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

City of Franklin

Meeting Minutes

Franklin Municipal Planning Commission

Thursday, December 10, 2020 **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.franklintn.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 come to 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.

The Franklin Municipal Planning Commission Meeting will limit physical access in the meeting room due to current limitations on public gatherings to prevent further spread of COVID-19 and to protect the health, safety, and welfare of the City of Franklin officials, staff, and citizens. 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. • Call in to the conference meeting 1-312-626-6799; Meeting ID: 997 4713 3781; Password: 268411. Callers will be unmuted and given the opportunity to comment during the meeting at specific times. • The public may 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 will be accepted until 12:00 PM (noon) on the day before the meeting. • Limited viewing will be available in the lobby of City Hall to watch the live video. In-person public comments will be permitted in the Zoom meeting from the City Hall Board Room. Staff will assist in directing citizens from the lobby to form a line to speak on an item. Line spacing will be 6-feet apart and masks are required. • City YouTube: https://www.youtube.com/user/CityOfFranklin • City Facebook Live: https://www.facebook.com/CityOfFranklin • City website: https://www.franklintn.gov/franklintv

CALL TO ORDER

Chair Hathaway called the meeting to order at 7:00 pm.

Board Members Present: Michael Orr, Mike Hathaway, Ann Petersen, Alma McLemore, Marcia Allen, Roger

Lindsey, Jimmy Franks, Scott Harrison

Board Members Absent: Jenny Szilagyi

1. Consideration Of Resolution 2020-259, A Resolution Declaring That The Franklin Municipal Planning Commission Shall Meet On December 10,2020, And Conduct Its Essential Business By Electronic Means Rather Than Being Required To Gather A Quorum Of The Members Physically Present In The Same Location Because It Is Necessary To Protect The Health, Safety, And Welfare Of Tennesseans In Light Of The COVID-19 Outbreak.

Sponsors: Amy Diaz-Barriga, Emily Wright

Attachments: 1. 2020-259 RES Declaring Need for Electronic Meeting_FMPC_12.10.20.Law Approved

Chair Hathaway asked if there were any public comments for Item 1. There were none.

Chair Hathaway asked for a motion for Item 1.

Commissioner McLemore moved, seconded by Commissioner Lindsey, to Approve Resolution 2020-259.

Chair Hathaway asked for a roll call vote on the motion.

The motion passed unanimously.

ACTION:	**Motion to Approve the Resolution 2020-259, Item, by Commissioner Alma McLemore second by Commissioner Roger Lindsey;**
	Motion Passed 8-0
AYES:	**Ann Petersen, Marcia Allen, Jimmy Franks, Scott Harrison, Mike Hathaway, Roger Lindsey, Alma McLemore, Michael Orr**
NOES:	**None**
ABSTAIN:	**None**

The Chair read the following statement:

The Franklin Municipal Planning Commission Meeting will limit physical access in the meeting room due to current limitations on public gatherings to prevent further spread of COVID-19 and to protect the health, safety, and welfare of the City of Franklin officials, staff, and citizens. 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.
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• The public may 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 were accepted until noon on the day before the meeting.
• Limited viewing will be available in the lobby of City Hall to watch the live video. In-person public comments will be permitted in the Zoom meeting from the City Hall Board Room. Staff will assist in directing citizens from the lobby to form a line to speak on an item. Line spacing will be 6-feet apart and masks are required.

APPROVAL OF MINUTES

2. Consideration Of Approval Of the October 22, 2020 Minutes.

Sponsors:

Attachments: 1. DRAFT 2 FMPC Minutes October 2020

Chair Hathaway asked for a motion to approve the Minutes from the October 22, 2020 meeting.

Alderman Petersen moved, seconded by Commissioner Harrison, to Approve the Minutes.

Chair Hathaway asked for a roll call vote.

The motion passed unanimously.

ACTION:	**Motion to Approve the Minutes, Item 2, by Commissioner Ann Petersen second by Commissioner Scott Harrison;**
	Motion Passed 8-0
AYES:	**Ann Petersen, Marcia Allen, Jimmy Franks, Scott Harrison, Mike Hathaway, Roger Lindsey, Alma McLemore, Michael Orr**
NOES:	**None**
ABSTAIN:	**None**

CITIZEN COMMENTS ON ITEMS NOT ON THE AGENDA

The Chair asked for citizen comments. There were none.

ANNOUNCEMENTS

Ms. Emily Wright, Director of Planning and Sustainability made the following announcements:

1. Ms. Wright recognized Chair Mike Hathaway for his service on the Planning Commission and the Historic Zoning Commission. Chair Hathaway is stepping down after fifteen years of service. She stated that Staff would like to present a piece of art to Chair Hathaway for his service. Mr. Vernon Gerth, Assistant City Administrator of Development Service, also recognized and thanked Chair Hathaway for his service.
2. Ms. Wright stated that the Board of Mayor and Aldermen (BOMA) had selected a new Planning Commissioner, Mr. Nick Mann, to fill the vacant seat on the Planning Commission.
3. Ms. Wright stated that the Chair and Vice-Chair nominations will be held at the Planning Commission at the January meeting
4. Ms. Wright stated that the required education training for the Commissioners was due by the end of December.
5. Ms. Wright stated that Ms. Elaine Ellis, Administrative Assistant for the Planning Department, was promoted to a position with the Parks Department.
6. Ms. Wright stated that Ms. Chelsea Randolph is the new Principal Planner for Current Planning.
7. Ms. Wright stated that this is her last Planning Commission meeting until April. She will be out on maternity leave. She wished everyone a Happy Holiday season.

VOTE TO PLACE NON-AGENDA ITEMS ON THE AGENDA

The Chair asked if there were any non-agenda items to be presented. There were none.

CONSENT AGENDA

3. Consideration Of Approval of Items 9-14 On The Consent Agenda.

Sponsors:

Attachments: None

Chair Hathaway recused himself from the Consent Agenda.

The Chair was turned over to Vice-Chair Lindsey.

Vice-Chair Lindsey stated that the vote for the Consent Agenda would include Items 9-14.

Vice-Chair Lindsey asked for a motion for the Approval of the Consent Agenda.

Commissioner Harrison moved, seconded by Commissioner Allen, to Approve the Consent Agenda, Items 9-14.

Vice-Chair Lindsey called for a roll call vote.

The motion passed unanimously.

ACTION:	**Motion to Approve the Consent Agenda, Item 3, by Commissioner Scott Harrison second by Commissioner Marcia Allen;**
	Motion Passed 7-0
AYES:	**Ann Petersen, Marcia Allen, Jimmy Franks, Scott Harrison, Roger Lindsey, Alma McLemore, Michael Orr**
NOES:	**None**
ABSTAIN:	**Mike Hathaway**

The Chair was turned over to Chair Hathaway.

