



Meeting Minutes

Historic Zoning Commission

Monday, February 10, 2025

5:00 PM

Eastern Flank Event Facility

Notice is hereby given that a meeting of the Historic Zoning Commission will be held on the date and time listed above at 109 3rd Ave. S., Franklin, TN 37064. 615.791.3212 For accommodations due to disabilities or other special arrangements, please contact the Human Resources Department at (615) 791-3216, at least 24 hours prior to the meeting. Accommodations have been made to ensure that the public is able to participate in the meeting. The public may participate in the following ways: • Watch the meeting on FranklinTV or the City of Franklin website. • Watch the live stream through the City of Franklin Facebook and YouTube accounts. • Email comments to planningintake@franklinton.gov to be provided in full to the Commission and included in the minutes, but not read aloud in their entirety during the meeting. Emailed comments are accepted until 12:00 PM (noon) on the day before the meeting. • Comment in-person in the Board Room. Speakers may sit in the Boardroom or wait in the lobby.

CALL TO ORDER

Chair LeMarinel called the meeting to order at 5:02 PM.

Commissioners Present: Bob Barrett, Brian Laster, Tyler LeMarinel, Michael Orr, Mary Pearce, Kathy Worthington, and Holly Thompson

Commissioners Absent: Madalyn Ingram and Lisa Marquardt

Staff Present: Blake Harper, Jared Carter, Elizabeth Bulay, Emily Huffer, and Kelly Dannenfelser

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 an agenda item, the Chair will hold your comment until the public comment period associated with the item. As provided by law, the 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/Staff 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 LeMarinel asked for citizen comments. There were none.

1. Public Comment for 115 Winslow Rd.

Sponsors:

Comments on agenda items may be made in person at city hall or by emailing planningintake@franklinton.gov before noon on the day of 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

2. Consideration Of Approval Of Minutes

Sponsors:

Commissioner Pearce motioned to approve the HZC January 13, 2025, Meeting minutes, seconded by Commissioner Orr. The motion carried 7-0.

ANNOUNCEMENTS

The annual HZC training is scheduled for Monday March 31st from 8:30 AM- 1:00 PM. The agenda will be published the week before the meeting.

The Preservation Plan Steering Committee Kick off meeting is scheduled for Wednesday, February 19th at 8:00 AM at Eastern Flank and is open to the public.

DRC will be on Monday, February 17th at 4 PM at the Eastern Flank Event Facility.

APPLICATIONS

3. Consideration Of Alterations (Principal) At 1309 Adams St.; Monica Underwood, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

Project Leader: Elizabeth Bulay. 1309 Adams Street, is listed as a contributing building in the National Register listing for the Adams Street National Register Historic District. It is a circa 1900 frame building. The applicant attended the January 2025 DRC meeting, and feedback has been incorporated into the application. The previous front door has been fixed and re-installed on the building. This application is seeking a retroactive Certificate of Appropriateness for alterations completed on the building. The following alterations are included in the application:

- Installation of Gutters
- In-Kind Repair and Replacement of Materials (Higher Degree)

Gutters

An Ogee (K) Style of gutter was installed on the front, side, and rear of the building. The gutter has a black finish. The Guidelines recommend the following:

- Use gutters, downspouts, and splash blocks in a design appropriate to the age of the building they support. Use half-round gutters if the building dates from before the 1930s. Use ogee gutters if the building dates from after the 1930s. The installation of a gutter is appropriate to assist with water mitigation around the building and for the long-term preservation of a building. However, the Guidelines would recommend a style of gutter that is appropriate to the age of the home which is dated to 1900. It appears in imagery from 2022 that an ogee-style gutter existed on the building in a white finish. A more appropriate style of gutter would be a half-round gutter. The installed style of the gutter is not appropriate for the age of the building.

Materials

Wood trim, framing, and other elements were replaced in kind with wood materials at various locations around the building. Images of the deteriorated elements have been provided in the application. The in-kind replacement of the deteriorated materials is appropriate and matches the design and profile of the existing wood materials found on the building. The images provided in the application demonstrate a level of deterioration for which replacement is supported.

