



Meeting Minutes

Work Session

Tuesday, March 12, 2024

5:00 PM

Board Room

CALL TO ORDER

Mayor Moore called the meeting to order at 05:01 PM

Board Members Present: Matt Brown, Ann Petersen, Patrick Baggett, Clyde Barnhill, Jason Potts, Greg Caesar, Beverly Burger, Brandy Blanton

Board Members Absent: None

Staff Present: Kristine Brock, Vernon Gerth, Bill Squires, Angie Skarp

CITIZEN COMMENTS

Comments on agenda items may be made in person at City Hall or by emailing recorder@franklintn.gov before noon on the day of the meeting. Comments will be submitted for the record.

WORK SESSION DISCUSSION ITEMS

1. **Consideration Of Event Permit For 2024 Main Street Festival Sponsored By The Heritage Foundation In Downtown Franklin On April 27-28, 2024**

Sponsors: Milissa Reiersen, Monique McCullough

The item was acknowledged and is planned for the March 26, 2024 Board of Mayor and Aldermen Meeting for consideration.

2. **Consideration Of Event Permit For Pumpkinfest Sponsored By The Heritage Foundation In Downtown Franklin On October 26, 2024**

Sponsors: Milissa Reiersen, Monique McCullough

The item was acknowledged and is planned for the March 26, 2024 Board of Mayor and Aldermen Meeting for consideration.

3. **Consideration Of Event Permit For Dickens Of A Christmas Sponsored By The Heritage Foundation In Downtown Franklin On December 14 - 15, 2024**

Sponsors: Milissa Reiersen, Monique McCullough

The item was acknowledged and is planned for the March 26, 2024 Board of Mayor and Aldermen Meeting for consideration.

4. **Consideration Of New Wine In Grocery Store License For Tristar Energy, LLC, DBA Twice Daily #6190, (Steven Ray Hostetter, Leslie Evans Cherry, And Michelle Olmsted, Managing Agent) 7001 Berry Farms Crossing, Franklin, TN 37064**

Sponsors: Angie Skarp

The item was acknowledged and is planned for the March 26, 2024 Board of Mayor and Aldermen Meeting for consideration.

5. **Consideration Of New Wine In Grocery Store License For Tristar Energy, LLC, DBA Twice Daily #6621, (Steven Ray Hostetter, Leslie Evans Cherry, And Kimberly Rittenhouse, Managing Agent) 501 Cool Springs Blvd, Franklin, TN 37067**

Sponsors: Angie Skarp

The item was acknowledged and is planned for the March 26, 2024 Board of Mayor and Aldermen Meeting for consideration.

6. **Consideration Of New Wine In Grocery Store License For Tristar Energy, LLC, DBA Twice Daily #6623, (Steven Ray Hostetter, Leslie Evans Cherry, And Alan Kieras, Managing Agent) 1316 Hwy 96, Franklin, TN 37064**

Sponsors: Angie Skarp

The item was acknowledged and is planned for the March 26, 2024 Board of Mayor and Aldermen Meeting for consideration.

7. **Consideration Of New Wine In Grocery Store License For Tristar Energy, LLC, DBA Twice Daily #8815, (Steven Ray Hostetter, Leslie Evans Cherry, And Janice Kelly, Managing Agent) 222 New Hwy 96, Franklin, TN 37064**

Sponsors: Angie Skarp

The item was acknowledged and is planned for the March 26, 2024 Board of Mayor and Aldermen Meeting for consideration.

8. **Consideration Of New Wine In Grocery Store License For Tristar Energy, LLC, DBA Twice Daily #8849, (Steven Ray Hostetter, Leslie Evans Cherry, And Angela Grab, Managing Agent) 833 Oak Meadow Dr, Franklin, TN 37064**

Sponsors: Angie Skarp

The item was acknowledged and is planned for the March 26, 2024 Board of Mayor and Aldermen Meeting for consideration.

9. **Consideration Of Resolution 2023-73, A Resolution By The Franklin Municipal Planning Commission To Adopt A Comprehensive Update To Envision Franklin**

Sponsors: Emily Wright, Kelly Dannenfelser, Andrew Orr

Andrew Orr and Emily Wright presented the adoption draft of Envision Franklin, the city's land-use plan.

