



**HISTORIC  
FRANKLIN  
TENNESSEE**

**CITY OF FRANKLIN  
DEVELOPMENT SERVICES ADVISORY COMMISSION**

**A meeting of the Development Services Advisory Commission was held at City Hall, on Tuesday, March 5th, 2024, 8:00 am – 9:00 am.**

**Committee Members**

<b>Dwight Kiser, Chair</b>	P
<b>Alan Thompson, Co-Chair</b>	P
<b>Robert Winston</b>	A
<b>Nathan Zipper</b>	A
<b>Matt Bryant</b>	P
<b>Scot Dever</b>	A
<b>Mary McGowan</b>	P
<b>Paige Parham</b>	A
<b>Dana Kose</b>	P
<b>Michael Walters Young</b>	P
<b>Matt Brown</b>	P

**Employees Present**

Vernon Gerth, Assistant City Administrator  
Emily Wright, Director of Planning & Sustainability  
Amy Diaz-Barriga, Asst. Director of Planning & Sustainability  
Jimmy Wiseman, Asst. Director of Engineering  
Melodie Brady, Surety Coordinator  
Katherine Harelson, Dev. Services Ops. Analyst

The purpose of the regular meeting will be to discuss matters regarding Development Services and will include the following items:

Dwight Kiser, Chair, began the meeting at 8:05 am.

**1. Approval of Minutes/Review of Meeting Notes from March 5, 2024, meeting.**

- All of the meeting minutes were approved by acclamation.

**2. Update on Development Customer Survey.**

- Katherine Harelson began by showing the first consultant draft of the Development Customer Survey. The consultant will develop and message the survey and they will come before the Development Services Advisory Commission and the Board of Mayor and Aldermen to present the results.
- The Commission is asked to give one final look at these questions and provide final feedback on the structure of the questions. The goal is to have the survey out by late summer.

**3. Takeaways on the Middle Eight Project.**



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- Dwight Kiser kicked off the discussion. He said that because the project was so complex, it touched pretty much every department, and the process and timeline so far was pretty good. He does feel like there was a breakdown in communication between Planning and Historic Zoning Commission. The good thing is that we all left this process learning something, and we came back stronger. The project went through with no deferrals and approval at every vote.
    - Amy Diaz-Barriga agreed and stated that it was good that the team followed a lot of staff's guidance.
  - Aldermen Matt Brown agreed that we learned a lot. He still wished that the project would have slowed down a little bit to allow the Factory District concept to develop a little more. People could have been more excited about it if they saw the bigger vision. There were also a lot of conversations and meetings that took place in the area prior to the project going up for a vote.
  - Amy said this was one of the rare projects where there were more citizens coming to speak in favor of the project rather than against it. That shows the value of the conversations and meetings on the front end.
  - Dwight agreed saying that with a project like this, community outreach and transparency is important.
  - Michael Walters Young also added that you must take the political environment into account. There were other large-scale projects that didn't go down the same route as the Middle Eight, and you saw the backlash from the neighbors.
  - Katherine asked if the Commission liked doing these "deep dive" conversations. Would they be interested in doing one of these again for another similar type of project?
    - Dwight said yes because it helps them see both sides of the process (the design professional and staff). We are better when we can discuss and learn together.
  - Vernon added that KVD was running this project. They are local and been doing business here for years. It might be helpful to think of it from the perspective of a group that is based out of the area and not familiar with the process.
    - Should we have been more intentional with highlighting the Factory District when it came to this project?
    - Emily Wright said that it would have been more helpful if there had more elements in place on the Factory District. When the Middle Eight submitted the development plan, the Factory District hadn't done as much visioning work yet. It would have extended the time with Middle Eight, but staff would have been able to show a more unified vision.
    - Jimmy Wiseman also added that he doesn't know if the external piece would have been helped by that. The anger really came from social media and the information being spread was largely untrue.
  - Dwight said that the City should look at where we want to concentrate growth and take advantage of the infrastructure. We could maybe look into discussing topics such as TDRs (Transfer of Development Rights) at a later date.
  - Alan Thompson brought up that it's a good idea to focus more on infill development. The City still has over 20% of greenfield left, but it would be better to focus where the infrastructure is already built.
    - Dwight agreed that it's time for the second generation of growth, especially in Cool Springs. Maybe the City can look at incentives to promote infill development in certain areas of the City.
    - Amy also added that it's already in the road network to build multi-modal transportation systems once there are enough people living in the area.



- Alan Thompson said it will take a long time to develop. The Gulch in Nashville was planned 25 years ago, and it's still developing. The visioning for Cool Springs redevelopment is a long-term project, but it's worth starting to encourage it now.
- Emily said that an issue that staff has run into is that there are projects that have been entitled years ago that haven't been built, especially in the I-65 corridor. The construction hasn't been phased in either, so staff must monitor the infrastructure capacity once those developments start to go vertical.
- Alan brought up the idea of Cool Springs having its own overlay district. It could be an area where staff approaches development differently, especially to encourage redevelopment.
  - Vernon agreed and added that one of the few positions staff is requesting in the next budget is a Mobility Coordinator position that will work with the Transit Authority on looking at different transportation options.

#### **4. Discussion of Surety Process.**

- Mary McGowan reached out and would like to discuss a couple of topics regarding the surety process. This was discussed with the Development/Design Professionals Group, and it's important that the conversation is brought up here.
  - Mary said that some of the ideas she would like to discuss are things like broader communication when sureties are expiring. For example, could we add sureties onto IDT for easier access? This can help when it comes time to get sureties closed out and released.
- Alan Thompson said that he feels like the City should have a process to get older sureties off of the books. It could be no Certificates of Use and Occupancy or no more building permits until the work is completed.
  - Amy agreed and said that changing how the City issues Certificates of Use and Occupancy should help get more sureties closed out moving forward.
  - Alan Thompson also said with maintenance sureties, it should be for only one year. Once the year is over, the money should be pulled if the work is not properly maintained.
- Vernon Gerth thanked everyone for their feedback. We will bring this topic back because it's important to continue working on this.

- **Next meeting – Tuesday, June 4<sup>th</sup>, 2024**

#### **5. Adjourn.**