Recommendation: Staff recommends denial of the gutter installation based on the following Guidelines:

- Use gutters, downspouts, and splash blocks in a design appropriate to the age of the building they support. Use half-round gutters if the building dates from before the 1930s. Use ogee gutters if the building dates from after the 1930s. Staff recommends approval of the in-kind replacement with conditions outlined in the staff report.

Citizen Comments: None

Applicant Speaker: Emily Brown. Ms. Brown stated that the front door had been replaced and that she hoped the changes to the home meet the approval of the Board.

Motion – Gutter Replacement

Commissioner Orr motioned to deny the gutter replacement (not period appropriate) at 1309 Adams Street, seconded by Commissioner Thompson.

Commissioner Pearce asked about the style of the replacement gutter.

Ms. Bulay explained that a Google photo taken in 2022 shows a profile of a white-finished gutter which was removed at some point after 2022.

Commissioner Laster stated that to be clear to the applicant, what is being asked is replacement of the gutters with half rounds with round downspouts. Commissioner Laster also mentioned whether the HZC would provide a recommendation regarding color (black, bronze or color of the porch fascia board).

Chair LeMarinel stated that since the color is inherent to the material or is baked on to the material, the HZC would provide a recommendation on color.

Commissioner Pearce stated that a bronze color would provide more flexibility for the future of the building.

Commissioner Laster stated that previously the home had been uninhabitable and with the in-kind replacement of the front door, wood trim and framing in various locations around the building, the building has been preserved for future renovations. Regarding color, did staff have an opinion on the color of the gutters?

Chair LeMarinel recommended following the design guidelines, regarding gutter style and color, especially with the future of the building being uncertain. The Board would need to see the exact style and color of the gutters.

Ms. Bulay explained, responding to Commissioner Worthington's question about additional photos, that the only photos that could be found were the ones included in the presentation. Following up on the discussion on gutter color, Ms. Bulay stated that the guidelines don't specifically address gutter color, but the color should be compatible with the age and style of the building.

There being no further discussion, Chair LeMarinel asked the members to vote on a motion to deny the gutter replacement.

The motion to deny carried 7-0.

Motion – In-Kind replacement

Commissioner Orr motioned to approve the in-kind replacement as submitted at 1309 Adams Street, seconded by Commissioner Barrett.

Discussion: None

The motion carried 7-0.

4. Consideration Of Driveway Alterations At 1343 Huffines Ridge Dr. (The Carothers House); Greg Gamble, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer

Project Leader: Emily Huffer. The property at 1343 Huffines Ridge Drive is known as the John Henry Carothers House. This property is a local landmark and was placed on the National Register for Historic Places in 1989. A proposal to alter handicapped-accessible parking has come before the Design Review Committee (DRC) twice in 2024, a site visit in 2024, and another DRC meeting in January 2025. The previous plan included snaking the handicapped accessible ramp from the bottom of the hill on Ezeal Drive, to the right of the property, to behind the building, and then to the left side of the building. This design added complexity to the site and did not allow maintenance vehicles access to the accessory structure at the rear of the property. The updated design has incorporated feedback from previous DRC meetings into the proposal. Now the proposal is to utilize a drive from Huffines Ridge Drive into the site. The 12' chip sealed road will be tucked close to the tree line to preserve the viewshed of the building from the road and to also avoid the historic rock walls on the property. The drive will lead to accessible parking spots and a turn-around spot for visitors to this site. The proposed driveway, accessible spots, and turn-around are appropriate with the Guidelines. It was discussed at the January DRC meeting that the chip-sealed drive would mimic the road at Carnton leading to the Fleming Center. This example helped DRC members support the proposal. Within the project considerations, the COF Fire Protection Specialist commented that a 12' driveway would not be accepted, and the minimum width allowed is 20'. While this is wider than what is proposed, it will allow further accessibility to the site and allow emergency vehicles to access the site.

Recommendation: Staff recommends approval of the proposal with conditions outlined in the staff report.

