



Meeting Minutes

Work Session

Tuesday, March 11, 2025

5:00 PM

Board Room

CALL TO ORDER

Mayor Ken Moore called the meeting to order at 05:00 PM

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

Board Members Absent: Jason Potts

Staff Present: Eric Stuckey, Mark Hilty, Kristine Brock, Vernon Gerth, Shauna Billingsley, Angie Skarp

CITIZEN COMMENTS

Comments on agenda items may be made in person 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. **Discussion Of A Funding Request From Franktown Open Hearts For Up to \$900,000 To Cover The Cost Of Required Stormwater Infrastructure And, For Johnson Circle To Be Deeded To And Accepted By The City Of Franklin As Public Right-Of-Way As Part Of Franktown's Development Of A County-Owned Parcel Located On The Northeast Corner Of Johnson Circle And Granbury Street**

Sponsors: Vernon Gerth

Mr. Gerth introduced the item. Chris Barnhill, Executive Director of Franktown Open Hearts, provided a synopsis of the organization's mission to the Board.

Brandon Priddy, former Franktown Board Member and 906 Studios Senior Project Manager/Architect for this site, explained the potential issues with the site's current infrastructure and introduced their request to the City. The details of the funding request are listed below:

- Agree to have Johnson Circle (which is currently a private road owned by FHA) dedicated to the City, along with appropriate stormwater easements.
- Provide up to \$900,000 in financial assistance for the required off-site stormwater infrastructure improvements that will benefit the entire area.
- Help Franktown reach a solution acceptable to the City that will allow them to begin work no later than October 2025.

Mr. Barnhill urged the Board to assist the organization because they have been at capacity for the last seven years and have had to turn away at-risk youth in Franklin who have sought help. Their ultimate goal is to serve as many children in the community as they can, but they cannot proceed without the help of the Board.

Alderman Baggett has worked closely with Franktown on this request since it is in Ward Four. He argued that funding this request would not only benefit Franktown, but also the Franklin Housing Authority location on Johnson Circle. Therefore, he will support the \$900,000 funding request. He believes that there could be some unencumbered funds in the CIP (for example, the FEMA House Raising Project) or Community Development Block Grant (CDBG) funds that staff have identified that could be used for this purpose.

Alderman Brown noted his support for Franktown and what the organization uniquely provides to the community. He clarified that the \$900,000 covered all-in improvements to the site. Secondly, he asked how much of this request could qualify for the CDBG funds?

Answer: Mr. Gerth explained that the Board could allocate approximately \$450,000 and any future year allocations to cover the cost of this request. However, the City is still working with The Hill, LLC, and is considering using about \$600,000 worth of CDBG funds. Additionally, Mr. Gerth explained that if the federal government pulls the CDBG funds, Franktown could be left to obtain financing. If the Board agrees to support the funding request for Franktown, Mr. Gerth would present a development agreement that would outline where the funds are coming from before making a final decision.

Alderman Barnhill discussed being much more inclined to support this request if he knew exactly where the funds were coming from. He asked Staff to pull something together that showed the funding options for the \$900,000.

He then asked Mr. Barnhill what the current annual budget is for Frank Town.

Answer: Mr. Barnhill explained that it is about \$900,000. About 70% comes from individual donors, but they also receive funding from some local churches, grants, and corporate donors. They also get sponsorship for the Festival of Lights, a holiday drive-through light display.

Alderman Blanton supported the mission of Franktown, but does not want to take away funding from other worthy causes in the City to ultimately fulfill this request. However, she believes we can get creative on ways we can still help.

Alderman Burger asked for the specific budget for the project.

Answer: The cost will be about \$7.25M for the building, and Franktown has raised about \$4.58M. Hence, they are seeking \$900,000 from the City because adding that cost to the \$7.25M would be devastating to helping the project come to fruition.

Alderman Burger appreciated that Franktown is taking Franklin Youth out of the poverty cycle. She loves that they are providing people with the tools and programs to better their future and no longer need community housing.

Alderman Caesar supported the mission of Franktown. He does not think any Board member would disagree with their need for a new building with a larger capacity. Hence, he asked the Board collectively, how do we support this project without over-committing our funds? Then, he asked if Johnson Circle is currently experiencing flooding or flood control issues?

