



Meeting Minutes

Franklin Municipal Planning Commission

Thursday, February 26, 2026

7:00 PM

Williamson County
Auditorium

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 attend 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.

CALL TO ORDER

Chair Lindsey called the meeting to order at 7:00 p.m.

Commissioners Present: Roger Lindsey; Chair, Michael Orr, Alma McLemore, Alderman Ann Peterson, Nick Mann, Jenny Williamson, Scott Harrison

Commissioners Absent: Jimmy Franks

Staff Present: Amy Diaz-Barriga, Emily Wright, Joey Bryan, Shauna Billingsley

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 a non-consent agenda item, the Chair will hold your comment until the public comment period associated with the item. As provided by law, the Planning 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 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 Lindsey asked for citizen comments. There were none.

Comments on agenda items may be made in person 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 The January 22, 2026, FMPC Minutes.

Sponsors:

Attachments: 1. FMPC January 22 2026 Meeting Minutes

A motion was made by Commissioner Orr, seconded by Commissioner Harrison to approve the Minutes from the January 22, 2026 meeting. The motion carried 7-0. Commissioner Allen abstained.

ANNOUNCEMENTS

Ms. Billingsley stated that on April 1, 2026, there will be an Officials Training for elected and appointed officials at Police Headquarters from 8:30 am- lunchtime. AmySue will email everyone for their lunch order and snacks and drinks will be included. Sam Edwards will discuss laws and procedures governing open records, open meetings and working with BOMA.

CONSENT AGENDA

2. Consideration Of Items 3-4 And 6-11 On The Consent Agenda.

Sponsors:

Attachments: None

Chair Langley stated that the applicant, for item #9, Westhaven Final Plat, has requested to be removed from the Consent Agenda and will request a deferral to the next FMPC meeting so that corrections/additions can be made to the final plat. The Commission will discuss and vote on the deferral when it comes up.

Items for the Consent Agenda include Items 3-4, 6-8, 10-11.

MOTION

Commissioner Harrison motioned to approve the Consent Agenda (items 3-4, 6-8 and 10-11), seconded by Commissioner Orr. The motion carried by a vote of 8-0.

SITE PLAN SURETIES

3. Carothers Development Property Subdivision, Final Plat, Revision 1; Extend The Performance Agreement For Sewer Improvement To March 26, 2026. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

4. Centennial Business Park Subdivision, Final Plat, Lot 9, Revision 8; Accept The Green Infrastructure Improvement, Release The Performance Agreement And Establish A One-Year Maintenance Agreement. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: 1. Inspection punch list
2. Action request - 3-2025 - green infrastructure

The item was Approved on Consent Agenda.

REZONINGS/DEVELOPMENT PLANS

5. Consideration Of Ordinance 2025-54, An Ordinance To Rezone 202.60 Acres To Revise The Hillside Hillcrest Overlay (HHO) District Boundaries For The Property Located South Of Mack Hatcher Memorial Parkway And East Of Franklin Road, At 354 Franklin Road.

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

Attachments:

1. MAP 354 Franklin Rd HHO Rez
2. ORD_2025-54_354FranklinRdRez_Combined_LawApproved
3. 2026-02-05 354 Franklin Road Rezoning Resubmittal
4. Staff Report Exhibit A
5. Conditions of Approval_354 Franklin Road, Rezoning (HHO)
6. 354 Franklin Road EF Amend Staff Report_Sept PC meeting

Staff Presentation: Joey Bryan. Mr. Bryan Stated that the applicant is proposing to alter the Hillside Hillcrest Overlay District (HHO) to align with the revised Conservation Design Concept line for the property located at 354 Franklin Road. The property consists of over 200 acres and is zoned Estate Residential (ER). The modifications to the Conservation line were approved by the Franklin Municipal Planning Commission at its September 25, 2025, meeting through an Envision Franklin Plan Amendment. The Conservation Design Concept promotes the protection of the City's sensitive lands and environmental features and follows the boundaries of these natural features rather than parcel lines. These areas include floodplains, hillsides with steep slopes, hilltops, water resources, tree rows, forested areas, and specimen trees. The tools within the Zoning Ordinance designated to implement the guidance of the Conservation Design Concept are the Zoning Overlay districts such as the Floodway Overlay (FWO) District, the Floodway Fringe Overlay (FFO) District, and the Hillside/Hillcrest Overlay (HHO) District. These zoning tools are the mechanisms by which the City ensures that these areas are protected when development is proposed.