Applicant: Greg Gamble. After conversations with fire and engineering, Mr. Gamble explained that fire has been able to serve the building from Ezeal Drive under the currently approved site plan. In the site plan, there is stair access to the building. The stair access will not be changing. As discussions continue with planning, fire, and engineering regarding site plan revision, Mr. Gamble requested that condition of approval number one say, "The application must meet all the requirements of the City of Franklin prior to the issuance of a building permit, including a minimum driveway width of 20 feet satisfactory to all City of Franklin requirements." This change would allow flexibility and allow discussions with fire and engineering to continue so that the appropriate design can be created.

Citizen Comments: None

Motion

Commissioner Laster motioned to approve with staff conditions with a revision to condition number 1 to read as follows: "The application must meet all the requirements of the City of Franklin prior to issuance of a building permit, including a minimum driveway width satisfactory to all City of Franklin requirements" for the property located at 1343 Huffines Ridge Drive, seconded by Commissioner Orr.

Chair LeMarinel stated that the applicant's request is reasonable and appropriate.

Commissioner Pearce suggested that the Preservation Department be part of the discussions.

Ms. Huffer agreed with Commissioner Pearce.

The motion carried 7-0.

5. Consideration Of Alterations At 230 Franklin Rd. (Building 1) At The Factory; David Click, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer

Project Leader: Emily Huffer. Building 1 at the Factory Campus is a circa 1950 brick, gable roof office building with a small addition connected to its west-facing elevation. In 1997, it was remodeled into office spaces, and it most recently was a restaurant space. The 1997 National Register Listing determined this building as non-contributing. The historic residential building chapter of the Design Guidelines was utilized as they define residential buildings to include forms that typically have a pitched roof. The pitched roof is a character-defining feature of this building as different work occurred in this building than in other factory buildings and provided different clerical services to the Dortch Stove Works company.

Roof replacement

The existing roof consists of a copper-colored metal roof that has been painted red. The 1997 NR listing photo shows that the building had a shingle roof, and so does the 1955-1960 photo within the application. The Guidelines recommend preserving historic roof forms and materials. If partial or wholesale replacement is needed, use materials whose composition and appearance match the historic materials. The building would have traditionally utilized a shingle roof. As proposed, replacing the roof with a dark metal standing seam does not meet the Guidelines. Utilizing a shingle roof is supported by the historic photographs within the application, within the National Register Listing, and within the Guidelines. The building is residential in form and utilizing a shingle roofing material solidifies the difference in the work performed in this building, historically, from the other industrial buildings on the Factory Campus. Based on the discussion during the January DRC meeting, a rendering with the metal roof has been provided as a part of the application.

Vinyl Canopy Removal

The awnings on the front of the building (labeled as the West elevation facing Franklin Road) were installed circa 2015 and are appropriate to remove as they are not historic.

Removal of Existing Equipment and Screening & Installation of New Screening

The existing HVAC equipment, walk-in cooler, and wooden screening are seen on the West and North elevations (front and left sides) of the building. It is proposed to remove this equipment and generally clean up the site. These changes are supported by the Guidelines. The existing equipment and screening are located at the rear of the building on the second level, which is labeled as the South and East elevations on the plans. The existing screening consists of horizontal wood boards and it is tucked behind the side of the building. It is proposed to utilize a dark metal screening that is seen elsewhere on the Factory Campus. On the East elevation, wood horizontal boards are used to screen equipment underneath the stairs. It is proposed to replace the screening with dark metal screening and the screening will only be under the stairs, which is a reduce in area from the current screening. As proposed, the removal of older mechanical equipment, installation of new mechanical equipment as proposed, and the replacement of screening are all appropriate within the Guidelines.

In-Kind Repair to Portions of the Building

Several areas on the original portion of the building are in disrepair and are proposed to be repaired or replaced in-kind. If preservation of an element is not possible, it is better to repair a feature rather than replace it to maintain a higher degree of integrity for the historic property. The repair of elements of the building is appropriate as proposed.

Recommendation: Staff recommends denial of the roof replacement in a metal material based on the following grounds:

- Preserve historic roof forms and materials. If partial or wholesale replacement is needed, use materials whose composition and appearance match the historic materials.

Should the HZC approve the roof replacement, the following conditions are recommended:

- The metal shall be dark bronze as described in the application. Staff recommends approval of the removal of the awnings on the front and side of the building, the removal of the existing mechanical equipment, the installation of new mechanical equipment, and dark metal screening with conditions outlined in the staff report.