ENVISION FRANKLIN PLAN AMENDMENTS

4. Consideration Of Resolution 2020-223, A Resolution To Adopt An Envision Franklin Plan Amendment For A Parcel Located At 532 Franklin Road, Known As Map 053 Parcel 06000, To Change The Design Concepts Map From Large Lot Residential To Office Residential. (PUBLIC HEARING)

Sponsors: Eric Conner, Andrew Orr, Emily Wright

Attachments:
1. 532 Franklin Amendment Map
2. RESOLUTION 2020-223 Amend Envision Franklin for 532 Franklin Road_with Exhibit.Law Approved
3. Applicant Responses
4. Conceptual Site Plan
5. APPLICANT PRESENTATION

Mr. Eric Conner, Principal Planner, stated that the subject property is located at 532 Franklin Road, which is located at the intersection of Country Road and Franklin Road; and approximately half a mile south from the Franklin Rd and Moores Ln intersection. The site currently has the Large Lot Residential Design Concept, and the applicant is requesting to amend the site to have the Office Residential Design Concept. The property is currently developed with a single-family residence.

A virtual neighborhood meeting was held on October 19, 2020, a recording of which is available on the City website. The meeting was attended by a small number of nearby residents, whose main concern was about larger commercial-type buildings extending south along Franklin Road, but less concerned about a commercial use on this particular parcel. No Citizen comments were received related to this item.

Staff has expressed concerns regarding the extension of nonresidential uses along Franklin Road away from the Moores Lane intersection, and the start of a 'domino effect' of nonresidential uses in this area. Additionally, staff has noted that the capacity of the sanitary sewer interceptor serving this area is at capacity, and further study and design would be required to mitigate the issue prior to any commercial/office construction.

Lastly, this property is within the Scenic Corridor Overlay of Franklin Road; should a commercial use be established on this site, a Variance will be required due to setback requirements along Franklin Rd. residential uses are exempt from this setback.

Please note that the conceptual plan provided by the applicant that is in your Civic Clerk item is conceptual and has not been reviewed for compliance with Franklin's Zoning Ordinance. Should a plan amendment be approved, all specific plans for any

development at this site will be reviewed as part of a separate process.

Staff and applicant responses to Envision Franklin's criteria for amendments has been provided in the staff report attached to this item in Civic Clerk. Staff does not believe that this request meets the criteria.

Staff recommended disapproval of Resolution 2020-223 to the Board of Mayor and Aldermen.

Chair Hathaway asked if there were any citizen comments. There were none.

Ms. Vivian Carr, the Owner, stated that this plan would make the property look better for the neighborhood.

Chair Hathaway asked for a motion.

Commissioner Franks moved, seconded by Commissioner Harrison, to recommend Approval of Resolution 2020-223 to the Board of Mayor and Aldermen.

Chair Hathaway asked for any discussion on the motion.

Commissioner Franks stated that the current property was "run down". He stated this would be a value driven asset to Franklin to allow this property to be redeveloped.

The Applicant was represented by Mr. Paul Lebovitz. Mr. Lebovitz started his comments late due to technical issues.

Chair Hathaway asked Ms. Shauna Billingsley, City Attorney, if it would be appropriated to listen to the Mr. Lebovitz's comments since the Commission's discussion on the item had started.

Ms. Billingsley stated the Commission could listen to Mr. Lebovitz's comments.

Mr. Lebovitz presented a PowerPoint presentation. Slide 1 showed the current property and the surrounding properties. He stated that were requesting to rezone the property to Office Residential to help transition the property. He stated that the property was less than one acre. He stated that many neighbors thought this would be a welcome change. Slide 2 showed the size of the property in comparison to surrounding lots. He stated that the new building would have landscape and setback requirements. He stated that 26-feet of the property would be taken if Franklin Road is expanded. The current property owner is not able to rent the property due to the traffic on Franklin Roads. He stated that the neighbors are in favor of this change.

Commissioner McLemore asked if this amendment passed, would a Neighborhood Meeting would be required for the rezoning of this property.

Mr. Andrew Orr, Long Range Supervisor, stated that a Neighborhood Meeting was held as part of this request. He stated for straight rezoning, a Neighborhood Meeting would not be required. He stated that if it the item was a Planned District request, then a Neighborhood Meeting would be required.

Alderman Petersen stated that this property is located across from a church. She stated that further south, the area is residential. She stated that there is another church behind it. She stated that she understood Staff's concerns.

Commissioner Allen stated this would be a time where change to the Envision Franklin Land Use Plan is merited. She asked Mr. Orr about the sewer situation.

Mr. Andrew Orr stated that any new building would need to be connected to the sewer.

Mr. Jimmy Wiseman, Assistant Director of Engineering, stated that they would need to study the sewer once a development plan was submitted.

Commissioner McLemore stated that she felt that approving the amendment would be an improvement for the property.

Chair Hathaway asked for a vote on the motion.

Chair Hathaway asked for a roll call vote.

The motion carried unanimously.

ACTION:	**Motion to Approve the Resolution 2020-223, Item 4, by Commissioner Jimmy Franks second by Commissioner Scott Harrison;**
	Motion Passed 8-0
AYES:	**Ann Petersen, Marcia Allen, Jimmy Franks, Scott Harrison, Mike Hathaway, Roger Lindsey, Alma McLemore, Michael Orr**
NOES:	**None**
ABSTAIN:	**None**

5. Consideration Of Resolution 2020-224, A Resolution To Adopt An Envision Franklin Plan Amendment To Amend The "Boyd Mill Avenue, Magnolia Hall Historic Estate" Special Consideration For The Conservation Subdivision Design Concept. (PUBLIC HEARING)

Sponsors: Eric Conner, Andrew Orr, Emily Wright

Attachments:
1. Magnolia Hall Area Map
2. RESOLUTION 2020-224 Envision Franklin amendment for Magnolia Hall_with Exhibit.Law Approved
3. Applicant Submittal
4. Magnolia Hall-Proposed Language
5. Citizen Comments

Chair Hathaway recused himself from Item 5.

The Chair was turned over to Vice-Chair Lindsey.

Mr. Conner stated that The subject property is located at 600 Boyd Mill Ave. and is commonly known as the Magnolia Hall Historic Estate. The site currently has the Conservation Subdivision Design Concept, with a Special Consideration. The applicant is requesting to amend this Special Consideration in a manner that removes the existing limit on additional infill lots, should the infill lot be developed in accordance with established principles of Envision Franklin and with guidance from the Historic Zoning Commission. The Special Consideration that this application looks to amend was derived from recommendations made by the Infill Working Group during the Envision Franklin drafting process. The committee put this Special Consideration in place aiming to protect the integrity of the historic home, and its contextual setting. The committee decided that five additional single-family lots would be the maximum appropriate amount in order to do so.

