HISTORIC
FRANKLIN
TENNESSEE

City of Franklin

109 3rd Ave S
Franklin, TN 37064
(615) 791-3217

Meeting Minutes

Franklin Municipal Planning Commission

Thursday, March 28, 2024	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.franklintn.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 7:02 PM.

Commissioners Present: Roger Lindsey, Ann Petersen, Michael Orr, Nick Mann, Marcia Allen, Jennifer Williamson

Commissioners Absent: Jimmy Franks, Scott Harrison, Alma McLemore

Staff Members Present: Shauna Billingsley, Amy Diaz-Barriga, Joey Bryan, Jimmy Wiseman, and Chelsea Randolph

CITIZEN COMMENTS (Open for citizens to be heard on any issue or concern, including those related to items on the agenda. Please submit a Speaker Card at the beginning of the meeting if you would like to address the Commission. If you would like to speak on a non-consent agenda item, the Chair will hold your comment until the public comment period associated with the item. As provided by law, the Planning Commission shall make no decisions or consideration of action of citizen comments for items not on the agenda, except to refer the matter to the Planning Director for administrative consideration, or to a schedule the matter for consideration at a later date. Those addressing the Commission are requested to come to the microphone and identify themselves by name and address for the official record. The Chair may restrict the period for public comment, including the length of the public comment period, the number of individuals who can speak and the length of time each individual may speak. When time allows, the standard individual public comment time is two minutes.)
Chair Lindsey asked for citizen comments. There were none.

Comments on agenda items may be made in person at city hall or by emailing planningintake@franklintn.gov before noon on the day before the meeting. Emailed comments will be provided to the Commission and included in the minutes, but not read aloud in their entirety during the meeting.

APPROVAL OF MINUTES

1. Consideration Of Approval Of The February 22, 2024, FMPC Minutes.

Sponsors:

Attachments:
1. FINAL February 22 2024 FMPC Minutes
2. In-N-Out PC Meeting Boards
3. 2024-01-25 South PL Buffer Section
4. Commitments to Goose Creek Estates
5. Cross Access
6. Franklin Queue Exhibits_021624
7. FMPC Feb Handout

A motion was made by Commissioner Orr, seconded by Commissioner Williamson, to Approve the Minutes from the February 22, 2024, meeting. The motion carried 5-0 (Commissioner Mann abstained from the vote).

ANNOUNCEMENTS

Amy Diaz-Barriga. Ms. Diaz-Barriga stated the Envision Franklin update was to be heard at the April 25th 2024 Planning Commission meeting. The state requires a 30-day public notice for the public hearing. However, the notice was inadvertently not included in the March 21st edition of the Williamson Herald. As a result, the update to Envision Franklin public hearing is scheduled for May 23rd 2024 in order to achieve the 30-day notice requirement.

CONSENT AGENDA

2. Consideration Of Approval Of Items 3-20 And 25 On The Consent Agenda.

Sponsors:

Attachments: None

A motion was made by Commissioner Allen, seconded by Commissioner Orr to Approve items 3-20 and 25 as presented on the Consent Agenda. The motion carried 6-0.

SITE PLAN SURETIES

3. Aerial Adventure Subdivision, Final Plat; Extend The Maintenance Agreement For Green Infrastructure Improvement To March 27, 2025. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on the Consent Agenda.

4. Amelia Park PUD Subdivision, Final Plat, Section 2; Accept The Drainage Improvement, Release The Performance Agreement And Establish A Maintenance Agreement For One Year. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on the Consent Agenda.

5. Amelia Park PUD Subdivision, Final Plat, Section 3; Accept The Drainage And Green Infrastructure Improvements, Release The Performance Agreement And Establish A Maintenance Agreement For One Year. (CONSENT AGENDA)

Sponsors: Melodie Brady
Attachments: None

The item was Approved on the Consent Agenda.

6. Amelia Park PUD Subdivision, Site Plan, Section 4, Revision 1; Accept The Drainage Improvement, Release The Performance Agreement And Establish A Maintenance Agreement For One Year; Release The Performance Agreement For Green Infrastructure Improvement. (CONSENT AGENDA)

Sponsors: Melodie Brady
Attachments: None

The item was Approved on the Consent Agenda.