While the majority of the proposed HHO Line for the property aligns with the recently revised Conservation line, the applicant has omitted an area from the proposed HHO that was specifically added to the Conservation Design Concept during the September Envision Franklin Plan Amendment approval. The area omitted from the HHO is an area of approximately 1.40 acres located just north of the single-family lots that front Ash Drive (see attached Staff Report Exhibit A). The area in question was discussed by the FMPC as an important addition to the Conservation area, as protecting the area would result in preservation of the existing stone wall and tree buffer for adjacent Ash Drive residences.

The HHO boundaries are determined by a combination of GIS data, that typically includes elevation contours of hillsides and hillcrests, steep slopes, and a viewshed analysis from major thoroughfares. The area in question may not align directly with some of these typical factors; however, this is a unique site, and the FMPC determined during the Envision Franklin amendment process that the area is best preserved due to natural features such as tree cover and the existing stone wall. The tool to implement the protection of this area and these features is through zoning overlays, such as the HHO. While other tools are available within the Zoning Ordinance to protect and preserve lands, they are site development tools that an applicant can choose to use (or not use). Extending the HHO over this area of the site aligns the zoning with Envision Franklin's Conservation Design Concept and meets the intent of the recent Plan Amendment.

PROJECT CONSIDERATION

The Historic Zoning Commission (HZC) approved a preliminary recommendation for the alteration of the HHO line as proposed; however, the HZC did not discuss the merits of whether this specific area of the Conservation Design Concept be included in the HHO rezoning. The HZC preliminary recommendation is as follows: The HZC recommends approval to the Franklin Municipal Planning Commission and the Board of Mayor and Aldermen provided that any future development does not increase the visibility from Franklin Road and nearby historic resources, including Roper's Knob, Wyatt Hall, Creekside, etc. and that any future rezoning request that would change the permitted maximum building heights, scale, massing, or setbacks does not increase the visibility from those resources beyond what is shown in the viewshed study associated with this HHO rezoning request. If the HHO Rezoning is approved by the Board of Mayor and Aldermen, the HZC will further review a future development proposal for these characteristics at a later date.

RECOMMENDATION:

Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to deny Ordinance 2025-54.

Citizen Comments:

Elaine Harrison, 322 Ash Drive. Ms. Harrison stated that she has lived on Ash Drive since 1972 and for many years the land behind her home has not been available for development. Ms. Harrison asked the Commission when the land became available for building and stated that she is against any new buildings or development within 500 feet of her home. Ms. Harrison explained that she will continue to attend planning meetings and voice her opinion against new development.

Chair Lindsey stated that this request to modify the zoning ordinance at this location is the first time the FMPC has heard the request. The Historical Zoning Commission considered this specific request at an earlier date but planning staff has recommended disapproval of the request to rezone the property.

Hershel Bailey, 322 Ash Drive. Many people in the community are worried about the potential new development around the Ash Drive area as many are elderly and fear for the future of their homes. Some residents have lived in the area for 50-60 years and have experienced the population growth of the city and feel like they are being overlooked. It is understandable that people have the right to do what they want with their property but at the same time the impact on the existing property owners should be considered as well. For years, residents were told that building on adjacent property was not allowed. "Please carefully consider the rezoning request as will effect many everyday lives."