Applicant: Benton Smothers and David Click. Mr. Smothers stated that the team is requesting a variance for the roof material and would like to restore the roof back to the color during the Calvin LeHew days, 30 years ago. Also, an asphalt roof seems to be incongruous with the Factory buildings, according to Mr. Smothers.

Citizen Comments

James Blair. Mr. Blair stated his support for the restoration of this building and, although he leans toward an asphalt roof, understands the precedent of the metal roof set by Mr. LeHew many years ago. Mr. Blair noted his support for a darker roof color, removal of screening, and the restoration of the woodwork.

Motion – Roofing Material

Commissioner Laster motioned to approve the roof replacement as proposed, metal standing seam roof in the dark bronze

color, at 230 Franklin Road (Building 1) At The Factory, seconded by Commissioner Orr.

Commissioner Laster stated that he is going against staff's recommendation because of the precedent set years ago.

Commissioner Pearce stated, in support of staff's recommendation of an asphalt roof, that with all the changes at the Factory, it would be nice to see this building roof go back to the material used originally. Building 1 is at the front entrance of the Factory and it would be nice for the building to be historically accurate.

Commissioner Thompson agreed with staff's recommendation and with Commissioner Pearce that the roof should be an asphalt shingle roof.

Commissioner Orr stated and questioned whether the original asphalt roof should have been used in the first place, given the metal structures of the Factory.

Commissioner Laster stated that the best practice would be to use asphalt shingle, but the applicant could easily paint the metal roof in a bronze color.

Commissioner Pearce agreed that it would be fine to paint the roof a darker color and not to repeat the mistake of installing a metal roof in the first place.

Chair LeMarinel mentioned how the HZC has denied requests to paint metal roofs in the past because of the uncertainty of how the color would weather over the years. This would be a concern.

Commissioner Barrett stated that an asphalt shingle roof would be more appropriate, but the metal roof helps transition to the addition to the back of the building.

Chair LeMarinel stated his indifference of a metal roof versus an asphalt shingle roof. Considering the existing metal roof needs an aesthetic lift and the precedent of the existing metal roof for 30 years and the applicant's request to replace the metal roof with another metal roof, Chair LeMarinel stated that he defers to the applicant's request.

Commissioner Worthington asked if the roof height is changing due to the appearance of the photos in the application documents.

Chair LeMarinel confirmed that the roof height would not change, and the appearance of a height change is due to the foreshortened in the 2-D photo.

The motion carried 5-2 (Commissioners Pearce and Thompson voting against).

Motion - Removal and In-Kind Replacement

Commissioner Laster motioned to approve removal of vinyl canopy, equipment and screening, installation of screening and in-kind repair and replacement with staff conditions at 230 Franklin Road (Building 1) At The Factory, seconded by Commissioner Barrett.

Commissioner Worthington asked what type and style of metal screening would be installed.

Mr. Click explained that a corrugated metal in dark bronze would be used to replace the screening like corrugated metal used in various part of the Factory. The same manufacturer will be used for the corrugated metal as other corrugated metal installed throughout the Factory. Mr. Click noted that the existing wood enclosure is six feet tall and would be replaced, at the same height, with metal corrugated screening. A gate access off the second level patio will also be replaced with metal.

The motion carried 7-0.

6. Consideration Of New Construction (Principal Building) At 115 Winslow Rd.; Michael Katsaitis, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

Project Leader: Elizabeth Bulay. 115 Winslow Road is a vacant lot on Winslow Road in the Franklin Road Historic District. The lot is adjacent to two existing buildings; to the left is a historic 1928 Tudor-revival cottage and to the right is an infill project that was completed in 2023. A 1 ½ -story principal structure with an attached garage in the Tudor revival style is proposed. This item was deferred during the January 13th Historic Zoning Commission meeting and changes have been made to the design.

Placement and Orientation

The building is located 10' from the side yard property line on the right sides where only a 5' setback is required to increase the compatibility with the existing spacing between buildings along this block. The proposed location does not make this building more prominent, does not block the view of historic buildings, and maintains the spacing and pattern of development that is seen on the block face. The proposed placement and orientation are appropriate.