7. Amelia Park PUD Subdivision, Final Plat, Section 5; Accept The Drainage Improvement, Release The Performance Agreement And Establish A Maintenance Agreement For One Year. (CONSENT AGENDA)

Sponsors: Melodie Brady
Attachments: None

The item was Approved on the Consent Agenda.

8. Berry Farms Reams-Fleming Tract PUD Subdivision, Site Plan, Infrastructure; Extend The Performance Agreement For Drainage And Streets Improvements To March 27, 2025. (CONSENT AGENDA)

Sponsors: Melodie Brady
Attachments: None

The item was Approved on the Consent Agenda.

9. Carothers Crossing East PUD Subdivision, Site Plan, Lot 1; Extend The Performance Agreement For Drainage And Streets Improvements To March 27, 2025. (CONSENT AGENDA)

Sponsors: Melodie Brady
Attachments: None

The item was Approved on the Consent Agenda.

10. Carothers Crossing East PUD Subdivision, Site Plan, Lot 5 (Self-Storage); Extend The Performance Agreement For Drainage Improvement To March 27, 2025. (CONSENT AGENDA)

Sponsors: Melodie Brady
Attachments: None

The item was Approved on the Consent Agenda.

11. Echelon PUD Subdivision, Final Plat, Section 3; Accept The Green Infrastructure Improvement, Release The Performance Agreement And Establish A Maintenance Agreement For One Year. (CONSENT AGENDA)

Sponsors: Melodie Brady
Attachments: None

The item was Approved on the Consent Agenda.

12. Highlands At Ladd Park PUD Subdivision, Final Plat, Section 18; Extend The Performance Agreement For Drainage, Sidewalks And Streets Improvements To March 27, 2025. (CONSENT AGENDA)

Sponsors: Melodie Brady
Attachments: None

The item was Approved on the Consent Agenda.

13. McEwen Place PUD Subdivision, Site Plan, Section 3, Lot 302 (Block B); Extend The Performance Agreement For Streets Improvement To March 27, 2025. (CONSENT AGENDA)

Sponsors: Melodie Brady
Attachments: None

The item was Approved on the Consent Agenda.

14. Nissan North America Subdivision, Site Plan, Revision 2 (Parking Addition); Extend The Performance Agreement For Drainage Improvement To March 27, 2025. (CONSENT AGENDA)

Sponsors: Melodie Brady
Attachments: None

The item was Approved on the Consent Agenda.

15. Ovation Subdivision, Final Plat; Extend The Performance Agreement For Drainage Improvement To September 26, 2024. (CONSENT AGENDA)

Sponsors: Melodie Brady
Attachments: None

The item was Approved on the Consent Agenda.

16. Riverbluff PUD Subdivision, Final Plat, Section 1; Accept The Drainage Improvement, Release The Performance Agreement And Establish A Maintenance Agreement For One Year. (CONSENT AGENDA)

Sponsors: Melodie Brady
Attachments: None

The item was Approved on the Consent Agenda.

17. Riverbluff PUD Subdivision, Final Plat, Section 2; Accept The Drainage And Green Infrastructure Improvements, Release The Performance Agreement And Establish A Maintenance Agreement For One Year. (CONSENT AGENDA)

Sponsors: Melodie Brady
Attachments: None

The item was Approved on the Consent Agenda.

18. Schaefer Equestrian Center Subdivision, Site Plan; Extend The Performance Agreement For Drainage And Green Infrastructure Improvements To March 27, 2025. (CONSENT AGENDA)

Sponsors: Melodie Brady
Attachments: None

The item was Approved on the Consent Agenda.

19. Stream Valley PUD Subdivision, Site Plan, Section 13; Extend The Performance Agreement For Drainage Improvement To March 27, 2025. (CONSENT AGENDA)

Sponsors: Melodie Brady
Attachments: None

The item was Approved on the Consent Agenda.

20. Wynfield Village Subdivision, Site Plan; Extend The Performance Agreement For Green Infrastructure Improvement To March 27, 2025. (CONSENT AGENDA)

Sponsors: Melodie Brady
Attachments: None

The item was Approved on the Consent Agenda.