Applicant Presentation: Greg Gamble, representing Cumberland and Western Resources. Mr. Gamble stated that for the last 18 months he has been working with staff on criteria that establishes the HHO line. According to the zoning ordinance the actual boundaries shall be determined by a combination of GIS data, including elevation contours of the hillside, hillcrest and steep slopes. Prior to the vote to amend the Envision Franklin Conservation Area, there were originally four areas included in this request to rezone the property to amend the HHO boundaries. One was along Mack Hatcher Parkway but was removed by the Planning Commission and not included in the proposal. One area is at the Cool Spring Boulevard intersection and one alongside the railroad track (Mr. Gamble referred to a handout map). A conservation area was added (250 feet) to Envision Franklin alongside the properties that back up to Ash Drive. Mr. Gamble noted that any naturally occurring slopes of 14% or greater are protected within a 500 feet buffer. On the west side, the HHO line is proposed to follow a natural tree line left by farmers years ago. Also, the line follows a tree line across from Cool Springs Boulevard intersection where there has been a land disturbance from the creation of the Mallory Valley water utility line that goes through the area. From the Cool Springs intersection going southbound to the property line there is a 60-foot grade change in elevation. Mr. Gamble noted that the line does not follow the tree line along Mack Hatcher or follow the 150-foot scenic corridor buffer or follow the contour line. The proposal is to modify the whole line while staying within the boundaries of those areas that have been manipulated by grading. Then, tying into the HHO line on the western side where it has existed since 2009. Mr. Gamble went on to say that there are situations, depending on how the application is submitted, when Envision Franklin may or may not be considered regarding conservation and HHO lines.

Ms. Wright clarified that rezoning to any base district (R1, R2, etc..) other than Planned District (PD) is approved and a site plan is submitted, Envision Franklin is not looked at because the application is considered a straight rezoning. If an application is submitted for a Planned District, then Envision Franklin is considered.

Mr. Gamble stated that in this instance, Envision Franklin says the lot size must be a ½ acre. There are policies in place/zoning districts that achieve some level of land preservation.

Ms. Wright explained that a property owner could request an Envision Franklin Plan amendment to a different design concept. If approved, it would not necessarily change the conservation line or the HHO line but at this point, the applicant could align a base zoning district with the new design concept. There are many what ifs and the situation can get very complicated.

Mr. Gamble noted that he and staff have been working on possible scenarios and he is not trying to be confrontational. Mr. Gamble stated that the goal is to determine the most appropriate way to protect and preserve the land. Is it setting aside the land as proposed and moving the HHO line or is the most appropriate way to maintain the HHO line established in 2009?

MOTION #1

Commissioner Orr motioned to approve Ordinance 2025-54, An Ordinance To Rezone 202.60 Acres To Revise The Hillside Hillcrest Overlay (HHO) District Boundaries For The Property Located South Of Mack Hatcher Memorial Parkway And East Of Franklin Road, At 354 Franklin Road as submitted with the addition of exhibit A (straight blue line area) incorporated as shown in the staff report, seconded by Commissioner Mann.

Commissioner Orr stated that the goal is to preserve and protect land by adding the proposed area of the tree line and rock wall. The original line (purple line) is an agreed upon line that somewhat follows the tree line but does not follow the contour of the land. By incorporating this additional tree line and rock wall into the HHO, the land is being protected without bending or breaking any rules and is the appropriate thing to do.

Commissioner Allen asked for clarification of the blue line as there are two blue lines referenced in the documents.

Mr. Bryan stated that the blue circle is pointing to the area of discussion and the blue straight line in exhibit A is the line around the existing tree growth.

Commissioner Harrison asked if the blue line incorporates the 1.4-1.54 acres Mr. Gamble referenced.

Commissioner Orr confirmed that the 1.4-1.54 acres would be included.

Commissioner McLemore asked for the motion to be restated for clarity.

Chair Lindsey stated that the motion is to approve Ordinance 2025-24 with the condition that the corner section (1.4-1.54 acres) defined by the straight blue line segment in staff exhibit A.

Ms. Billingsley stated that a survey may be required to know exactly where the line is before taking the proposal to BOMA. For discussion purposes were talking about a blue line on a piece of paper but officially a survey will be necessary.

Commissioner Williamson stated that looking at the back of Hill Estates and the properties adjacent, what activity restrictions are placed on the areas of the buffer zone and the HHO overlay and should the restrictive areas be extended.

Ms. Wright stated that the property behind Hill Estates was left out of the HHO and was already established as single family prior to the existence of the HHO.