Areas of Emphasis:

- Housing

- Open Space Preservation
- Conservation Subdivision
- Factory District
- Franklin Road Corridor
- Murfreesboro Road/96E (Mayes Creek Basin)
- West Harpeth Area
- Goose Creek East of I-65

Alderman Petersen reminded the Board that they are making a recommendation of endorsement to the Franklin Municipal Planning Commission. This is a planning document.

To second that, Ms. Wright clarified that the plan provides recommendations for how the City should grow and evolve. But this is not zoning changes and does affect annexation, so this document does not reflect legislative decisions.

Citizen Comments:

Rodney Rose preferred the current Envision Franklin Plan over the proposed comprehensive update.

Janet Curtis, 3665 N Chapel Road, Franklin, TN, does not support the Envision Franklin update. She does not support the proposed growth and development.

Jeff Goodspeed does not support the Envision Franklin update. He does not support the proposed growth and development.

Board Comments:

Alderman Burger stated that the growth will not come before the road has been expanded.

Alderman Baggett reminded the public that this comprehensive update is a result of work by this Board to fix issues such as conservation subdivisions.

Alderman Petersen brought up the flooding issues on 5th Ave North. She does not support development in that area.

Vice Mayor Brown disagreed with Alderman Petersen and actually wants 5th Ave North to be redeveloped. He believed that, as it currently stands, it is not a good representation of Franklin. He has a vision for the area and wants to treat the river as an asset rather than a liability.

The item is planned for the March 26, 2024 Board of Mayor and Aldermen Meeting for consideration.

10. *Consideration Of Ordinance 2023-44, An Ordinance To Amend Several Chapters Of The Franklin Zoning Ordinance Regarding Frontages, Building Types, Performance Agreements, And Overlay Zoning Districts. Establishing A Public Hearing On April 9, 2024

Sponsors: Emily Wright, Kelly Dannenfelser

Ms. Dannenfelser introduced an amendment to the Franklin Zoning Ordinance that came about after the Envision Franklin Plan Amendment for the Margin District on Columbia Avenue was approved. A larger zoning ordinance update is planned for after the adoption of the Envision Franklin update.

The item is planned for the March 12, 2024 Board of Mayor and Aldermen Meeting for First Reading. Mayor Moore noted that the public hearing will be on April 23, 2024. This change will also be reflected in Item 13 of the Board of Mayor and Alderman Meeting.

11. ***Consideration Of Ordinance 2024-08, An Ordinance To Rezone 16.81 Acres From Neighborhood Commercial (NC) District To Planned (PD 96,000) District For The Property Located South Of Goose Creek Bypass And East Of Goose Creek Drive (Goose Creek Bypass PUD Subdivision). Establishing A Public Hearing On April 9, 2024**

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

Mr. Bryan introduced the item. The development plan for the Goose Creek Bypass PUD Subdivision proposed a one-story restaurant building with a drive-through window and a 3-story office building, totaling 96,000 square feet of nonresidential space. Envision Franklin places this property in the Neighborhood Commercial Design Concept. The vision for Neighborhood Commercial Design states that conventional drive-through restaurants are discouraged, so, staff must recommend disapproval of the development plan. With that being said, staff acknowledges that the context of this Neighborhood Commercial designation is different from most in the City. There are stand-alone drive-through restaurants directly across the street. Hence, this site may not lend itself to that particular policy in Envision Franklin, due to context and location of the site. Then, Mr. Bryan walked through the 14 modifications of standards. Franklin Municipal Planning Commission recommended approval to BOMA by a vote of 7-0.

The applicant, Greg Gamble, and owner, Sean Finnegan, were present to answer any questions from the Board.

Alderman Potts appreciated the attention to detail from the In-N-Out team in the amendments to their renderings based on Board feedback.

Alderman Petersen had questions about the traffic signal requirements on Goose Creek Bypass.

Alderman Blanton was concerned about the landscaping buffer and the auxiliary road behind the parking lot. Is more landscaping needed to buffer the noise pollution from the access road?