REZONINGS/DEVELOPMENT PLANS

21. Consideration Of Ordinance 2024-10, An Ordinance To Rezone 2.90 Acres From Regional Commerce 6 (RC6) Distirct To Planned (PD 65.4/3,607) District For The Property Located North Of Cool Springs Boulevard And East Of Mack Hatcher Memorial Parkway, At 101 Cool Springs Boulevard. (The Caroline PUD Subdivision)

Sponsors: Emily Wright, Amy Diaz-Barriga, Joseph Bryan
Attachments:
1. MAP Caroline PUD
2. ORD 2024-10 Caroline PUD Rez_Combined_Law approved
3. 2024-03-07_The Caroline_Rezoning Request

Staff Presentation: Joey Bryan. The applicant is requesting to rezone the property from Regional Commerce 6 (RC-6) District to Planned District (PD 65.4/3,607) to accommodate the proposed development plan located at 101 Cool Springs Boulevard.

The development plan for The Caroline PUD Subdivision has been submitted concurrently. Envision Franklin places this property in the Regional Commerce Design Concept. The proposed development meets the minimum recommendations of Envision Franklin by providing a mix of uses that include commercial and multifamily residential, although the amount of activated ground-floor commercial use is minimal, like approved developments nearby. The site layout provides an urban feel with building-lined streets creating a walkable development and provides architecture that fits in with the style of the corridor. The Regional Commerce Design Concept supports a mix of uses and the uses proposed are supported within the design concept.

Project Consideration: A similar proposal at this location went before the Planning Commission at the June 2023 meeting, where it was recommended for disapproval, due to the results of a traffic study, to the Board of Mayor and Aldermen. The applicant then withdrew the applications for the rezoning and the development plan after the 1st Reading at BOMA. Since then, Engineering has revised their traffic review standards for the area and the proposal as submitted can be supported by Staff.

Recommendation: Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to approve Ordinance 2024-10.

Applicant: Greg Gamble. The Caroline is a four-sided architectural building that wraps around an interior pool area with subgrade parking on one end. From the corner of Mack Hatcher and Cool Springs Boulevard, the elevation drops as you travel west to east, transitioning from the three-story Caroline building to four stories and finally to the six-story Haven building. Of the 199 dwelling units proposed, 22 units are studio apartments catering to a wide variety of potential tenants. The proposal includes 10,000 square feet of amenities and 3700 feet of commercial space redesigned at the pedestrian level to activate areas along Cool Springs Boulevard. Developments like the Caroline address the housing issue by providing affordable housing options for the 70,000 people that commute in and out of Cool Springs daily. By providing housing alternatives in areas that can sustain growth, traffic congestion can be reduced. Cool Springs has the infrastructure to support developments like the Caroline that complement the overall master plan. It also closes the gap between housing, affordable housing, and attainable housing.

Public Comment: None

Motion
Commissioner Orr motioned to recommend approval of Ordinance 2024-10 to the Board of Mayor and Alderman, seconded by Commissioner Mann.

There being no discussion, Chair Lindsey asked the Commissioners to vote by roll call.

The motion carried 6-0.

22. Consideration Of Resolution 2024-13, A Resolution Approving A Development Plan For The Caroline PUD Subdivision For The Property Located North Of Cool Springs Boulevard And East Of Mack Hatcher Memorial Parkway, At 101 Cool Springs Boulevard.

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

Attachments:
1. MAP Caroline PUD
2. RES 2024-13 Caroline PUD_Combined_Law approved
3. 8402 Caroline PUD DP_Conditions of Approval_01
4. 1-7 Pages from 2024-03-07_The Caroline_Development Plan
5. 8-13 Pages from 2024-03-07_The Caroline_Development Plan-2

Staff Presentation: Joey Bryan. The Caroline PUD Subdivision is approximately 3 acres in size and is located East of Mack Hatcher Memorial Parkway and North of Cool Springs Boulevard on a property addressed as 101 Cool Springs Boulevard. The proposed development consists of 190 multifamily units and 3,607 SF of commercial space. Envision Franklin places this property in the Regional Commerce Design Concept, which states that the area, "contains high-intensity activity centers that attract large numbers of people and employers from both within and outside the City. These areas include major employment and revenue generators that are valuable community resources." The proposed development meets the minimum recommendations of Envision Franklin by providing a mix of uses that include commercial and multifamily residential, although the amount of activated ground-floor commercial use is minimal, like approved developments nearby. The site layout provides an urban feel with building-lined streets creating a walkable development and provides architecture that fits in with the style of the corridor. The Regional Commerce Design Concept supports a mix of uses and the uses proposed are supported within the design concept.

