



City of Franklin

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

Meeting Agenda

Historic Zoning Commission

Monday, December 8, 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. 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 at the meeting location. Speakers may sit in the meeting location.

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.)

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

1. Consideration Of Approval Of Minutes

BYLAWS UPDATE

2. Consideration Of The Bylaws Update.

2026 MEETING CALENDAR

3. Consideration Of The 2026 HZC & DRC Meeting Calendar.

ANNOUNCEMENTS**APPLICATIONS**

4. Consideration Of Site and Building Alterations At 713 Glass Ln.; Linda Childs, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer

5. Consideration of An Alteration (Principal) At 717 Glass Ln.; Will Forte, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

6. Consideration Of Alterations (Accessory) At 720 W. Main St.; Mary Gardner, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

7. Consideration Of Alterations to A Previously Approved COA (Accessory) At 1008 Fair St.; Jacob Layne, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

8. Consideration Of New Construction (Accessory) And Lighting At 230 Franklin Rd. Bldg. 1; John Brown, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

9. Consideration of Signage At 103 1st Ave. N.; Michael Evans, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer

10. Consideration Of Signage At 434 Main St.; Holly Hayes, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer

11. Consideration Of Exterior Alteration At 115 Winslow Rd.; Michael Katsaitis, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer

12. Consideration Of Alterations (Principal) At 121 Myles Manor Ct.; Noel Jones, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

13. Consideration Of Alterations to A Previously Approved Building (Parking Structure) At 230 Franklin Rd. (The Factory); Read Talley, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer

14. Consideration Of Alterations to A Previously Approved Building (Hotel) At 230 Franklin Rd. (The Factory); Read Talley, Applicant.

Sponsors: Kelly Dannenfels, Emily Huffer

OTHER BUSINESS

RECEIPT OF ADMINISTRATIVE COA APPROVALS ON BEHALF OF THE HZC

15. Administrative COA For Rear Yard Fencing At 206 E. Main St.; Jill Pittman, Applicant.
16. Administrative COA For Minor Alteration (Rear Entrance) At 234 4th Ave. N.; Kiley Darde, Applicant.
17. Administrative COA For Window Signage At 342 Main St.; Matt Christensen, Applicant.
18. Administrative COA For Mechanical Equipment Installation At 197 Splendor Ridge Dr.; Aquilla Cartwright, 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.