Building Form

The building will read as a one-and-a-half-story Tudor-inspired building and is consistent and compatible with the nearby historic buildings. As the form progresses to the rear, façade breaks and insets are utilized to assist the massing to be more complementary to the adjacent properties. one-and-a-half-story frame garage is attached to the principal building. A portion of the garage is set behind the building, and the remainder of the garage is in the rear plane, in a traditional location at the end of the driveway. The design has been changed to further recess the garage into the building. The overall form is compatible with the nearby historic buildings and does not detract from the character of the historic district.

Size

The proposed size of the footprint is 34% of the lot and is within the recommendations of the Guidelines to not exceed 35% of lot coverage.

Height

The proposed height of the building is 27' 7.5". The proposed height is appropriate as it is within 10% of the average of the block face.

Roof

The roof pitches are consistent with the pitches of the Tudor style which feature steep pitches. The proposed roof is appropriate per the Guidelines.

Porches, Stoops, Decks, and Porte Cochere

The porches, stoops, decks, and porte cochere are appropriate and are supported by the design guidelines.

Materials and Exterior Finished

The proposed building will be clad in brick and lap siding and will feature half-timbering detailing. The roof is proposed to be a composition shingle roof. The specifications for the material and reveal of siding were not included in the application but should be consistent with the Guidelines.

Details and Ornamentation

The details and ornamentation proposed for the building are simple and relate to the adjacent buildings and the selected architectural style. The use of stone for arch detailing, flaring stone details on the stoop, half-timbering, and brick detailing are found on the building and relate to the Tudor style. One fin wall is proposed on the left corner of the front façade. The design and height have incorporated feedback to reduce the height and prominence of this detail as well as reducing the quantity to only one fin wall being proposed. The details and ornamentation are simple and relate to the designs seen in this district. The details and ornamentation do not compete with or negatively impact the nearby historic buildings.

Entrances

The arched front entrance is appropriate to the architectural style. The proposed doors are like what exists on the nearby houses. The material specifications must be provided to staff to verify the material.

Windows and Dormers

The proposed windows appear to be appropriate; however, specifications have not been provided. While a surround is proposed for the windows on the building, the profile of the windows and surround does not appear to be recessed in the masonry and raised in the siding. A recessed dormer is proposed on the building on the front façade and on the garage. A recessed dormer is appropriate for steeper-pitched roofs such as the one proposed. Local examples have also been provided that support the use of recessed dormers. The pitch of the dormers on the garage does not meet the recommended minimum pitch but there are examples of dormers at this pitch that have recently been approved and supported.

Chimneys

The proposed chimney is compatible in size and massing but is taller than what is seen on the nearby historic houses. However, the height is compatible with the height of the building and the architectural style. The material of the chimney cap is not specified currently.

Gutters and Downspouts

A half-round gutter is proposed and is in keeping with the Tudor architectural style and the Guidelines.

Site and Setting

A curving walkway and driveway are proposed on the site. The driveway, while curving, does not cross the plane of the front façade of the building. The apron of the driveway does appear to be partially located in front of the building. The walkway proposed follows a more typical pattern for configuration and alignment with what is seen on nearby properties. Feedback has been incorporated into the design of the walkway to reduce this element's visual impact to the site. The driveway has a curving design that is not seen elsewhere on nearby historic properties. The pattern of driveways is most configured to be straight from the street to the garage. The data and calculations will need to be revised to show the accurate LSA requirement.

Recommendation: Staff recommends approval with conditions outlined on the staff report.

Applicant: Michael Katsaitis. Mr. Katsaitis noted that the HVAC system has been moved from the west side of the building to the east side behind the wing wall. The walkway has been moved closer to the house and the driveway has been shifted so that it does not align with the driveway across the street.

Citizen Comments:

Paul Lebowitz, 102 Winslow Road. Mr. Lebowitz stated his concerns about the wing wall as there is not a precedent set in the neighborhood for this type of wall. The gables along Winslow Road are simpler and fewer than what is proposed for at 115 Winslow Road. The proposed building is much larger and overpowering to the other homes and is inconsistent with the existing neighborhood.

