use, so the property must be rezoned. The lot is within the Historic Residential Design Concept as designated by the Envision Franklin Plan. Group homes are classified as an institutional use, which is allowed as a secondary use within the Historic Residential Design Concept, so the rezoning can be supported. The corresponding development plan for the My Friends House PUD is also on this agenda for review.

Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to approve Ordinance 2022-46.

Chair Lindsey asked if there was anyone from the public that wished to speak. There were none.

Applicant: Steve King and Kevin Hacker, Board Members of My Friends House. They are here to answer any questions.

A motion was made by Commissioner Scott Harrison, seconded by Commissioner Jimmy Franks to Recommend Approval of Ordinance 2022-46 to the Board of Mayor and Aldermen. The motion carried 9-0.

27. Consideration Of Resolution 2022-87, A Resolution Approving A Development Plan For My Friends House PUD Subdivision, For The Property Located West Of West Main Street And South Of Eastview Drive, Located At 626 Eastview Drive.

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

- Attachments:
1. MAP My Friends House PUD
 2. RES 2022-87 My Friends House PUD DP_Combined_Law approved
 3. My Friends House-cover Sheet
 4. Site Layout My Friends House-C1.1
 5. Elevations-A.2.0
 6. Elevations-A.2.1

Staff Presentation: Joseph Bryan. The applicant has submitted a development plan for the My Friends House PUD Subdivision. Per their website, My Friends House is a group care facility offering temporary, short-term residential support for at-risk male youth ages 12-18. My Friends House has been offering care services at that location for approximately 25 years and would like to increase the number of available beds from 8 to 12. A property with more than 8 beds is classified as a group home, which is an institutional use, so the property must be rezoned to Planned District, requiring a corresponding development plan. The lot is within the Historic Residential Design Concept as designated by the Envision Franklin Plan. Group homes are classified as an institutional use, which is allowed as a secondary use within the Historic Residential Design Concept, so the development plan can be supported at this location. No additional buildings or site development is being proposed with this development plan. The existing facility was designed to accommodate up to 12 beds and 2 staff members.

Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to approve Resolution 2022-87.

Chair Lindsey asked if there was anyone from the public that wished to speak. There were none.

Applicant: Steve King and Kevin Hacker, Board Members of My Friends House.

A motion was made by Commissioner Scott Harrison, seconded by Commissioner Marcia Allen to Recommend Approval of Resolution 2022-87 to the Board of Mayor and Aldermen. The motion carried 9-0.

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

28. Aureum PUD Subdivision, Final Plat, Creating 4 Lots, Dedicating Public Right-Of-Way, And Creating Utility Easements, On 57.49 Acres, Located Near The Intersection Of Carothers Parkway And McEwen Drive. (CONSENT AGENDA)

Sponsors: Emily Wright, Amy Diaz-Barriga, Chelsea Randolph

- Attachments:**
1. MAP 8031 Aureum PUD Subdivision, Final Plat
 2. CONDITIONS OF APPROVAL 8031 Aureum PUD Subdivision, Final Plat
 3. Aureum PUD Subdivision - Final plat

The item was Approved on Consent Agenda.

29. Cool Springs East Subdivision, Site Plan, Section 28, Revision 4, Lots 675, 676, And 692 (Unified Site Plan Open Space Revisions), Constructing 5,400 Square Feet Of Restaurant Space, On 32.34 Acres, Located South Of Cool Springs Boulevard And East Of Carothers Parkway, At 701 Cool Springs Boulevard, 725 Cool Springs Boulevard And 6840 Carothers Parkway. (CONSENT AGENDA)

Sponsors: Emily Wright, Amy Diaz-Barriga, Chelsea Randolph

- Attachments:**
1. MAP 8055 Cool Spring East Subdivision, Site Plan, Section 28
 2. CONDITIONS OF APPROVAL 8055 Cool Springs East Subdivision, Site Plan
 3. 1-5 Pages from COF 8055_Site Plans_Cool Springs East Subdivision_2023.01.05
 4. 6-10 Pages from COF 8055_Site Plans_Cool Springs East Subdivision_2023.01.05-2
 5. 11-15 Pages from COF 8055_Site Plans_Cool Springs East Subdivision_2023.01.05-3
 6. 16-20 Pages from COF 8055_Site Plans_Cool Springs East Subdivision_2023.01.05-4
 7. 21-25 Pages from COF 8055_Site Plans_Cool Springs East Subdivision_2023.01.05-5
 8. 26-29 Pages from COF 8055_Site Plans_Cool Springs East Subdivision_2023.01.05-6

The item was Approved on Consent Agenda.

30. McEwen Place PUD Subdivision, Final Plat, Section 3, Revision 6, Creating 3 Lots On 10.22 Acres, Located East Of Aspen Grove Drive And South Of Spring Creek Drive. (CONSENT AGENDA)

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

- Attachments:**
1. MAP McEwen Place PUD Subdivision Final Plat
 2. 8046 McEwen FP Conditions of Approval_01
 3. 118102003 - McEwen Block E Revised Plat Final

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 Scott Harrison to Adjourn. The motion carried 9-0.

There being no further business, the meeting adjourned at 07:42 p.m.


Chair

2/23/2023
Date