Ms. Diaz-Barriga stated the southern portion of the property behind Hill Estates is in the HHO and is undevelopable. The northern portion of the property is in the HHO buffer zone and depending on how steep the slopes are, the property may be limited for development. Ms. Diaz-Barriga explained that changes are not requested because the owners are not present. The property behind Hill Estates is not included in the request for Ordinance 2025-24. The properties would continue to exist as they exist today.

Commissioner Allen disclosed her ties to Hill Estates and stated that when she was growing up her grandparents always said that building could not occur on the property behind Ash Drive. Commissioner Allen also stated that just as the HZC protects the historical viewsheds, residents of Hill Estates and Ash Drive should also have protections from development. Any changes made should protect the residents of Hill Estates.

Chair Lindsey clarified that the front part (southern section adjacent to Hill Estates) of the properties behind Hill Estates is in the HHO and the back (northern portion) is not in the HHO.

Ms. Bailey stated that the property lines are not accurately marked, according to the map and requested corrections be made.

Commissioner Allen asked for further explanation about why staff is not recommending approval of the request.

Mr. Bryan explained that the purple line is the existing HHO line and the applicant proposed to maintain the lines as it exists today. However, for the area marked in blue and the straight blue lines, staff proposes alignment with the updated conservation line. Mr. Bryan noted that the line proposed by staff would protect more land. The HZC recommended approval as they are tasked with looking at the historical aspects of the application and how those characteristics affect the historical component. Whereas, the FMPC looks at an application from a broader perspective, considering how the application affects the area.

Commissioner Mann stated that he cannot support the application as it is because the existing recently approved line does not need to change and there are better tools to preserve the rock wall.

Commissioner Williamson asked for clarification that the application would come before the FMPC with a site plan.

Ms. Wright stated that it depends on what type of development is proposed on the site. If it meets the zoning district, it would only come back before the FMPC in the form of a preliminary plat. In this situation, staff could not tell the applicant they would need to conserve the area. The applicant could choose to do this on their own by creating a conservation easement but staff nor the FMPC would be able to require the applicant to conserve the area. If the applicant proposed a development plan, guidance from Envision Franklin would suggest the area be part of a conservation easement.

Chair Lindsey stated that the motion is to recommend to the BOMA with one condition of approval.

The motion failed by a vote of 3-5 (Commissioners Lindsey, Allen, Williamson, McLemore and Mann voting against)

MOTION #2

Commissioner Mann motioned to disapprove Ordinance 2025-54, An Ordinance To Rezone 202.60 Acres To Revise The Hillside Hillcrest Overlay (HHO) District Boundaries For The Property Located South Of Mack Hatcher Memorial Parkway And East Of Franklin Road, At 354 Franklin Road to BOMA, seconded by Commissioner Allen.

Commissioner Harrison asked what would be planned for the area.

Commissioner Orr asked what the next step of the applicant would be.

Ms. Wright stated that the applicant can proceed to BOMA with the current application in hopes that BOMA may approve the request, or the applicant could withdraw the application and submit a new application.

Commissioner Orr recognized the applicant.

Mr. Gamble stated that he would welcome a motion for deferral for one month so that he could submit an updated application.

Ms. Diaz-Barriga stated that to be on the March FMPC agenda, the applicant would need to resubmit an application by March 5, 2026.

Mr. Gamble stated that if he ended up needing more time, he would request an additional referral.

Commissioner Mann withdrew his motion to disapprove, and Commissioner Allen agreed.

MOTION (Deferral)

Commissioner Mann motioned to defer the application, consideration of Ordinance 2025-24, to the March, 2026, FMPC meeting, seconded by Commissioner Allen. The motion to defer carried by a vote of 8-0.

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

6. Town of Franklin Subdivision, Final Plat, Revision 7, Lot 68, Creating 1 Commercial Lot, On 0.59 Acres Located At 208 And 210 East Main Street And 119 2nd Avenue North. (CONSENT AGENDA)

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

Attachments:

1. MAP Town of Franklin Subdivision, Final Plat, Revision 7, Lots 56 and 58
2. 25-0419 Final Plat Lot 68
3. Conditions of Approval_Town of Franklin Subdivision, Final Plat, Revision 7, Lot 68

The item was Approved on Consent Agenda.