Vice Mayor Brown asked about the extent of the stucco facade.

Alderman Caesar asked about the landscaping around the fence on the Goose Creek-facing facade.

Alderman Blanton circled back and thanked the In-N-Out team for balancing the look and feel of Franklin with their west-coast branding.

Alderman Potts confirmed that adequate spacing and turn lanes are being added to Goose Creek Bypass.

The item is planned for the March 12, 2024 Board of Mayor and Aldermen Meeting for First Reading.

12. **Consideration Of Resolution 2024-08, A Resolution Approving A Development Plan For Goose Creek Bypass PUD Subdivision With 14 Modifications Of Development Standards (Commercial Building, Office Building, Materials, Signage, Fencing), For The Property Located South Of Goose Creek Bypass And East Of Goose Creek Drive (Goose Creek Bypass PUD Subdivision). Establishing A Public Hearing On April 9, 2024**

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

The item was heard concurrently to Item 11.

This item is planned for the April 9, 2024 Board of Mayor and Aldermen Meeting for Public Hearing.

13. ***Consideration Of Resolution 2024-06, A Resolution To Annex Two Properties, Consisting Of 35.95 Acres, Located West Of Franklin Road And South Of South Berrys Chapel Road, At 2247 South Berrys Chapel Road And Adjoining The City Limits Within The Northern Part Of The Franklin Urban Growth Boundary (UGB). Establishing A Public Hearing On April 9, 2024**

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

Mr. Bryan introduced the item. For this project, two of the parcels are currently in the county, and the third is already in the city. The plan of services and annexation is just for the two northern parcels outside the city, but then the rezoning and the development plan encompass all three parcels. The applicant has submitted a development plan called the Preserve at Sheridan, which proposes 16 single-family lots on the roughly 52 acres. Envision Franklin places this parcel in the large-lot design concept, which recommends a minimum of 1-acre lots. New development should act as a transition between city-established neighborhoods and county parcels. There is one MOS request for connectivity to the east. The city would require two connections to the east for the two parcels along the eastern border of the PUD. Staff recommends removal of the northeastern connection and are recommending approval with conditions of the MOS for the southern connection to be graded but then built out at a later date. The applicant requested from the Planning Commission that a condition of approval for emergency connectivity to the west be removed. The Planning Commission recommended approval of the development plan overall, but wants to maintain the condition of the emergency connection to the west as part of the development plan.

Fire Marshall Andy King was present to answer any questions from the Board.

John Micheal, legal representation from Thompson Burton PLLC, and Troy Gardner, lead engineer from Ragan Smith Associates, further explained why the proposed development plan conditions, primarily the emergency access point requirements, should be reconsidered.

Citizen Comments:

Rodney Rose, representing the Voting Property Owners' Rights Group (VPORG), is opposed to the Preserve at Sheridan development plan and annexation.

Tom Weiss, 2189 South Berrys Chapel Road, Franklin, TN, is opposed to the Preserve at Sheridan development plan and annexation.

Sue Mackenzie, 2237 South Berrys Chapel Road, Franklin, TN, expressed concern about the Preserve at Sheridan. She believed that the area's nature should be preserved, and the lot sizes should be larger.

Dr. Brian Berger, 3018 Smith Lane, Franklin, TN, expressed concern about the Preserve at Sheridan and the associated traffic issues on South Berrys Chapel Road. He also believed that the area's nature should be preserved, and the lot sizes should be larger.

Board Comments:

Alderman Baggett asked the planning staff why they are recommending approval if Envision Franklin has special consideration for 5-acre lot size on S Berrys Chapel Road.

Answer: Mr. Bryan reiterated that this parcel is in the large-lot design concept, which recommends a minimum of 1-acre lots. The proposed development plan has lots between 1 and 2 acres. The county parcels are a tricky shape, so the width of the lots along S Berrys Chapel Road was largely taken into consideration here.

Vice Mayor Brown was not aware of this opposition until today. He wants to hear fuller commentary during the public hearing, so he will vote to approve this tonight to get it to the public hearing stage.