Recommendation: Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to approve Resolution 2024-13 with conditions.

Public Comment: None

Applicant: Greg Gamble. Mr. Gamble explained how the branding and naming process came about for The Caroline. Jay Sheridan had the idea to name the development after the matriarch of the Cross family, a family who had been instrumental in the development of Cool Springs and the owner of the subject property. Mr. Gamble also stated that there are three off-site road improvements required as part of the conditions of approval. First, merge lane improvements will be made from Cool Springs Boulevard onto Mack Hatcher Parkway. Second, the full intersection will be changed (Haven Development responsibility) to a right in/right out only and a left in only for safety reasons. Vehicles will not be permitted to cross traffic from The Caroline to make a left turn onto Cool Springs Boulevard. Vehicles will travel to the signalized intersection to make a left turn onto Cool Spring Boulevard. Thirdly, the group (The Caroline, The Haven, or Legends View) that develops first will be required to construct the drive from the signalized intersection to the Aspen Grove Office building. Coordination and communication have begun between the three developments regarding this matter.

Mr. Wiseman stated that the meetings and discussions began pre-COVID where the developers were made aware of the conditions of approval that said that whoever develops first will construct the drive.

Motion
Commissioner Allen motioned to recommend approval of Resolution 2024-13 to BOMA with conditions, seconded by Commissioner Orr.

Mr. Gamble answered Commissioner Williamson's question/concern regarding which developments would have access and use of the drive by stating that it would be a public access easement available to all the developments and the existing Aspen Grove Office building.

Commissioner Mann asked for more details regarding the removal of the left turn option onto Cool Springs Boulevard.

Mr. Gamble mentioned a similar turning option as an example. At the corner of McEwen and Mallory Lane, there is right turn only exit option along the side of Whole Foods onto Mallory Lane.

Chair Lindsey stated that the median would be reconstructed to close off the left turn option onto Cool Spring Boulevard from the subject property (The Caroline).

Mr. Gamble noted that closing off the median will allow more space for the left turn queue onto Mack Hatcher from Cool Springs Boulevard.

There being no further discussion, Chair Lindsey asked the Commissioners to vote.

The motion carried 6-0.

23. Consideration Of Ordinance 2024-04, An Ordinance To Rezone 21.29 Acres From Regional Commerce 12 (RC-12) District To Planned (PD 315,014/244) District For The Property Located At The Northwest Corner of The Intersection Of Cool Springs Boulevard And Carothers Parkway. (Meridian South PUD Subdivision)

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

Attachments:
1. MAP Meridian South PUD Subdivision, Rezoning and Development Plan
2. ORD 2024-04 Meridian South PUD Subdivision Rezoning_Combined_Law_30901_1
3. COF #8376 Meridian South PUD Subdivision Rezoning Application Resubmittal

Staff Presentation: Chelsea Randolph. The applicant is requesting to rezone the property from Regional Commerce 12 (RC-12) District to Planned District (PD 315,014/244) to accommodate the proposed development plan. The development plan has been submitted concurrently. Envision Franklin places this property in the Regional Commerce Design Concept. The rezoning meets the goals of Envision Franklin.

Recommendation: Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to approve Ordinance 2024-04.

Public Comment: None

Applicant: Gary Vogrin. Mr. Vogrin stated that the team is agreeable with all staff comments and respectfully request that the Commission recommend approval the ordinance to the Board of Mayor and Aldermen.

Motion
Commissioner Mann motioned to recommend approval of Ordinance 2024-04 to BOMA, seconded by Commissioner Williamson.

There being no discussion, Chair Lindsey asked the Commissioners to vote by roll call.

The motion carried 6-0.

24. Consideration Of Resolution 2024-03, A Resolution Approving A Development Plan For Meridian South PUD Subdivision With 6 Modification Of Development Standards (Signs And Parking), For The Property Located At the Northwest Corner of The Intersection Of Cool Springs Boulevard And Carothers Parkway, Located At 501, 601, And 1000 Corporate Centre Drive.