Stacy Ligon, 110 Winslow Road. Ms. Ligon requested that the applicant provide an architectural drawing for the south side of the building showing a visual perspective. Also, according to Ms. Ligon, twelve feet of distance between the proposed building and existing homes is not enough space and inconsistent with the neighborhood. Homes at 118 and 114 Winslow Road have 35 feet between the homes while others have as much as 62 feet and 69.5 feet between the homes, allowing for appropriate transition space between smaller and larger homes. Ample spacing between homes on Winslow Road is an existing precedent. Ms. Ligon asked the Board to consider building height on both sides of the street as Winslow Road merges into Myles Manor Court as most homes have a softer pitch rather than an overpowering presence. As 115 Winslow is proposed, an imbalance in the neighborhood is created. Ms. Ligon requested the Board consider the impact this building will have on the neighborhood. Ms. Ligon finished by stating that a petition of 25 signatures has been collected, opposed to the proposed building and invited the Commissioners to visit the neighborhood to fully understand the significant impact the new building would have on the neighborhood.

Matt Ligon, 110 Winslow Road. Mr. Ligon stated that he and his wife are in support of the driveway not being exactly straight as the other driveways in the neighborhood, as this will help with vehicular movements in and out of the driveway. Mr. Ligon stated that he agrees with all the statements made so far but specifically has concerns about the massiveness of the building at 115 Winslow and the overpowering effect it will have on the existing homes.

Jessie Dell, 111 Winslow Road. Ms. Dell noted that she agrees with every concern mentioned and believes the proposed building is not appropriate for the lot.

Butch Dell, 111 Winslow Road. Mr. Dell stated that he also agrees with all the concerns mentioned, including the small space between 115 Winslow and the adjacent homes and the dominance the proposed building will have on existing homes.

Danny Anderson. Mr. Anderson stated that his home is adjacent to 115 Winslow and wanted to clarify that he did not sign a petition in opposition to this proposal and was unaware a petition existed.

Motion

Commissioner Worthington motioned to approve New Construction (Principal Building) at 115 Winslow Road with staff conditions, seconded by Commissioner Orr.

Commissioner Worthington stated that she appreciates the work completed by the applicant and the applicant provided exactly what was asked. The changes to the sidewalk and driveway are appreciated, but the massiveness of the building still exists. The building design is beautiful but not enough reduction in the overall massing has occurred. Commissioner Worthington explained that she cannot support the proposal as it stands.

Commissioner Pearce agreed with Commissioner Worthington and stated that the massing of the garage is the most shocking as the garage height is on the same plain as the home.

Chair LeMarinel explained that the applicant has included several historic forms but it's almost too many to the point that the home, at first glance, does not appear as historic, although a beautifully designed home. The number of roof pitches, altering bearing heights and the two-story massing in the back create an overpowering building that does not blend in with the existing neighborhood. The building is too complicated and is not respectful of the neighborhood and cannot be supported as submitted.

Commissioner Barrett stated the HZC is also concerned about a proposed large home around the corner and its impact on the neighborhood. The home at 115 Winslow is beautifully designed but is too monumental for this neighborhood.

Commissioner Pearce noted that even if the garage was shifted in the back, the overall massing would still be too large for the context of the neighborhood.

Commissioner Laster motioned to defer the item to the March 10, 2025, HZC meeting and invite the applicant to the next DRC Meeting, seconded by Commissioner Barrett.

The motion carried 7-0.

OTHER BUSINESS

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

RECEIPT OF ADMINISTRATIVE COA APPROVALS ON BEHALF OF THE HZC

7. **Administrative COA For Mechanical Equipment and Screening (Rear) At 120 4th Ave. S. Jami Blainey, Applicant.**

Sponsors:

8. **Administrative COA For Signage (Reface Directory, Reface Post-and-Panel, Convenience) At 204 9th Ave. S., City Of Franklin, Applicant.**

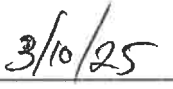
Sponsors:

ADJOURN

Commissioner Orr motions to adjourn the February 10, 2025, HZC Meeting, seconded by Commissioner Laster. The motion carried 7-0.

There being no further business, the meeting adjourned at 6:07 PM.


Chair


Date