Answer: Mr. Gerth explained that the area would have stormwater control issues, but he said that any time a vacant parcel is developed, the goal is to create permanent solutions to future stormwater issues caused by the use of impervious surfaces in new development.

Alderman Petersen supports this project and believes it is worthy of figuring out a funding solution.

Alderman Baggett summarized that there is a consensus to exploring funding options for this request. He would also like to see the total impact fees for the development.

Mr. Stuckey asked the extent of Williamson County's involvement with this project.

Answer: Mr. Barnhill explained that the County unanimously voted to lease the land to Franktown for 30 years at \$1 a year.

Mayor Moore expressed concern about the precedent this would set for other nonprofits. He was also concerned about the amount of money we would be funding versus what we have given to other FHA or Hard Bargain projects. Mayor Moore asked Mr. Barnhill: how much money is required to start construction?

Answer: An exact number has not been identified.

Mayor Moore was worried by this response. He fears that obligating all of our future CDBG funds to this project would take away from other important needs in our community, such as housing.

Furthermore, Mayor Moore asked if they're at capacity, how many children are currently on the waitlist? Answer: It varies based on the time of year, but it is generally between 30–50 kids. However, Mr. Barnhill explained that they are only reaching 10% of the 1800 families with at-risk youth in our community.

2. ***Consideration Of Ordinance 2024-43, An Ordinance To Rezone 70.57 Acres From Agricultural (AG) District To Planned (PD 17.71/172,000) District For The Property Located East Of Peytonsville Road And North Of Peytonsville Road (Erickson Senior Living PUD). Establishing A Public Hearing On April 8, 2025**

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

Ms. Diaz-Barriga introduced the item. She explained that the applicant is requesting to rezone 70.57 acres located East of Peytonsville Road at 4440, 4428, & 4430 Peytonsville Road From Agricultural (AG) District to Planned (PD 17.71/172,000) District to accommodate the Erickson Senior Living PUD Subdivision. The development plan for the Erickson Senior Living PUD Subdivision proposes a campus of 1,250 residential dwelling units (age restricted) and 172,000 square feet of commercial space for continuum of care services. There are five Modification of Standards (MOS) requests in this plan that address building elements, connectivity, and parking. The Franklin Municipal Planning Commission recommended approval of all Modification of Standards. Additionally, they recommended approval with conditions of Resolution 2024-96, as amended, by a vote of 8-0, with an amendment to Condition of Approval #2 to add the statement "unless otherwise modified by the Board of Mayor and Aldermen." Staff recommends that the Board of Mayor and Aldermen approve Resolution 2024-96 with conditions.

Public Comment:

Steve Montgomery, 701 Maiden Choice Lane, Baltimore, MD, representative for Erickson Senior Living, was present to answer any questions from the Board.

Greg Gamble, 716 Hampton Cove, Franklin, TN, representative for Erickson Senior Living, described the development plan to the Board. He explained that this will be a retirement community where a continuum of aging care needs are all met on campus providing independent living, assisted living, skilled nursing, and memory care. The average Erickson community has over 500 employees in healthcare, dining services, operations, hospitality, and security. Furthermore, he addressed the MOS requests.

The item is planned for the March 11, 2025 Board of Mayor and Aldermen Meeting for consideration on First Reading.

3. **Consideration Of Resolution 2024-96, A Resolution Approving A Development Plan For Erickson Senior Living PUD Subdivision With 5 Modifications Of Development Standards (Building Elements, Connectivity, Parking), For The Property Located East Of Peytonsville Road And North Of Peytonsville Road, Located At 4424, 4428, 4430, And 4440 Peytonsville Road. Establishing A Public Hearing On April 8, 2025**

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

The item was hear concurrently to Item #2 and is planned for the April 8, 2025 Board of Mayor and Aldermen Meeting for consideration and Public Hearing.