The item is planned for the March 12, 2024 Board of Mayor and Aldermen Meeting for First Reading.

14. ***Consideration Of Ordinance 2024-09, An Ordinance To Zone 35.95 Acres Planned (PD 0.30) District, And Hillside Hillcrest Overlay (HHO) District, And To Rezone 16.66 Acres From Residential 1 (R1) District To Planned (PD 0.30) District, For The Property Located West Of Franklin Road And South Of South Berrys Chapel Road, At 2247 South Berrys Chapel Road (Preserve At Sheridan PUD). Establishing A Public Hearing On April 9, 2024**

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

This item was heard concurrently to Item 13.

The item is planned for the March 12, 2024 Board of Mayor and Aldermen Meeting for First Reading.

15. **Consideration Of Resolution 2024-05, A Resolution Adopting A Plan Of Services For The Annexation Of Property Located West Of Franklin Road And South Of South Berrys Chapel Road, At 2247 South Berrys Chapel Road, By The City Of Franklin, Tennessee. Establishing A Public Hearing On April 9, 2024**

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

This item was heard concurrently to Item 13.

The item is planned for the April 9, 2024 Board of Mayor and Aldermen Meeting for Public Hearing.

16. **Consideration Of Resolution 2024-07, A Resolution Approving A Development Plan For Preserve At Sheridan PUD Subdivision With 1 Modification Of Development Standards (Connectivity), For The Property Located West Of Franklin Road And South Of South Berrys Chapel Road, Located At 2247 South Berrys Chapel Road. Establishing A Public Hearing On April 9, 2024**

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

This item was heard concurrently to Item 13.

The item is planned for the April 9, 2024 Board of Mayor and Aldermen Meeting for Public Hearing.

17. **Consideration Of Ordinance 2024-06, An Ordinance To Rezone 26.27 Acres From Planned (PD 0.71) District To Residential 1 (R1) District For The Property Located South Of The Intersection Of Crossway Drive And Castlewood Drive, At 2208 Crossway Drive. Establishing A Public Hearing On April 23, 2024**

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

Mr. Bryan introduced the three items that relate to the Tuckaway PUD Subdivision that was previously approved for about 30 single-family homes. The first item is removing the back portion from the approved PUD boundaries and rezoning it to R1. The second item relates to the hatched portion of the attached map along Lewisburg Pike. The applicant wants to modify the boundaries of the PUD, and then remove the existing entitlements for the property and instead establish 120,000 square feet of civic space for the establishment of a new church. The plan as proposed does meet the special consideration given specifically to this property for civic use. There is a MOS request to remove the required connection to the south. Staff is recommending disapproval of that MOS request. Overall, Staff is recommending approval of both rezonings and the development plan.

Greg Gamble, Gamble Design Collaborative, and Eric Hoffman, Executive Pastor of Fellowship Bible Church, explained the church redesigns based on the feedback from the Joint Conceptual Workshop.

Alderman Potts thanked the team for amending the designs. He asked the team what foliage they planned on

planting along the property lines to prevent light and noise pollution from affecting neighboring homes. He was especially concerned with car lights from the exit-only road shining into those residential properties. Answer: They are meeting landscape buffer requirements. As a point of clarification, the main church road is also ingress and egress, so the exit-only road is an optional, not mandatory choice for drivers.

Alderman Caesar expressed concerns about the increased traffic on Lewisburg Pike.

Mr. Gamble explained that turn lanes will be added, and there is road capacity on weekend mornings for the proposed property use. On Sunday mornings at peak hours, there will also be a police presence to help with traffic control.

The item is planned for the March 26, 2024 Board of Mayor and Aldermen Meeting for First Reading.

18. **Consideration Of Ordinance 2024-07, An Ordinance To Rezone 25.64 Acres From Planned (PD 0.71) To Planned (PD 120,000) District For The Property Located At 1190 Lewisburg Pike (Tuck Away PUD Subdivision). Establishing A Public Hearing On April 23, 2024**

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

The item was heard concurrently to Item 17.

The item is planned for the March 26, 2024 Board of Mayor and Aldermen Meeting for First Reading.