7. Century Industrial Subdivision, Site Plan, Lots 11, 12, 13, And 66, Developing 76,823 Square Feet Of Civic Space, On 6.13 Acres, Located At 306 Beasley Drive. (CONSENT AGENDA)

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

- Attachments:**
1. MAP Century Industrial Park Subdivision, Site Plan (Lots 11, 12, 13, 66)
 2. 1-6 Pages from COF#9026_Williamson Co. JJC_Site Plan
 3. 7-12 Pages from COF#9026_Williamson Co. JJC_Site Plan-2
 4. 13-18 Pages from COF#9026_Williamson Co. JJC_Site Plan-3
 5. 19-22 Pages from COF#9026_Williamson Co. JJC_Site Plan-4
 6. 23-28 Pages from COF#9026_Williamson Co. JJC_Site Plan-5
 7. Conditions of Approval_Century Industrial Subdivision, Site Plan, Lots 11, 12, 13, And 66

The item was Approved on Consent Agenda.

8. Westhaven PUD Subdivision, Final Plat, Section Jewell 4, Creating 29 Single-Family Lots, 3 Townhome Lots, And 2 Open Space Lots On 14.02 Acres, Located Near The Intersection Of Bolton Street And Fairing Way. (CONSENT AGENDA)

Sponsors: Emily Wright, Amy Diaz-Barriga, Chelsea Randolph

- Attachments:**
1. MAP Westhaven PUD Subdivision, Final Plat, Section Jewell 4
 2. 9001 Westhaven PUD Subdivision, Final Plat, Section Jewell 4 Conditions of Approval_01
 3. FINAL PLAT Westhaven PUD Subdivision, Final Plat, Section Jewell 4

The item was Approved on Consent Agenda.

9. Westhaven PUD Subdivision, Final Plat, Section Jewell 2, Revision 2, Creating 1 Single-Family Lot And Revising The Lot Lines For Lots 2575-2579, On 10.244 Acres, Located Near The Intersection Of Bolton Street And Townsend Boulevard.

Sponsors: Emily Wright, Amy Diaz-Barriga, Chelsea Randolph

- Attachments:**
1. MAP Westhaven PUD Subdivision, Final Plat, Section Jewell 2
 2. 9022 Westhaven PUD Subdivision, Final Plat, Section Jewell 2, Revision 2 Conditions of Approval_01
 3. FINAL PLAT Westhaven PUD Subdivision, Final Plat, Section Jewell 2, Revision 2

Staff: Amy Diaz-Barriga. Ms. Diaz-Barriga stated that this item is the Westhaven PUD subdivision final plat. The applicant reached out to staff today after noticing an issue with the associated site plan and they would like to revise the plan. They requested deferral so they can update the site plan so that the easements match the final plat.

Applicant: Sean Michael. Mr. Michael stated that they discovered an issue with a water line easement. The engineering team is working to get it revised so that it will match the plat. Mr. Michael requested a one month deferral.

MOTION (Deferral)

Commissioner Allen motioned to defer the Westhaven PUD Subdivision, Final Plat, Section Jewell 2, Revision 2, Creating 1 Single-Family Lot And Revising The Lot Lines For Lots 2575-2579, On 10.244 Acres, Located Near The Intersection Of Bolton Street And Townsend Boulevard, seconded by Commissioner McLemore. The motion carried by a vote of 8-0.

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

Sponsors: Emily Wright, Amy Diaz-Barriga, Chelsea Randolph

- Attachments:**
1. MAP Westhaven PUD Subdivision, Final Plat, Section 33, Revision 1
 2. 9027 Westhaven PUD Subdivision, Final Plat, Section 33, Revision 1 Conditions of Approval_01
 3. FINAL PLAT Westhaven PUD Subdivision, Final Plat, Section 33, Revision 1

The item was Approved on Consent Agenda.

11. Carothers Park Plaza Subdivision, Final Plat, Abandoning And Dedicating Easements And Creating 2 Lots, On 5.35 Acres, Located At 4309 S Carothers Road (CONSENT AGENDA).