4. **Consideration Of COF Contract No. 2025-0048, With Erickson Living, LLC For A Road Impact Fee Offset Agreement For An Amount Not To Exceed \$5,871,648.61**

Sponsors: Paul Holzen, Jimmy Wiseman

Mr. Holzen introduced the item. Erickson Living committed, even though the traffic impact study didn't require them, to build out their frontage, which is what we typically require of applicants. This is really just so that we can get infrastructure in place before development arrives. This is the same approach that we are taking with the Reams Fleming tract to the west of this property. As it sits right now in the CIP, there is about \$9.9M dedicated to the road improvements to Peytonsville Road and Pratt Lane. Erickson Living will bring about \$1.1M to the table in road impact fees, and City staff are proposing to cover the rest of the estimated road improvement costs at about \$4.7M so that these improvements can get done. These funds were previously allocated to the budget back in 2019 in an attempt to form a partnership with a developer, so this road could get done as this area developed. Approving this allows them to move forward.

Mr. Stuckey clarified that this relates to one of the items that the Board has already identified in the CIP. Hence, this cost has already been folded into the budget. By moving forward this way, the improvements can proceed at a lower cost than anticipated and free up some capacity for other CIP projects.

Alderman Baggett confirmed that there is about \$9M already allocated to these roadway improvements in the CIP budget. Therefore, by allowing Erickson Living to complete these improvements, the total project cost is only \$5.8M, which is less than budgeted.

The item is planned for the April 8, 2025 Board of Mayor and Aldermen Meeting for consideration.

5. ***Consideration Of Ordinance 2024-50, An Ordinance To Rezone 1.95 Acres From Residential 4 (R4) District And Mixed Residential (MR) District To Civic Institutional (CI) District For The Property Located North Of Liberty Pike And East Of Chestnut Lane At 104 Chestnut Lane. Establishing A Public Hearing On April 8, 2025**

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

Ms. Diaz-Barriga introduced the item and explained that Envision Franklin supports this request as it is already an existing civic institutional (CI) use. This rezoning is for a church that has been established on this property for years. The Franklin Municipal Planning Commission recommended approval by a vote of 8-0, and Staff also recommended approval.

The item is planned for the March 11, 2025 Board of Mayor and Aldermen Meeting for consideration on First Reading.

6. ***Consideration Of Ordinance 2024-51, An Ordinance To Rezone 20.15 Acres From Planned (PD 0.2/263,100) District To Planned (PD 243,200/120) District For The Property Located North Of Liberty Pike And East Of Franklin Road, At 230 Franklin Road (The Factory At Franklin PUD). Establishing A Public Hearing On April 8, 2025**

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

Ms. Diaz-Barriga explained that the main components of the rezoning and development plan revision requests are to modify the entitlements to remove the density that was there, to lower the total non-residential square footage, to add the hotel (120 keys), and to construct a parking garage. The plan has gotten a preliminary certificate of appropriateness from the Historic Zoning Commission for the location and scale of the hotel and the parking garage. They have submitted a shared parking analysis and are requesting a 37% overall reduction in total required parking spaces. Staff has reviewed the request and can support the parking study findings based on national standards. There is also one Modification of Standards (MOS) to allow a surety bond instead of a letter of credit.

Staff supports this MOS, and this option is under review to be included in the zoning ordinance update. The Franklin Municipal Planning Commission recommended approval of the MOS by a vote of 8-0, and they also

recommended approval of the rezoning and development plan with conditions by a vote of 8-0, respectively.

Public Comment:

Greg Gamble, 716 Hampton Cove, Franklin, TN, representative for The Factory at Franklin, was present to explain the changes to the development plan and subsequently answer any questions from the Board.

Alderman Brown appreciated the apparent responsiveness to surrounding neighbors' requests and concerns regarding the development plan. He also acknowledged that there has been a significant improvement in parking issues in the Myles Manor neighborhood near the Factory since proactively erecting "Residential Parking Only" signs. Additionally, he restated his vision to make The Factory an arts district, and he will continue to work with Emily Wright on moving the needle on this goal.

Alderman Burger expressed concern about the proposed traffic light.

Alderman Petersen stated that the traffic signal at Hwy 96 and Eddy Lane only turns if there are cars waiting. The main signal for through traffic always stays green.

Alderman Caesar asked about the properties on the northern boundary of The Factory at Franklin. He mentioned that there is currently a sign there for staff-only parking, and he was curious if during these improvements, they would close access to those lots and roads to avoid connectivity issues.

Answer: Mr. Gamble explained that if and when Harpeth Industrial Properties were developed, they would be responsible for those roads. We are not proposing extending roads at this time.