A virtual neighborhood meeting was held on October 14, 2020, a recording of which is available on the City website. Nearby property owners attended the meeting and voiced concerns regarding the conceptual single entrance on Glass Lane and the traffic that it would create. Staff has received 3 public comments regarding this item, all of which spoke against the proposed amendment; these comments are included in the Civic Clerk digital items.

Please note that the conceptual plan provided by the applicant that is in your Civic Clerk item is conceptual and has not been reviewed for compliance with Franklin's Zoning Ordinance. Should a plan amendment be approved, all specific plans for any development at this site will be reviewed as part of the Development Plan and Site Plan process. Staff and applicant responses to Envision Franklin's criteria for amendments has been provided in the staff report attached to this item in Civic Clerk.

Staff does not believe that this request meets the criteria and recommended Disapproval of Resolution 2020-224. However, Staff has worked with the applicant on the proposed language for the Special Consideration amendment and is comfortable with the language provided should the Planning Commission decide to approve the applicants request;

Vice-Chair Lindsey asked if there were any citizen comments.

Alderman Margaret Martin, speaking as a citizen, stated that she was in favor of this amendment. She stated that she served on the committee that set a limit for five homes on the property. She stated that the property had been on the market for ten years. She stated that the Applicant wants to work with the Historic Zoning Commission. She urged the Commission to grant the Applicant's request.

Ms. Mel Payne, 418 Boyd Mill Ave. - Opposed. She stated that she had written a letter of concern about this item.

Ms. Kelly Dannenfelser, Assistant Planning Director, stated that the letter had been received and given to the Commission.

Ms. Payne stated that she and her husband, Mike, spoke with many neighbors who sent letters of concern. Her concerns included the impact on the historic integrity of the area, increased traffic, and the density. She stated that her property borders the Vandalia cottages. She stated that the Vandalia residents are in favor of this item.

Mr. Joseph Woodroof, 713 Glass Lane - Opposed. He stated that was not opposed to the Envision Franklin amendment, but felt that a cap on the number of homes was needed.

Ms. Damon Akin Rogers, 431 Boyd Mill Ave. - Opposed. She stated that the amendment was extreme. She wants to see the number of homes remain at five.

Mr. Chuck McDowell, 419 Boyd Mill Ave. - Opposed. He stated that he would like to see the property as it is and have the home restored. He stated that he was against having fifteen homes on the property.

Mr. Matt Powell, 723 Glass Lane - Opposed. He stated that there should be a sensible limit on the number of homes built on the property.

The Applicant was represented by Mr. Jason Goddard of Design Studio, along with Mr. Bernie Butler. Mr. Goddard stated that they have been working for over a year on the property vision. The did not want to present a plan at the meeting at this time. He stated that they had conducted two neighborhood meetings with no opposition. He stated that would take Staff's and the neighbor's concerns into future consideration. He stated that they want a design that will pay homage to Magnolia Hall.

Mr. Butler stated that he appreciated all of the people that love the home. He stated that this was an important home to him. He stated that he wants a plan that will save Magnolia Hall for years to come. He stated that the neighbors do not want the driveway on Glass Lane. He stated that if they have fifteen homes, Magnolia Hall would be the centerpiece.

Vice-Chair Lindsey asked for a motion.

Commissioner Harrison moved, seconded by Commissioner Orr, to recommend Approval, with Conditions, of Resolution 2020-224 to the Board of Mayor and Aldermen.

Vice-Chair Lindsey asked for any discussion on the motion.

Commissioner Harrison is in favor of this amendment, but he was not sure that fifteen homes is appropriate. He stated that he would want the Applicant to work with staff.

Commissioner Allen stated that she was not in favor of this amendment because there should be a specific number of homes presented before the Commission.

Alderman Petersen stated that she attended a neighborhood meeting. She stated that the neighbors were very concerned about fifteen homes. She asked Staff to explain how this could be handled to have a specific number of homes, as Commissioner Allen stated.

Mr. Andrew Orr stated that, at this time, there is not a specific number associated. He stated this amendment would allow Staff to work with the Historic Zoning Commission to design a plan for Magnolia Hall. He stated that the approach taken with Envision Franklin was put in to place at a time when there was great concern about infill. This was a protective measure that

would not allow Magnolia Hall to be over developed by limiting it to five homes. He stated the goal was to preserve as much of the estate as possible.

Commissioner McLemore stated that she would like the Applicant to come back with a specific number, below fifteen.

Commissioner Franks asked why a plan was not presented.

Mr. Orr stated that with Envision Franklin amendments, a plan is requested However, the plan does go through the review process. It was for reference only.

Commissioner Franks stated that reviewing a conceptual plan would save time and money.

Mr. Butler stated the plan was included in the packet. He stated that their plan is to refine the plan to take neighborhood comments in consideration.

Ms. Dannenfelser stated that a plan is presented with the amendment to give a visual idea, but the Applicant chose not to present the plan at this meeting because they wanted to work with Staff and neighbors to refine the plan.

Ms. Amy Diaz-Barriga stated that, even if a plan is submitted, an Envision Franklin plan amendment does not entitle the developer to that plan. She stated that the Commission is considering uses only.

Commissioner Harrison stated that any plan would come before the Planning Commission. He stated that they would have voting power over the plan at that time.

Mr. Gerth stated that Envision Franklin is a guiding document. It does not entitle a property, but provides the guidance that we can build upon to manage the City. He again stated that Envision Franklin is a guiding document and does not entitle a property.

Alderman Petersen asked how many acres were associated with the property.

Mr. Butler stated there twelve acres, and that seven acres would be green space.

Mr. Andrew Orr stated that the property was in Conservation Subdivision.

Vice-Chair Lindsey asked for a vote on the motion.

Vice-Chair Lindsey asked for a roll call vote.

The motion carried by the following vote (5-2). Alderman Petersen and Commissioner Allen voted against the item.

ACTION:	**Motion to Approve with Conditions the Resolution 2020-224, Item 5, by Commissioner Scott Harrison second by Commissioner Michael Orr;** **Motion Passed 5-2**
AYES:	**Jimmy Franks, Scott Harrison, Roger Lindsey, Alma McLemore, Michael Orr**
NOES:	**Ann Petersen, Marcia Allen**
ABSTAIN:	**Mike Hathaway**

6. Consideration Of Resolution 2020-244, A Resolution To Adopt An Envision Franklin Plan Amendment For A Parcel Generally Located North Of Long Lane, East Of Interstate-65 And West Of Alfred Ladd Road, Known As Map 106 Parcel 18402, To Change The Design Concept From Single Family Residential To Recreation, And Create A New Special Consideration. (PUBLIC HEARING)

Sponsors: Eric Conner, Andrew Orr, Emily Wright

Attachments:
1. Long Lane Amendment Map
2. RESOLUTION 2020-244 Envision Franklin Amndmnt_Long Lane_Recreation_with Exhibits.Law Approved
3. Alfred Ladd Rd-Special Consideration
4. Applicant Submittal
5. Citizen Comments

Chair Hathaway recused himself from Item 6.