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

Attachments:
1. MAP Meridian South PUD Subdivision, Rezoning and Development Plan
2. RES 2024-03 Meridian South PUD Subdivision Development Plan_Comb_30898_1
3. CONDITIONS OF APPROVAL 8347 Meridian South PUD Subdivision, Development Plan
4. 1-7 Pages from COF #8378 Meridian South PUD Subdivision Development Plan Resubmittal
5. 8-14 Pages from COF #8378 Meridian South PUD Subdivision Development Plan Resubmittal-2
6. 15-21 Pages from COF #8378 Meridian South PUD Subdivision Development Plan Resubmittal-3
7. 22-28 Pages from COF #8378 Meridian South PUD Subdivision Development Plan Resubmittal-4
8. 29-35 Pages from COF #8378 Meridian South PUD Subdivision Development Plan Resubmittal-5
9. 36-41 Pages from COF #8378 Meridian South PUD Subdivision Development Plan Resubmittal-6

Staff Presentation: Chelsea Randolph. The applicant has submitted a development plan for Meridian South PUD Subdivision, a multiphase, commercial development located on three lots addressed as 501, 601, and 1000 Corporate Center Drive. The applicant is proposing 315,014 square feet of existing and proposed commercial space, and 244 existing hotel keys for a site that is composed of 21.29 acres. The staff supports the goal of the proposed sign package that helps to add pedestrian-oriented features and the explanation of their package meets the goals of Envision Franklin. With that said, the goals described could be achieved with the City of Franklin's current sign ordinance.

Modification of Standards: There are six Modification of Standards requests for this plan.

MOS #1: Request to allow for irregular shaped signage.
The applicant is requesting to allow irregular shaped signs to be related to the element that is representative of the project and take on the shape of a logo or symbol of the project. Staff recommends approval of MOS #1.

MOS #2: Requesting to allow the addition of four monument signs and the height increase to 16-feet, 15-feet, 14- feet, and 12-feet for the proposed monument signs with up to four sides, with a maximum sign area of 325 square feet per side. From a "dashboard survey" of surrounding businesses, staff could not identify any monument sign in the area that deviated significantly from the current height requirement of 6 feet, except for the example identified in the applicant's submittal package. This sign is along Cool Springs Boulevard directly south of the proposed development. Even in this taller sign, the vertical, more stylized portion of the sign is only approximately 12'-3" tall, which is less overall height than what the applicant is proposing at 15' and 16' for the stylized portion of their proposed monument signs.Staff recommends disapproval of MOS #2. If it is the desire of the FMPC and BOMA to approve this request, the staff advises that the MOS allow for the quantity deviation and height deviation for the signs internal to the site but require that the signs on the periphery meet the requirements for sign area, height, and additional standards for monument signs within the ordinance.

MOS #3: Requesting to allow nine flag signs and to add vinyl and painted aluminum with graphic perforation as an allowed material.
Staff is not concerned with the proposed flag quantity due to the allowance based on the number of lots. The proposal to add painted aluminum with graphic perforation as an additional material meets the intent of the allowed materials within the zoning ordinance requiring a durable material. Staff recommends approval of MOS #3.

MOS #4; Requesting to allow eight convenience signs that are a maximum of 12-feet in height and may have a maximum of 19 square feet per side with internal illumination.
Staff does not have concerns about the additional quantity of signs, as all the proposed signs are internal to the site and not seen from Cool Springs Boulevard or Carothers Parkway. The applicant has not provided sufficient information as to why the additional height, size, and internal illumination of signs is
necessary for the success of the development or for the goals of meeting the wayfinding needs of its patrons. Staff recommends disapproval of MOS #4. If it is the desire of the FMPC and BOMA to approve this request, the staff advises that the MOS allow for the quantity deviation and the sign area but require
that the signs meet the requirements for sign height and additional standards for convenience signs within the ordinance.

MOS #5; Requesting to allow a maximum of two freestanding, directory signs with a maximum of twenty-one square feet and 9-feet in height.
In addition, the structure shall not exceed a maximum of forty-two square feet and shall have internal illumination and electronic display. The proposed MOS is requesting two signs that are referred to as "directory signs", but per our ordinance, they are in every way (location, height/area, and lighting) opposite of the requirements for a directory signs. When reviewing their request for MOS #5, the staff was unable to find justification for why there was a need to modify every standard laid out for directory signs. Staff recommends disapproval of MOS #5.

MOS #6: Requesting a reduction in the base rate parking for the uses of restaurant, retail, and hotel.
This proposed modification of standard request is supported by shared parking, national studies, and the study of the site as it stands today. Staff recommends approval of MOS #6.

