



Meeting Minutes

Franklin Municipal Planning Commission

Thursday, July 25, 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.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.

CALL TO ORDER

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

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

Commissioners Absent: None

Staff Present: Shauna Billingsley, Vernon Gerth, Emily Wright, Amy Diaz-Barriga, and Tia Holden

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@franklinton.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 June 27, 2024, FMPC Minutes

Sponsors:

Attachments: 1. FINAL June 27 2024 FMPC Minutes with Attachments

A motion was made by Alderman Petersen, seconded by Commissioner Harrison, to Approve the Minutes from the June 27, 2024, meeting. The motion carried 9-0.

ANNOUNCEMENTS

Chair Lindsey asked if Staff had any announcements.

Emily Wright. Ms. Wright reminded commissioners about the Vision City Conference in October hosted by Franklin Tomorrow. The conference theme is how history impacts the future.

Vernon Gerth. Mr. Gerth made commissioners aware of a customer service survey for the city's development services process. The anonymous survey will be released August 1st. Commissioners will receive a link that can be forwarded to any design professionals or anyone they know who utilizes the city's development services.

Chair Lindsey commented that his family was visiting during the meeting and introduced them.

CONSENT AGENDA

2. Consideration Of Approval Of Items 3-15 On The Consent Agenda

Sponsors:

Attachments: None

A motion was made by Commissioner Harrison, seconded by Commissioner Allen, to Approve items 3-15 as presented on the Consent Agenda. The motion carried 9-0.

SITE PLAN SURETIES

3. Amelia Park PUD Subdivision, Final Plat, Section 3; Accept The Sidewalks And Streets Improvements, Release The Performance Agreement And Establish A One-Year Maintenance Agreement. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments:

1. Amelia Park PUD Subdivision, Final Plat, Section 3 - Sidewalks Action Request
2. Amelia Park PUD Subdivision, Final Plat, Section 3 - Sidewalks Inspection Punch List
3. Amelia Park PUD Subdivision, Final Plat, Section 3 - Streets Action Request
4. Amelia Park PUD Subdivision, Final Plat, Section 3 - Streets Inspection Punch List

The item was Approved on Consent Agenda.

4. Berry Farms Reams-Fleming Tract PUD Subdivision, Site Plan, Infrastructure; Extend The Performance Agreement For Sidewalks Improvement To July 24, 2025. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

5. Berry Farms Town Center PUD Subdivision, Final Plat, Section 7; Extend The Performance Agreement For Drainage Improvement To January 23, 2025. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

6. Lockwood Glen PUD Subdivision, Final Plat, Section 7; Extend The Performance Agreement For Drainage Improvement To July 24, 2025. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

7. Longview Subdivision, Final Plat, Revision 1, Lots 11 And 12; Extend The Performance Agreement For Green Infrastructure Improvement To July 24, 2025. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

8. Quail Hollow Subdivision, Site Plan, Section 2, Lot 11 (O'Reilly Auto Parts); Extend The Performance Agreement For Drainage Improvement To July 24, 2025. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

9. Rizer Point PUD Subdivision, Site Plan, Section 1; Extend The Performance Agreement For Drainage Improvement To July 24, 2025. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

10. Rizer Point PUD Subdivision, Final Plat, Section 4; Accept The Sidewalks Improvement, Release The Performance Agreement And Establish A One-Year Maintenance Agreement. (CONSENT AGENDA)

Sponsors: Melodie Brady

- Attachments:**
1. Rizer Point PUD Subdivision, Final Plat, Section 4 - Sidewalk Action Request
 2. Rizer Point PUD Subdivision, Final Plat, Section 4 - Sidewalk Inspection Punch List

The item was Approved on Consent Agenda.

11. Wynfield Village Subdivision, Site Plan; Extend The Performance Agreement For Green Infrastructure Improvement To January 23, 2025. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

12. 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 Aureum PUD Subdivision, Final Plat
 2. COF 8524 Aureum PUD Subdivision, Final Plat Conditions of Approval_01
 3. Aureum PUD Final Plat

The item was Approved on Consent Agenda.

13. Poplar Farms PUD Subdivision, Final Plat, Section 2, Creating 1 Nonresidential Lot For An Amenity Center, On 1.6 Acres, Located South Of Clovercroft Road And West Of Market Street, At 4042 Brightwood Court. (CONSENT AGENDA)

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

- Attachments:**
1. MAP Poplar Farms PUD Subdivision, Final Plat, Section 2
 2. COF 8526 Poplar Farms PUD Subdivision, Final Plat, Section 2 Conditions of Approval_01
 3. Poplar Farms Sec 2 Final Plat_Rev1_Signed

The item was Approved on Consent Agenda.

14. Woodwick Stone Subdivision, Final Plat, Creating 2 Residential Lots On 0.55 Acres, Located At 704 Liberty Pike And 152 Ralston Lane. (CONSENT AGENDA)

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

- Attachments:**
1. MAP Woodwick Stone Subdivision, Final Plat
 2. 8505 Woodwick Stone Sub FP_Conditions of Approval_01
 3. Woodwick Stone Subdivision, Final Plat

The item was Approved on Consent Agenda.

15. Rolling Hills Community Church Subdivision, Site Plan, Developing A 37,759 Square Foot Addition Onto The Existing Institutional Space, On 39.19 Acres, Located At 1810 Columbia Avenue. (CONSENT AGENDA)

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

Attachments:

1. MAP Rolling Hills Community Church, Site Plan
2. 8520 Rolling Hills Comm Church Sub SP_Conditions of Approval_01
3. 0_2024-06-28 Rolling Hills Community Church Site Plan Submittal

The item was Approved on Consent Agenda.

ANY OTHER BUSINESS

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

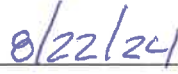
ADJOURN

A motion was made by Commissioner Orr, seconded by Commissioner McLemore, to adjourn. The motion carried 9-0.

There being no further business, the meeting adjourned at 7:07 PM.



Chair



Date