Mr. Conner stated that The subject property is generally located north of Long Lane, east of Interstate-65, and west of Alfred Ladd Road; the property currently has the Single-Family Residential Design Concept, and the applicant is requesting to amend the site to have the Recreation Design Concept. The parcel is currently undeveloped.

A virtual neighborhood meeting was held on August 6, 2020, a recording of which is available on the City website. The meeting was attended by a large number of nearby property owners and interested residents who voiced concerns regarding the conceptual development associated with this request, potential noise and traffic generation on the site, and the general change of the parcel away from a single-family residential use.

Staff has received 30 public comments in opposition of this item and 1 public comment in favor, predominantly from nearby Ladd Park residents, and the Applicant provided 117 comments in support from interested parties; these comments are included in the Civic Clerk digital items.

Please note that the conceptual plan provided by the applicant that is in your Civic Clerk item is conceptual and has not been reviewed for compliance with Franklin's Zoning Ordinance. Should a plan amendment be approved, all specific plans for any development at this site will be reviewed as part of the Development Plan and Site Plan process.

Staff has expressed concerns regarding the size and intensity of the conceptual development provided by the applicant, as well as the location of the conceptual access points; an in-depth analysis of the location of the future streets and street connections will need to be evaluated.

Additionally, staff believes it is important to consider the timing of the Long Lane overpass as it relates to any conceptual future development at this site, as the overpass is integral for connectivity to any sizable development.

A new Special Consideration is also part of this amendment request, for the area north of Long Lane, between Interstate-65 and Alfred Ladd Road. The Special Consideration states that secondary local commercial uses may be appropriate in a master-planned development as long as they are secondary, limited, and supportive of the recreational uses. Additionally, it states that significant landscape area buffering should be provided to mitigate any noise, light, and visual impacts of the uses when they are adjacent to existing single-family residential lots. The exact language of the Special Consideration is included in the staff report and Resolution 2020-244.

Staff and applicant responses to Envision Franklin's criteria for amendments has been provided in the staff report attached to this item in Civic Clerk. Staff believes this request meets the criteria.

Staff recommended Approval of Resolution 2020-244.

Vice-Chair Lindsey asked if there were any citizen comments.

The following citizens spoke in-person concerning Item 6:
1. Mr. Chuck Flueck, 160 Clyde Circle - Opposed. He stated that this plan is not Recreation, but Regional Commerce.
2. Mr. Danny Anderson, 304 Berry Circle (caller) - In Favor Of. He stated it was a place for children to go.
3. Ms. Kelly Brown, 379 Snowden St. West - Opposed. She asked the Commissioners to uphold Envision Franklin.
4. Mr. David Pankake, 127 Hobbs Drive - Opposed. His concern was having a large sportsplex near a neighborhood.
5. Ms. Megan Thiel, 167 Alfred Ladd Road - Opposed. Her concern was that the bordering property was zoned Agricultural or Single-Family when they bought their home. She asked the Commission not to change Envision Franklin.
6. Mr. Spence Davidson, 168 Circuit Road - Opposed. He stated that he did not receive notification from the design team. He

stated that this plan is not Recreation. He was concerned about traffic.
7. Mr. Phillip Skipper, 159 Wise Road - Opposed. He was concerned about traffic during tournaments.
8. Ms. Michelle Sutton, 316 Irvine Lane - Opposed. She was concerned about parking during tournaments.
9. Mr. Robert Malloy, 158 Hobbs Drive - Opposed. He was concerned that the City was not concerned about the families that would be impacted by the venue.
10. Ms. Lauraleigh Freheim, 153 Herald Court - Opposed. She asked the Commission to uphold Envision Franklin to protect home values. She was concerned about traffic safety.
11. Ms. Monica Neubauer, 218 Fowler Circle - Opposed. Her concern is for traffic safety and increased traffic. She stated that events caused a backlog of traffic, cutting off arteries.
12. Mr. Nathan Narwold, 348 Irvine Lane - Opposed. He stated that the majority of 1200 households are against this plan.
13. Mr. Donnie Sutton, 316 Irvine Lane - Opposed. He stated there were other better locations to build this site.
14. Mr. Steve Lunsford, 168 Fowler Circle - Opposed. He stated that there was no recreational benefit to the people in Ladd Park. He stated there would be noise from the traffic and garbage collections.
15. Mr. Patrick Kenny, 460 Avon River Road - Opposed. He stated that this was the wrong property for this venue and the building was too large. He stated there would be traffic congestion.
16. Mr. Joseph King, 464 Avon River Road - Opposed. He stated this was a commercial offering, not recreational, and would be better located at another location.
17. Ms. Mary Jeanette Rowlett, 336 Alfred Ladd Road - Opposed. She is concerned about the curve at Long Lane and traffic safety.
18. Ms. Fran Skipper, 159 Wise Road - Opposed. She stated that this facility needs to be located at a different area. It is too close to a large neighborhood.
19. Ms. Jeanine Lynch, 127 Grigsby Road - Opposed. She stated this facility would affect the residents of Ladd Park and was especially concerned with the overflow parking.
20. Ms. Janice Mims, 354 Finnhorse Lane - Opposed. She stated that they should not change Envision Franklin because the amendment was not compatible. She was concerned about traffic and quality of life.
21. Ms. Wendy Tolmack, 832 Fontwell Lane - Opposed. She stated that her concern was that the developer did not have the needed financial backing for the project and was trying to save money on land that cost less.
22. Mr. Steve Igmire, 838 Fontwell Lane - Opposed. He stated that the proposed complex was Regional Commerce, not Recreational. He stated the facility was too large and compared it to a Walmart.
23. Mr. Matthew Shumacker, 134 Wise Road - Opposed. He was concerned about the noise pollution and large facility.
24. Ms. Tracey Shumacker, 134 Wise Road - Opposed. She stated that did their due diligence before buying their home. She asked that the Commission vote no.
25. Ms. Jennifer Gammons, 128 Circuit Road - Opposed. She stated that her home is within 500 feet of the complex. She stated that they would not have purchased their home if they had known. She was concerned about traffic and safety.
26. Ms. Amber Talbot, 117 Circuit Road - Opposed. She stated that the overpass was not close to being developed and the sports complex would bring in dangerous levels of traffic.