19. **Consideration Of Resolution 2024-09, A Resolution Approving A Revised Development Plan For Tuck Away PUD Subdivision, With 1 Modification Of Development Standards (Connectivity), For The Property Located West Of Lewisburg Pike And North Of Saint James Drive, Located At 1190 Lewisburg Pike. Establishing A Public Hearing April 23, 2024**

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

The item was heard concurrently to Item 17.

The item is planned for the April 23, 2024 Board of Mayor and Aldermen Meeting for Public Hearing.

20. ***Consideration Of Ordinance 2024-01, An Ordinance To Amend The City Of Franklin Municipal Code, Title 15; Chapter 6, Section 15-615, Title 15; Chapter 7, Section 15-704 And Appendix A; Chapter 15 To Prohibit Overnight Parking In City Garages And City Owned Surface Lots. Establishing A Public Hearing On March 12, 2024**

Sponsors: Shauna Billingsley

The item was acknowledged and is planned for the March 12, 2024 Board of Mayor and Aldermen Meeting for Second Reading and Public Hearing.

21. ***Consideration Of COF Contract No. 2024-0048, With C&T Engineering For Solids Process Optimization For The Water Reclamation Facility**

Sponsors: Michelle Hatcher

The item was acknowledged and is planned for the March 12, 2024 Board of Mayor and Aldermen Meeting for consideration.

22. ***Consideration Of Final Change Order To COF Contract No. 2022-0182, With Haren Construction For WTP Valve Access Improvements Project For An Increase Amount Not To Exceed \$34,172**

Sponsors: Michelle Hatcher, Brian Goodwin, Patricia McNeese

The item was acknowledged and is planned for the March 12, 2024 Board of Mayor and Aldermen Meeting for consideration.

23. **Consideration Of COF Contract No. 2024-0033, With Adam J. Ballash For Reimbursement Of Costs For Domestic Water Distribution System Improvements**

Sponsors: Michelle Hatcher, Scott Andrews

The item was acknowledged and is planned for the March 26, 2024 Board of Mayor and Aldermen Meeting for consideration.

24. ***Consideration Of Amendment 2 To COF Contract No. 2022-0141, An Interlocal Agreement Between The City Of Franklin And The Franklin Housing Authority Designating "The Authority" As A Subrecipient Of American Rescue Plan Act Grant Funds**

Sponsors: Kristine Brock

The item was acknowledged and is planned for the March 12, 2024 Board of Mayor and Aldermen Meeting for consideration.

25. **Presentation On American Rescue Plan Act (ARPA) Grants**

Sponsors: Kristine Brock, Mike Lowe, Michelle Hatcher, Paul Holzen

The item will be heard at a later date.

26. **Discussion Of A Battlefield And Historic Marker Master Plan**

Sponsors: Emily Wright, Kelly Dannenfelser, Emily Huffer

The item will be heard at a later date.

27. **Presentation Of Additional Capital Projects Identified By The Board Of Mayor And Aldermen**

Sponsors: Paul Holzen, Lisa Clayton

Mr. Holzen and Mr. Gerth presented the following capital projects:

- Carter Hill Battlefield Park
- Roper's Knob Historic Park

Alderman Baggett reminded the Board that Franklin is a national example of superior battlefield preservation. Recapturing this last parcel of land for the Carter Hill Battlefield Park is the final piece in finishing off this momentous preservation effort.

Julian Bibb discussed the history of the City's contributions to the above properties.

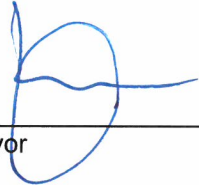
Alderman Blanton, Vice Mayor Brown, Alderman Burger, and Alderman Caesar fully supported moving these projects forward. They agreed that these projects represent a legacy opportunity.

Alderman Barnhill expressed concern regarding the roads around these properties and suggested adding road improvements to the City's post-acquisition plan.

OTHER BUSINESS

ADJOURN

Work Session Adjourned @ 7:32 PM



Dr. Ken Moore, Mayor

Minutes Prepared by Sarah Schilling, Assistant Deputy City Recorder, City Administrator's Office - 3/19/24, 11:02AM