



City of Franklin

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

Meeting Agenda

Historic Zoning Commission

Monday, June 9, 2025

5:00 PM

Eastern Flank Event Facility

MEETING LOCATION

Eastern Flank Event Facility
1368 Eastern Flank Circle

Notice is hereby given that a meeting of the Historic Zoning Commission will be held on the date and time listed above. 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@franklintn.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 meeting space. Speakers may sit in the meeting space.

CALL TO ORDER

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.)

1. Public Comment For Item 9: 246 Myles Manor Ct.

Comments on agenda items may be made in person at the meeting or by emailing planningintake@franklintn.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

ANNOUNCEMENTS**APPLICATIONS**

3. Consideration Of Front Yard Fencing At 1006 W. Main St.; Juli Clendenin, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer

4. Consideration Of Alterations (Principal) And Fencing At 231 Myles Manor Ct.; Amanda McCreary, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

5. Consideration Of Alterations (Rear Dormer) At 1841 William Campbell Ct. (Lot 5 At Magnolia Hall Subdivision); Mike Hathaway, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer

6. Consideration Of Rooftop Screening and Refuse Screening At 127 2nd Ave. N.; Erin McGinnis, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer

7. Consideration Of Signage (Sandwich Board) At 405 Main St.; Debra Murry, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

8. Consideration Of Signage (Sandwich Board) At 335 Main St.; Paige Dinneny, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

9. Consideration Of Alterations (Awning and Lighting) And Signage At 129 2nd Ave. N.; Marla Albert, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

10. Consideration Of New Construction (Principal) At 246 Myles Manor Ct.; Andrew King, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

11. Consideration of Partial Demolition And Addition (Principal) and New Construction (Accessory) At 212 Lewisburg Ave.; Don Burke, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

12. Consideration Of Alterations (Principal Building and Accessory Structure), And Site Alterations At 228 2nd Ave. S.; Kate Reynolds, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer

13. Consideration Of Building Alterations At 230 Franklin Rd. Bldg. 13 (The Factory); Halie Chandler, Applicant.

Sponsors:

Kelly Dannenfelser, Emily Huffer

14. Consideration Of A Preliminary Historic Zoning Commission Recommendation For A Mixed-Use Development At 318 Franklin Rd. (Factory District North PD); Greg Gamble, Applicant.

Sponsors:

Kelly Dannenfelser, Emily Huffer

15. Consideration Of New Construction (Parking Structure) At 230 Franklin Rd. (The Factory); Benton Smothers, Applicant.

Sponsors:

Kelly Dannenfelser, Emily Huffer

16. Consideration Of Partial Demolition Of Building 10, New Construction (Hotel), And Construction of Refuse Locations At 230 Franklin Rd. (The Factory); Benton Smothers, Applicant.

Sponsors:

Kelly Dannenfelser, Emily Huffer

OTHER BUSINESS

RECEIPT OF ADMINISTRATIVE COA APPROVALS ON BEHALF OF THE HZC

17. Admin COA For Signage (Post-and-Arm) At 245 3rd Ave. N.; Matt Burnett, Applicant.
18. Admin COA For Minor Alteration (Rear, Non-historic Window Replacement) At 230 3rd Ave. S.; Randall Williams, Applicant.
19. Admin COA For Sandwich Board Sign At 407 Main St.; Chandler Clarkson, Applicant.
20. Admin COA For Signage (Reface) At 117 1st Ave. N.; Erica Reynolds, Applicant.
21. Admin COA For Signage (Sandwich Board) At 412 Main St.; Beth Goodwin, Applicant.
22. Admin COA For Signage (Sandwich Board) At 110 3rd Ave. N.; Marianne DeMeyers, Applicant.
23. Admin COA For Signage (Convenience) At 121 2nd Ave. N.; Daniel Willis, Applicant.

ADJOURN

Anyone needing accommodations due to disabilities please contact the ADA Coordinator at 615-791-3277 at least 24 hours prior to the meeting.