The following citizens spoke (call-ins) concerning Item 6:
1. Ms. Anna Ludnick, 1013 Blaine Ct - Opposed. She is concerned about the alcohol sales and driving safety.
2. Mr. Bill Miller, 101 Forrest Crossing Blvd. - Attorney representing the residents of Ladd Park who are in opposition to this amendment. He stated that there are not sufficient grounds to amend Envision Franklin.
3. Mr. Todd Straughn, 1146 Cross Creek Drive - In Favor Of. He stated that Williamson County needed more resources to encourage sports and an asset to the property values.
4. Mr. Steve Abernathy, 152 Clyde Ct. - In Favor Of. He stated that only forty units could be built on the property by a developer and would not be cost effective for a builder.
5. Mr. Wes Collins, West Harpeth Road - In Favor Of. He stated that Franklin needs this facility. He stated this was a good location for the facility.
6. Mr. Robert Hilton, Pratt Lane - Opposed. Asked to keep Envision Franklin the same. He stated that this was a special use project and he questioned whether the City would want this building if the ownership failed.
7. Ms. Beth Beziak, 126 Hobbs Drive - Opposed. She asked the Commissioners to look at the situation from the residents of Ladd Park who would be making a sacrifice.
8. Mr. Joey Blake - Opposed. He stated that the residents of Ladd Park will be affected in areas such as property values.
9. Ms. Julie Wilson, 345 Irvine Lane - Opposed. She asked that Envision Franklin remain unchanged. She stated that this is not the right location for a sportsplex. She stated the financial impact to the community is unknown.
10. Ms. Sharon Hunterman, 413 Alfred Ladd Road - Opposed. She stated that traffic on Carothers Parkway will increase.
11. Mr. Eric Stoddy, Franklin Resident - In Favor Of. He stated that this facility would open up sports (hockey) to children

throughout the County.
12. Ms. Bethany (and Keith) Evans, 106 Ladd Road - Opposed. She stated that this property is not very large and the facility is very large. She stated it would bring noise and bright lighting.
13. Ms. Katie Campbell, 228 Irvine Lane - Opposed. She asked that Envision Franklin remain unchanged. She is concerned about traffic through her neighborhood.
14. Mr. Larry Gammons, 128 Circuit Road - Opposed. He stated this was a commercial development and he was concerned about the alcohol sales, noise and traffic.
15. Ms. Amy Booth, 146 Finnhorse Lane - Opposed. She stated that she is concerned about traffic and the safety for children.
16. Mr. Jordan Walker, 4002 General Martin Lane - In Favor Of. He stated that this would be a great location for hockey. His children would use this facility. He stated it would be great for the community and economy.
17. Mr. Stephen Gianotti, 448 Finnhorse Lane - Opposed. He stated that he disagreed with the proposed location of the facility.
18. Ms. Rachel Perry, Ladd Park resident - Opposed. She stated that the traffic would increase and be a problem.
19. Ms. Beth Smith, 134 Circuit Road - Opposed. She stated that this facility would be very close to her home. She stated that this facility would be loud and traffic would be a problem. She does not want this facility to be her view from her home.
20. Mr. Eric Wagnor, 465 Circuit Road - Opposed. He stated that his family researched this sports complex and believe that this is not the right location. He is concerned about traffic, noise and safety.
21. Ms. Jennifer Harrera, 193 Circuit Road - Opposed. She stated that this facility would be in the "backyard" of the home she is building. She stated that without the support of the neighbors this commercial entity would not be fruitful. She stated that this needs to be in a different location.
22. Mr. Pete Smith, resident in Sullivan Farms - In Favor Of. He stated that a greater number of people in the community support this facility.
23. Ms. Laura King, Avon River Road - Opposed. She stated that the neighbors want the facility but in a different location.
24. Ms. Emily Krazinski, 506 Alfred Ladd Road - Opposed. She stated that she supported The Refuge Center, but this was no the correct location for a complex this large. She is concerned about public safety and quality of life.
25. Mr. Matthew Olive, 167 Alfred Ladd Road - Opposed. He stated that he was concerned about traffic and safety.
26. Mr. Joe Drapnick,116 Clyde Circle - Opposed. He stated this facility needs to be in a commercial district because of traffic.
27. Mr. Dan McDonald, 107 Oakland Hills Drive in Temple Hills - In Favor Of. He stated that there are over 300 teenagers in the hockey league. He has concerns about how far families in Williamson County have to drive currently to take their children to an arena. He stated this will be great for the community.
28.Mr. Eric England, 4050 Ryecroft Lane - Opposed. He stated that this is the wrong location, does not fit the transition, will serve alcohol, increase traffic and possibly endanger children in the neighborhood.
29. Ms. Erica Flowers,147 Hobbs Drive - Opposed. She stated she is opposed to the proposed location, but would like to see it built somewhere else in Williamson County.
30. Mr. Andrew Fender, 445 Alfred Ladd Road East - Opposed. He stated that he would like to see Envision Franklin remain unchanged. He said a hockey facility would be great for Franklin, but this property is not the right location.
31. Ms. Leighann Haviland, 206 Fowler Circle - Opposed. She stated that the facility would be appreciated in another location. She stated this is a commercial and not recreational facility.
32. Ms. Hailey Acton, 509 Justin Drive - In Favor Of. She stated this would be good for the community and Downtown Franklin.
33. Mr. Healey, Ladd Park resident - Opposed. He stated that this location is the wrong location. He is concerned about traffic safety.
34. Ms. Linda Hollihand, 468 Wise Road - Opposed. She is concerned about traffic throughout the Ladd Park development during tournaments which will affect the safety of children.
35. Ms. Lauren Dunham, 262 Molly Bright Lane - Opposed. She asked that the Commission disapprove this amendment. She is concerned about that facility will serve alcohol.
36. Ms. Bender, 445 Alfred Ladd Road - She stated that a hockey rink in Williamson County is a great idea, but this is not the right location because it is too close to a neighborhood.
37. Mr. Mike Blair, 96 Molly Bright - Opposed. He stated that he does not support this amendment. He stated that this large facility would affect the view of the residents of Ladd Park.
38. Ms. Eileen Pankake, 127 Hobbs Drive. She stated they are in favor of a complex, but against this location. She stated there are safety concerns because of the road conditions.
39. Mr. Allen Longmeade - Opposed. He stated that 80% of the Ladd Park residents are against this location. He is concerned about the alcohol sales, increased traffic, and the safety of neighborhood children.
40. Mr. John Sering, 779 Cromwell Lane in Carothers Cove - Opposed. He stated that he is against this location for the facility due to increased noise and traffic.