Recommendation: Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to approve Resolution 2024-03 with conditions.

Public Comment: None

Applicant: Gary Vogrin and Paul Bowman. Mr. Vogrin stated that the project has been a collaborative effort between the Joint Conceptual Workshop and staff meetings. Based on the feedback received, the proposal includes two retail buildings that will activate Meridian South. The team agrees with staff comments and conditions except for MOS 2, 4, & 5. The requested signage is a result of Boyle's successful development of other similar large mixed-use projects. The signage goal is to integrate tenants and visitors directionally in a thoughtful and harmonious way tying the project together using industry best practices. Wayfinding and directional signage are crucial for the Meridian South campus. For these reasons, the team respectfully request an open discussion regarding MOS 2, 4, & 5. However, if an agreement/approval cannot be reached, the team will respectfully abide by staff's recommendations. Mr. Bowman stated that part of the overall rebrand is to connect and activate Meridian North with Meridian South in artful ways.

MOS #2: Mr. Bowman explained that the purpose of this non-traditional sign is to increase visibility and provide readability for cars in motion along Cool Springs Boulevard and Carothers Parkway. Because of the setback, and to maintain requirements of the zoning ordinance, the sign would be too small to be seen or be useful from the roadway. Also, the proposed sign design is an open concept and not a solid square mass. Using the zoning ordinance sign size calculations, the square footage, on paper, is perceived to be much larger than it would be.

MOS #4: The purpose of this sign type is to provide guidance and directionality for tenants and visitors within the development. The additional height allows the signs to be visible from a distance whether visitors are on foot or in a vehicle. Consideration of DOT state/federal requirements for clearance must be met along with ADA requirements.

MOS #5: The proposal includes a MOS for a free-standing directory sign, including a site map, that would be visible from a distance to assist visitors with their movements from building to building. The additional height allows room for a sculpture.

Main Motion
Commissioner Mann motioned to recommend approval of Resolution 2024-03 to BOMA with staff conditions, seconded by Commissioner Allen.

Modification of Standards (Motions)

MOS #1: Request to allow for irregular shaped signage. (Staff recommends approval)

Alderman Petersen asked if staff could provide examples of approved signs, as a reference point, for sign type and height comparisons.

Ms. Randolph stated that any approved project without modification of standards, meeting the zoning ordinance requirements, would be an example.

Ms. Diaz-Barriga explained that unless a proposal has a MOS for signage, Building and Neighborhood Services process the sign permits. The Planning Commission nor Planning Staff would not typically provide input unless the sign request required a modification of standards.

Commissioner Allen asked if it is correct to say that anytime a Commissioner goes against staff recommendations, a reason must be provided.

Ms. Billingsley stated that anytime the FMPC approves a motion that goes against staff recommendations, a reason should be stated for the record.

Commissioner Allen motioned to recommend approval of MOS #1 to BOMA, seconded by Commissioner Mann. The MOS #1 carried 6-0.

MOS #2: Requesting to allow the addition of four monument signs and the height increase to 16-feet, 15-feet, 14- feet, and 12-feet for the proposed monument signs with up to four sides, with a maximum sign area of 325 square feet per side. (Staff recommends disapproval)

Commissioner Mann motioned to recommend approval of MOS #2 to BOMA to allow the quantity deviation and height deviation for site internal signage, but peripheral signage should meet the zoning ordinance requirements for sign area, height, and additional standards for monument signs, seconded by Commissioner Williamson.

Commissioner Williamson stated that she supports approval of the internal signage as it makes sense and provides a useful tool for tenants and visitors.

Commissioner Mann stated that his main concern about approval of the peripheral signage is the precedent that would be set for future developments. Approval of oversized signage along Cool Spring Boulevard is not the message the Commission wants to send to the community.

Commissioner Allen stated that she also has concerns about setting a precedent for future applications. Regarding the internal signs, Ms. Allen stated that many people will use their navigation apps to reach their desired destination.

Chair Lindsey noted that many of the signs along Cool Spring Boulevard and Carothers Parkway are old, tired, and dilapidated with many needing repairs or updating.

There being no further discussion, Chair Lindsey asked the Board to vote by roll call. The MOS #2 carried 4-2 (Commissioners Allen and Orr voting against).