Alderman Baggett stressed the importance of parking solutions for The Factory. He urged Staff to figure out how to make the "resident-only parking" signs more permanent. He wants to advocate for Old Liberty Pike and Daniels Drive residents and avoid parking overflow down their streets as much as possible. He also expressed concern about parking constraints as a result of adding a 120-key hotel and employees for said hotel. In summary, he wants to move forward with a general transit study for the City in order to get a better picture of parking, traffic, and transit solutions across the board.

The parking conversation led Ms. Diaz-Barriga to clarify that, based on the parking analysis that Staff accepted, the minimum number of parking spaces has been reduced compared to what the zoning ordinance requires.

Alderman Blanton stated that as an employee of The Factory at Franklin and future non-profit organization, the Circle of Giving, she will recuse herself from this vote.

The item is planned for the March 11, 2025 Board of Mayor and Aldermen Meeting for consideration on First Reading.

7. Consideration Of Resolution 2024-113, A Resolution Approving A Revised Development Plan For The Factory At Franklin PUD Subdivision, With 1 Modification Of Standards (Sureties) For The Property Located North Of Liberty Pike And East Of Franklin Road, Located At 230 Franklin Road. Establishing A Public Hearing On April 8, 2025

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

The item was heard concurrently to Item #6 and is planned for the April 8, 2025 Board of Mayor and Aldermen Meeting for consideration.

8. Consideration Of Resolution 2025-06, A Resolution Adopting The Amended Williamson County Multi-Hazard Mitigation Plan

Sponsors: Mark Hilty, Scott Williar

The item was acknowledged and is planned for the March 25, 2025 Board of Mayor and Aldermen Meeting for consideration.

9. Consideration Of Amendment 1 To COF Contract No. 2021-0072, With Ford Classic Homes For Development Agreement For The Payment Of \$275,000 For Costs Associated With Extending The Sanitary Sewer Collection System Improvements Related To The Meadows And Villages At Southbrooke Planned Development

Sponsors: Vernon Gerth

Mr. Gerth explained that in 2021, the City entered into a contract with Ford Classic Homes to share in the cost of a sanitary sewer interceptor improvement, with the Developer and City each contributing \$275,000 and the Chadwell Partnership contributing the remaining balance. The Chadwell Partnership never proceeded forward with developing the property. However, the developer, Ford Classic Homes, has agreed to proceed with the construction of the sanitary sewer interceptor improvements. They have requested the City honor its original contribution toward the installation of this system infrastructure, with Ford Classic Homes contributing the remaining balance. This Amendment also removes The Chadwell Partnership from the original contract. The City will only contribute the previously agreed-upon share of Two Hundred Seventy-Five Thousand and 00/100 Dollars (\$275,000) and the Developer, Ford Classic Homes, will contribute the remaining balance.

The item is planned for the March 25, 2025 Board of Mayor and Aldermen Meeting for consideration.

10. Discussion And Presentation Of 10 Year Capital Investment Plan Projects Related To Growth Impact

Sponsors: Paul Holzen

Mr. Holzen presented the suitability analysis for the City's proposed CIP projects. This evaluated how sanitary sewer basins drive development. Mr. Holzen noted that outside of the Franklin Road (SR-96) and Mack Hatcher Roadway improvements, which are both state roads, the growth in the Goose Creek area is lacking infrastructure for the development coming down the pipeline. There has been a commitment to complete the Long Lane Overpass and Carothers Parkway south of SR-96, but the City has approved about 3,000 units in that area, and it's still a two-lane roadway. Hence, staff believes we need to continue to invest in that area to support existing and future development. Spencer Creek basin improvements, such as Mallory Lane and Cool Springs, will support existing businesses. As we move into CIP discussions, Mr. Holzen emphasized the importance of knowing that where you invest in the CIP is where you are driving growth.

Alderman Baggett believes that the current CIP list balances a focus on new development and legacy areas of Franklin.

OTHER BUSINESS

ADJOURN

Meeting Adjourned @ 6:38 PM



Dr. Ken Moore, Mayor

Minutes Prepared by Sarah Schilling, Assistant Deputy City Recorder, City Administrator's Office - 3/18/25, 12:27 PM