41. Mr. Gary Cline, 365 Irvine Lane - Opposed. He stated that this facility should not be located near a large neighborhood. He stated that other hockey facilities are not close to single family neighborhoods. He supports a facility in the right location.
42. Mr. Kevin Freheim, 153 Herald Court - Opposed. He stated that this building is large and is not a recreational facility.
43. Mr. Martin Rehugh, 902 Beaman Drive - In Favor Of. He stated that he works with a hockey league. He stated that the closest hockey rink is thirty minutes away, and spending ten hours per week traveling.
44. Ms. Kathy Brooks, Ladd Park resident - Opposed. She stated that she is concerned about the increased amount of traffic, especially during tournament weekends. She stated that this facility does not fit in. It is too large for the proposed property.
45. Ms. Reyna Mercer, 151 Wise Road - Opposed. She stated that many neighbors did not receive notification letters. She stated that she is concerned about the alcohol sales and the traffic safety issues related to the sale of alcohol. She stated that she is in favor of the project but not in this location.
46. Ms. Jennifer Hillman, 84 Molly Bright Lane - Opposed. She stated that a hockey facility would be great for Williamson County, but this is not the right location. She stated it will cause noise pollution and unsafe traffic conditions.
47. Mr. Chad Holmes, 555 Avon River Road - Opposed. Mr. Holmes represents the Ladd Park HOA with over 1200 homes. He stated that one third of the neighborhood responded to a survey. He stated that over 80% were opposed to the potential sports facility. He stated that the opposition had grown. He stated that this development does not fit on this parcel. He stated that there will be increased noise and traffic. He also stated that he was concerned that a facility that sold alcohol would be located near the new location of The Refuge Center.
48. Ms. Tanya Richardson, 315 Beamon Drive - Opposed. She stated that she is concerned about the noise, alcohol sales, and increased traffic. She is also concerned whether this complex would be able to survive financially during a pandemic.
49. Mr. Brian Smith, 2460 Hidden River Lane - In Favor Of. He stated that he believes the developer will put in buffers to protect the neighborhood. He stated that Williamson County needs this facility.

Vice-Chair stated that this closed the Public Comment portion.

The Applicant was represented by Mr. Greg Gamble, Gamble Design Collaborative. Mr. Gamble stated that he was joined on the phone with Mr. Eric Kauhr. Mr. Gamble gave a presentation for the Franklin Sports Complex. Mr. Kauhr stated that his family had been part of the community for many years. He stated that his family had donated street lights to the City of Franklin. He stated that it was his desire to offer a development that would better the community. He stated that they have brought one of the largest operators of sports facilities in the world to help with this project. He stated that they are adhering to the open space requirement. He stated that they have conducted noise studies that show that noise will not affect the surrounding area. He stated that they have received overwhelming support for the project, including 175 Ladd Park residents. He stated that there is a need for this facility and it will generate $8 million in economic impact for the community.

Mr. Gamble stated that the Planning Commission must show that five criteria have been met in order to change Envision Franklin. The five criteria are:

A. Significant changes have occurred since the adoption of the plan that necessitate the proposed amendment.
B. The proposal is consistent with the overall intent of Envision Franklin.
C. The proposal is compatible with the design concepts of the surrounding area and does not cause an abrupt change in massing, form, or architecture.
D. The proposal does not adversely affect the health, safety, and welfare of the public.
E. Substantial improvements in the quality of life for Franklin citizens will be achieved.

Mr. Gamble stated that this area has seen significant change in the last twenty years. The Ladd Park PUD was approved in 2004 and since then, over 2000 homes have been constructed. The property along Carothers Parkway and Long Point Way has been rezoned to Neighborhood Commercial. Most recently, the City of Franklin has annexed over 800 acres directly south of Long Lane, outside the Urban Growth Boundary. During this time frame, the City of Franklin acquired land for the Southeast Municipal Sports Complex. The City Southeast Park Master Plan is intentionally located in the middle of residential neighborhoods on Carothers Parkway. This facility will host practices, tournaments and other sporting events. It is located conveniently for residents who live on the east side of Franklin. It currently has one access point across from Lockwood Glen. There is a planned future connection that will one day connect to Long Lane. He stated that the City is planning for growth. The properties to the south were annexed into the City in 2019. At this time, Carothers Parkway could be considered to extend south and Goose Creek By-Pass could be extended to Long Lane. These two roads are critical to reduced traffic volume. Multiple properties are in planning for Long Lane at this time. The extensions of these roads is becoming a reality. The Goldberg Plan Proposal will track in front of the development plan submittal for the Franklin Sports Complex. Mr. Gamble stated that there is no question that these roads need to be improved. There is no question that Long Lane needs upgrades.

The fact that the flyover for I-65 has been approved to be funded by the City Aldermen. The City has a system in place where development pays for development and roadway impacts are mitigated. A traffic study is not required for an Envision Franklin amendment. They wanted to make sure that they were addressing these issues that have been submitted to the City of Franklin Engineering Department. The property currently has an Envision Franklin policy of Single Family Residential with a maximum limit of three stories. This property is directly across the street from property that is zoned Regional Commerce which has a maximum height of twelve stories. He stated that there is a lot of speculation what could be built at the Ag Center. This proposal is compatible with the design concepts in the surrounding areas. Large buffers and intense landscape will provide a sense of privacy for the surrounding neighborhood more than another single-family development in their backyard. The proposal for recreational policy allows for buildings that transition from the Ag Center. Mr. Gamble showed the original Master Plan from the first meeting. Following the neighborhood meeting, they redesigned the plan to respond to many of the comments. They have now shifted the development toward I-65. The Zoning Ordinance requires that all parking be located behind or to the side of the building. They added a 100-ft buffer along the property boundaries. This 100-ft buffer will contain a reforestation area, an 8-ft. berm, and a 6-ft. privacy fence. He stated that they are in agreement with all of the special conditions read by Mr. Andrew Orr. He stated that they are committing to Dark Sky Lighting to limit light pollution. They will locate the ice chillers on the I-65 side. They have a Master Plan that is to design with the land. There is a ridge across the property on this location between the two buildings. The buildings are designed so that they will be one story on the parking lot side and two-stories on the Long Lane side. The one-story accessory building will include sports equipment and retail, trainer offices and a restaurant. Mr. Gamble presented a view of the transitional view from Long Lane. He presented a view of the facility from the parking lot. He showed the elevation from the field house. He showed the Google Earth image of the property. He stated that you would have to be elevated above the trees to see the roofline of the field house building.