Sponsors: Emily Wright, Amy Diaz-Barriga, Ariella Stanford

Attachments:

1. MAP Carothers Park Plaza, Final Plat
2. 9006-Carothers_Park_Plaza-Final_Plat-2026_01_29
3. Conditions of Approval_Carothers Park Plaza Subdivision, Final Plat (4309 S Carothers)

The item was Approved on Consent Agenda.

PARKS AND RECREATION MASTER PLAN AMENDMENTS

12. Consideration Of Resolution 2025-108, A Resolution Adopting An Update To The Parks And Recreation Master Plan And Affirming The City's Commitment To Providing Quality Parks, Greenways, Recreational Facilities, And Programs For Current And Future Generations.

Sponsors: Lisa Clayton, Heather Eusebio

Attachments:

1. RES_2025-108_ParksMasterPlanUpdate_Combined_LawApproved

Commissioner Mann stated that he is on the board of the Franklin Baseball Club. It is a non-compensated position but wanted to make everyone aware.

Staff: Heather Eusebio. Ms. Eusebio stated that The Parks and Recreation Master Plan serve as the City's primary long-range planning document to guide policy decisions, capital investments, maintenance priorities, and program development related to the parks and recreation system. To ensure the Master Plan remains responsive to changing community needs, growth patterns, and industry best practices, the City periodically undertakes comprehensive updates. The current update was initiated to reflect population growth, evolving recreational preferences, demographic changes, and opportunities for improved connectivity, accessibility, and sustainability across the park system. The update process was led by the Parks and Recreation Department in coordination with City staff, consultants, advisory boards, leagues, and community stakeholders. It included an evaluation of existing parks, facilities, greenways, and programs; analysis of service levels and future demand; and identification of opportunities for land acquisition, facility improvements, and system expansion. Public engagement was incorporated throughout the process to ensure community values and priorities were reflected in the final document. The updated Parks and Recreation Master Plan establishes a clear vision, goals, and implementation strategies to guide short-term, mid-term, and long-term decision-making. Adoption of the plan will support coordinated planning across City departments, strengthen eligibility for state and federal grant funding, and provide a transparent framework for prioritizing capital improvements and operational resources.

Citizen Comments:

Jim Schindley, 319 Braveheart Dr. Mr. Schindley serves as the operations manager of Franklin Baseball Club. As the baseball club has grown tremendously, Mr. Schindley requested an amendment to include turfing the baseball fields at Jim Warren Park. The club serves around 3,000 kids on an annual basis and still has kids on the waiting list. Mr. Schindley stated that on page 22 of the master plan, the city is having difficulty serving the community with the current number of fields and turfing the fields would provide a quick bridge to the field shortage. With scheduling every available day and field combination, but with weather delays, rescheduling is not an option. Turf fields would allow the games to occur despite the weather conditions.

Alderman Petersen stated that turf field was discussed during a recent BOMA meeting.

Ms. Eusebio stated that the city has a lease with FBC, and they are looking to amend the lease. Lisa Clayton, parks director, took this item as a discussion topic at the February 10, 2026, BOMA meeting and was given the go ahead to move forward with putting turf fields in the budget for spring.

MOTION

Commissioner Orr motioned to approve Resolution 2025-108, A Resolution Adopting An Update To The Parks

And Recreation Master Plan And Affirming The City's Commitment To Providing Quality Parks, Greenways, Recreational Facilities, And Programs For Current And Future Generations, seconded by Commissioner Allen.

Commissioner Mann stated that he would like to add the turf field amendment to page 30 of the Master Plan. This would tighten up and clarify what BOMA, Parks Department and the city are trying to accomplish.

Amendment (Turf Field Addition)

Commissioner Mann amended the motion to add turf fields to page 30 of the functionality of Jim Warren Park of the Master Plan, seconded by Commissioner Allen. The motion to amend carried by a vote of 8-0.

With no further discussion, the main motion, as amended, carried by a vote of 8-0.

ANY OTHER BUSINESS

Vice Chair Orr asked if there was any further business. There was none.

ADJOURN

There being no further business, Commissioner Orr motioned to adjourn the meeting, seconded by Commissioner Harrison. The motion carried 8-0 and the meeting adjourned at 7:57 p.m.



Chair



Date