MOS #3: Requesting to allow nine flag signs and to add vinyl and painted aluminum with graphic perforation as an allowed material. (Staff recommends approval).

Commissioner Orr motioned to recommend approval MOS #3 to BOMA, seconded by Commissioner Mann. The MOS #3 carried 6-0.

MOS #4: Requesting to allow eight convenience signs that are a maximum of 12-feet in height and may have a maximum of 19 square feet per side with internal illumination. (Staff recommends disapproval)

Commissioner Mann requested more information/photos and locations of the convenience signs.

Ms. Randolph pulled up the presentation slides showing examples of the proposed convenience signs and their locations throughout the site. The convenience signs can be seen from Corporate Center Drive and Compass Way (internal to the site).

Commissioner Mann explained that because the convenience signs are mostly internal to the site, he doesn't have any issues with the height.

Chair Lindsey asked the applicant if the eight convenience signs will vary in height or if all signs would be the same size.

Mr. Bowman stated that all the signs would be consistent in height with the maximum height of 19 feet allowing space for the finial.

Commissioner Mann motioned to approve a recommendation of MOS #4 to BOMA, seconded by Commissioner Orr.

Alderman Petersen asked staff and the applicant for more details and examples of "illumination" of signage.

Ms. Randolph explained that the zoning ordinance addresses external illumination of signage, therefore, staff could not recommend approval of internal illumination.

Mr. Bowmen noted that the internal illumination, via LED minimal lighting, would highlight the letters only and be less intrusive than an external spotlight shining up to the sign from ground level. Visibility of the signs are crucial for navigating the site at night.

Commissioner Williamson noted that illumination of convenience signs would be helpful when navigating the large development. For these reasons, the internal illumination can be supported.

There being no further discussion, Chair Lindsey asked for the Commissioners to vote by roll call. The MOS #4 carried 5-1 (Commissioner Allen voting against)

MOS #5: Requesting to allow a maximum of two freestanding, directory signs with a maximum of twenty-one square feet and 9-feet in height. (Staff recommends disapproval)

Commissioner Orr motioned to disapprove a recommendation of MOS #5 to BOMA, seconded by Commissioner Allen.

Commissioner Mann asked for a rationale for the locations of the freestanding directory signs.

Ms. Randolph referred to the site plan to show the proposed locations of the freestanding directory signs.

Mr. Bowman explained that the directory signs are proposed to be in front of the new freestanding restaurant, in the pedestrian path and near the parking area.

There being no further discussion, Chair Lindsey asked for the Commissioners to vote by roll call. The MOS #5 carried 5-1 (Commissioner Mann voting against)

MOS #6: Requesting a reduction in the base rate parking for the uses of restaurant, retail, and hotel. (Staff recommends approval)

Commissioner Mann motioned to recommend approval of MOS #6 to BOMA, seconded by Commissioner Orr.

Alderman Petersen noted that shared parking is the rationale for the request for parking rate reduction.

Ms. Randolph stated that the applicant provided an assessment of the site, as it stands today, along with National number comparisons to support the request for a reduction in parking spaces.

There being no further discussion, Chair Lindsey asked for the Commissioners to vote by roll call. The MOS #6 carried 6-0.

Main Motion (Vote)
Chair Lindsey asked if there was any additional discussion on the Main Motion, there was none. The motion carried 6-0.

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

25. Wood Duck Court PUD Subdivision, Final Plat (Formerly Wild Duck Realty Subdivision, Lot 5 And Franklin Commons South Subdivision, Section 4, Lots 14 And 15), Creating One Multi-Family Residential Lot And Two Open Space Lots, On 21.05 Acres, Located South Of The Intersection Of Rosa Helm Way And Wood Duck Court. (CONSENT AGENDA)

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

Attachments:
1. MAP Wood Duck Court PUD Subdivision, Final Plat
2. CONDITIONS OF APPROVAL 8407 Wood Duck Court PUD Subdivision, Final Plat
3. FINAL PLAT 8407 Wood Duck Court PUD Subdivision, Final Plat

The item was Approved on the Consent Agenda.

ANY OTHER BUSINESS

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

ADJOURN

A motion was made by Commissioner Orr, seconded by Commissioner Mann to Adjourn. The motion carried 6-0.

There being no further business, the meeting adjourned at 8:16 PM.

Roger D. Lindsey 4/25/2024

Chair Date