Mr. Gamble restated that there are specific criteria that have to be met for an Envision Franklin amendment. He stated that the City's annexation of 800 acres puts this facility in the middle of the growth corridor. He stated that this proposal is compatible with the design concepts of the surrounding area and does not cause an abrupt change in massing, form, or architecture. This proposal meets this criteria because existing design policy has an abrupt change in massing from Single Family Residential to Regional Commerce (up to 12 stories); Proposed change would create a transition in massing from Single Family Residential to Regional Commerce; and Recreational anchor along Southeast Park for the south side of Franklin. Concerning Criteria D, this complex would promote healthy lifestyles for the community. It will reduce commute time for families who travel to other hockey arenas. The location is easy for families to access.

Mr. Gamble stated that he was happy to answer any questions.

Vice-Chair Lindsey asked for a motion.

Alderman Petersen moved, seconded by Commissioner Orr, to recommend Disapproval of Resolution 2020-244 to the Board of Mayor and Aldermen.

Vice-Chair Lindsey asked for any discussion on the motion.

Commissioner McLemore asked where people would park, especially if there were 3000 people attending. She asked how often the tournaments were held.

The applicant stated that the tournaments would occur seven to twelve times per year. He stated that the number of seats in the hockey arena totals 1800 seats, plus 200 seats in the sports complex. He stated that had 700 parking spots and would ask the County for help with overflow.

Vice-Chair Lindsey asked for a vote on the motion.

Vice-Chair Lindsey asked for a roll call vote.

The motion carried by the following vote (6-0). Commissioner Franks was absent from the vote.

ACTION:	**Motion to Disapprove the Resolution 2020-244, Item 6, by Commissioner Ann Petersen second by Commissioner Michael Orr;** **Motion Passed 6-0**

AYES:	**Ann Petersen, Marcia Allen, Scott Harrison, Roger Lindsey, Alma McLemore, Michael Orr**
NOES:	**None**
ABSTAIN:	**Mike Hathaway**

Vice-Chair Lindsey turned the Chair back to Chair Hathaway.

REZONINGS/DEVELOPMENT PLANS

7. Consideration Of Resolution 2020-222, A Resolution Approving A Revised Development Plan, Huffines Ridge PUD, For The Property Located South Of East McEwen Drive And West Of Carothers Parkway.

Sponsors: Amy Diaz-Barriga, Emily Wright

Attachments:
1. Map Huffines Ridge PD Rev 1
2. RES 2020-222 Huffines Ridge PUD Revision 1_with Map.Law Approved
3. Cof 7375 Conditions of Approval_01
4. COF 7375 PLAN SHEET ONLY
5. COF 7375 FULL PLAN SET

Ms. Diaz-Barriga, Current Planning Supervisor, stated that the purpose of this revision to the Development Plan is to remove an external access point from the plan, where Ezeal Drive intersected with Huffines Ridge Drive. This connection was previously shown on the development plan, approved in April of 2019, as an access drive. At site plan, this connection was changed to a public right-of-way and was extended to connect to Aureum Drive. During the finalization of the grading plans for this connection at Huffines Ridge Drive, Milcrofton stated that they would not let their water line be lowered to accommodate the road connection. The development team and staff have spent many months trying to work on alternatives that would not encumber Milcrofton's line. The development team and staff have also been in routine contact with Milcrofton to discuss any flexibility or reconsideration of their stance on not lowering the water line. Despite these efforts, Milcrofton has yet to change their stance on the waterline issue. Staff has reviewed several design alternatives, and feels that the revision shown is the one with the least amount of safety concerns. It does reduce a cross-connection, and it does change the entrance to the Parks property, so staff would prefer that staff, the developer, and Microfton could come to a solution where a connection to Huffines Ridge Drive could be retained and a development plan revision is not needed. Staff is hopeful that an agreement with Microfton is on the horizon, but does not want to hold up development any longer, so staff can support this revision. But to this end, staff has made a condition of approval that should an agreement be reached with Milcrofton in the near future to lower all or a portion of the line, then the connection can be made and another Development Plan revision is not required. The potential change will be bonded with a site plan revision with a deadline of December 31, 2030 to release the surety if an agreement is not made with Microfton Utility District.

Staff recommended Approval, with Conditions, of Resolution 2020-222 to the Board of Mayor and Aldermen.

Chair Hathaway asked if there were any citizen comments. There were none.

The Applicant was represented by Mr. Greg Gamble, Gamble Design Collaborative. The Applicant stated that they were in agreement with Staff comments and there to answer any questions.

Chair Hathaway asked for a motion.

Commissioner Harrison moved, seconded by Commissioner McLemore, to recommend Approval, with Conditions, of Resolution 2020-222 to the Board of Mayor and Aldermen.

Chair Hathaway asked for any discussion on the motion.

There being none, Chair Hathaway asked for a vote on the motion.

Chair Hathaway asked for a roll call vote.

The motion carried unanimously. Commissioner Franks was absent from the vote.

ACTION: **Motion to Recommend Approval with Conditions to the Board of Mayor and Aldermen the**

	Resolution 2020-222, Item 7, by Commissioner Scott Harrison second by Commissioner Alma McLemore;
	Motion Passed 7-0
AYES:	**Ann Petersen, Marcia Allen, Scott Harrison, Mike Hathaway, Roger Lindsey, Alma McLemore, Michael Orr**
NOES:	**None**
ABSTAIN:	**None**

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

8. Harpeth Community Church Subdivision, Site Plan, Lot 1, Revision 2 (Holly Hill Verizon Wireless Cell Tower), Constructing A New Stealth Wireless Telecommunication Tower, On 9.01 Acres, Located Near The Intersection Of Lewisburg Pike And Mack Hatcher Parkway, At 1101 Gardner Road.

Sponsors: Amy Diaz-Barriga, Emily Wright

Attachments:
1. MAP Harpeth Comm Church subd, SP Lot 1 Rev 2 Cell Tower
2. COF 7346 Conditions of Approval_01
3. COF 7346 SITE LAYOUT ONLY
4. COF 7346 ELEVATIONS ONLY
5. COF 7346 FULL SITE PLAN

Ms. Diaz-Barriga stated that this site plan proposes to construct a stealth wireless cell tower on the Harpeth Community Church property, at the intersection of Lewisburg Pike and Mack Hatcher Parkway. The tower is to be designed within a structure resembling a church bell tower. The tower meets all of the additional requirements of Chapter 5 of the Zoning Ordinance for new Telecommunication Tower uses.

Staff recommended Approval, with Conditions, of Item 8.

Chair Hathaway asked if there were any citizen comments. There were none. .

The Applicant was represented by Mr. Matthew Harris, Baker Donelson Firm. The Applicant stated **there was a need for additional cell coverage in this area of the city. He stated that this will greatly enhance wireless and data in the area.**

Chair Hathaway asked for a motion.

Commissioner Harrison moved, seconded by Commissioner Orr, to recommend Approval, with conditions, of Item 8.

Chair Hathaway asked for any discussion on the motion.

There being none, Chair Hathaway asked for a vote on the motion.

Chair Hathaway asked for a roll call vote.

The motion carried unanimously. Commissioner Franks was absent from the vote.

ACTION:	**Motion to Approve with Conditions the Planning Item, Item 8. by Commissioner Scott Harrison second by Commissioner Michael Orr;**
	Motion Passed 7-0
AYES:	**Ann Petersen, Marcia Allen, Scott Harrison, Mike Hathaway, Roger Lindsey, Alma McLemore, Michael Orr**
NOES:	**None**
ABSTAIN:	**None**

9. Lockwood Glen PUD Subdivision, Final Plat, Section 15, Creating 14 Residential Lots And Two Open Space Lots, On 6.06 Acres, Located Near The Intersection Of Sherman Court And McAvoy Drive. (CONSENT AGENDA)

Sponsors: Amy Diaz-Barriga, Emily Wright

Attachments:
1. MAP Lockwood Glen FP sec 15
2. COF 7348 Conditions of Approval_01
3. COF 7348 Lockwood Glen Section 15 Final Plat

This item was approved on the Consent Agenda.

10. Spring Creek Subdivision, Final Plat, Revision 9, Creating One Commercial Lot On 13.82 Acres, Located At 1854 And 1874 West McEwen Drive. (CONSENT AGENDA)

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

Attachments:
1. MAP 7354 Spring Creek FP Rev 9
2. 7354 Spring Creek Sub FP Rev 9_Conditions of Approval_02
3. 26488.02_V-PLAT_20-0930_sealed

This item was approved on the Consent Agenda.

11. Westhaven PUD Subdivision, Final Plat, Section 57, Creating 34 Residential Lots And Two Open Space Lots, On 11.66 Acres, Located Near The Intersection Of Cheltenham Avenue And Eliot Road. (CONSENT AGENDA)

Sponsors: Amy Diaz-Barriga, Emily Wright

Attachments:
1. MAP WESTHAVEN FP SEC 57
2. COF 7347 Conditions of Approval_01
3. COF 7347 Westhaven Section 57 Final Plat

This item was approved on the Consent Agenda.

12. Westhaven PUD Subdivision, Final Plat, Section 33, Revision 1, Adding One Space Lot To Section 33, On 1.24 Acres, Located Near The Intersection Of Stonewater Street And Cavanaugh Lane. (CONSENT AGENDA)

Sponsors: Amy Diaz-Barriga, Emily Wright

Attachments:
1. COF 7376 Westhaven Sec 33 Rev 1 Final Plat
2. MAP WESTHAVEN FP SEC 33 REV 1
3. COF 7376 Conditions of Approval_01

This item was approved on the Consent Agenda.

13. Williamson County Animal Care Center, Site Plan, Offsite Sanitary Sewer Extension (Infrastructure Only), Constructing An Offsite Gravity Sanitary Sewer Main Extension, Crossing 5 Parcels Of 279.42 Total Acres, Located Near The Intersection Of Mack Hatcher Parkway And Old Charlotte Pike. (CONSENT AGENDA)

Sponsors: Amy Diaz-Barriga, Emily Wright

Attachments:
1. MAP WILLIAMSON COUNTY ANIMAL CENTER OFFSITE SEWER
2. COF 7386 Conditions of Approval_01
3. COF 7386 Site Plan--Offsite Sanitary Sewer Extension
4. COF 7386 Site Plan -- Buffer Alternative

This item was approved on the Consent Agenda.

14. Phillip Drone Subdivision, Final Plat, Creating 2 Single-Family Residential Lots, On 0.86 Acres, Located At 599 West Meade Boulevard. (CONSENT AGENDA)

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

Attachments:
1. MAP Phillip Drone Sub FP
2. 7377 Phillip DroneSub FP_Conditions of Approval_01
3. PHILLIP DRONE SUBDIVISION_Plat

This Item was approved on the Consent Agenda.

MAJOR THOROUGHFARE PLAN AMENDMENTS

15. Consideration Of Resolution 2020-241, A Resolution To Reject A Request From Boyle Investment Company To Amend Connect Franklin, The Comprehensive Transportation Network Plan, To Reclassify A Roadway Within The Berry Farms PUD Subdivision (Chadwell Tract) As A Collector Roadway. (PUBLIC HEARING)

Sponsors: Paul Holzen

Attachments:
1. Chadwell - Boyle Collector Road Memo (7-28-20)
2. KHA request for Collector Road
3. Collector Road - BOMA Presentation
4. RESOLUTION 2020-205
5. Res 2020-241 Reject request collector road CTNP FMPC.Law Approved
6. Applicant withdrawel request

Mr. Vernon Gerth stated that the Boyle Development Team had withdrawn their request.

Staff recommended to withdraw the item.

Chair Hathaway asked if there were any citizen comments. There were none.

Chair Hathaway asked for a motion.

Commissioner Allen moved, seconded by Commissioner Harrison , to withdraw Resolution 2020-241.

Chair Hathaway asked for any discussion on the motion.

There being none, Chair Hathaway asked for a vote on the motion.

Chair Hathaway asked for a roll call vote.

The motion carried unanimously. Commissioner Franks was absent from the vote.

ACTION:	**Motion to Withdrawn the Resolution 2020-241, Item 15, by Commissioner Marcia Allen second by Commissioner Scott Harrison;**
	Motion Passed 7-0
AYES:	**Ann Petersen, Marcia Allen, Scott Harrison, Mike Hathaway, Roger Lindsey, Alma McLemore, Michael Orr**
NOES:	**None**
ABSTAIN:	**None**

NON-AGENDA ITEMS

Chair Hathaway asked if there were any non-agenda items. There was none.

ANY OTHER BUSINESS

Chair Hathaway asked if there was any other business.

Chair Hathaway thanked the Commission for their dedication.

Commissioner Allen stated that Staff follows the rules and she appreciates them.

Ms. Dannenfelser thanked the Commission for their service.

Chair Hathaway thanked Ms. Angie Johnson, Deputy Assistant City Recorder, for her help with the citizen phone comments.

ADJOURN

Commissioner McLemore moved, seconded by Commissioner Allen, to Adjourn.

Chair Hathaway called for a roll call vote.

The motion Passed unanimously.

There being no further business, the meeting adjourned at 12:04 am.

ACTION:	Motion to Adjourn, by Commissioner Alma McLemore second by Commissioner Marcia Allen; Motion Passed 7-0
AYES:	Ann Petersen, Marcia Allen, Scott Harrison, Mike Hathaway, Roger Lindsey, Alma McLemore, Michael Orr
NOES:	None
ABSTAIN:	None

Roger D. Lindsey
Chair

2/1/2021
Date