



Meeting Minutes

Work Session

Tuesday, May 12, 2026

5:00 PM

Williamson County
Auditorium

CALL TO ORDER

Mayor Ken Moore called the meeting to order at 05:05 PM

Board Members Present: Ann Petersen, Greg Caesar, Brandy Blanton, Clyde Barnhill, Beverly Burger, Alderman Potts, Patrick Baggett

Board Members Absent: Matt Brown

Staff Present: Eric Stuckey, Bill Squires, Mark Hilty, Walter Denton, Kristine Brock, Cayce Anderson

CITIZEN COMMENTS

Comments on agenda items may be made in person or by emailing recorder@franklintn.gov before noon on the day of the meeting. Comments will be submitted for the record.

WORK SESSION DISCUSSION ITEMS

1. **Annual Sustainability Commission Update**

Sponsors: Emily Wright, Kelly Dannenfelser, Andrew Orr

Andrew Orr, Long Range Planning Supervisor, introduced the present Sustainability Commission members and described the Commission's current activities, which include the annual litter survey, Bee City USA overseeing committee, and monitoring and implementing policy guides. The Commission is currently working to update three policy guides. The Commission is also working toward a solar expansion project at the water reclamation facility. Citizens are welcome to present new ideas at Commission meetings.

Alderman Burger, who serves on the Commission, noted that its initiatives save taxpayer dollars. The Commission is advocating for pollinator gardens and preparing a presentation to share with HOAs regarding pollinated areas in open spaces.

Alderman Potts noted that he is meeting with 22 HOAs in Ward 3 in June of 2026 and suggested that the Commission speak with him later regarding a package for them.

2. **Discussion Of Williamson County Homeless Alliance Proposal**

Sponsors: Kevin Riggs

Eric Stuckey, City Administrator, noted that the discussion would involve a property that the city owns at 113 Old Carters Creek Pike, which is owned by the City's water management utility. He expressed a desire to garner the Board's interest on the concept, along with guidance for staff on moving it through a more thorough vetting process.

Rev. Dr. Kevin Riggs, Senior Pastor at Franklin Community Church and Executive Director of the Williamson County Homeless Alliance, shared a proposal for a transitional housing project called Stable House. The concept plan includes 66 beds in spaces for men, women, and families in a safe and pet-friendly space.

Vice Mayor Baggett noted that the location was good and suggested that the Alliance ensure there is sufficient parking and that the neighbors approve of the idea. He suggested that staff research the necessary number of beds for the unhoused population of Franklin.

Alderman Barnhill inquired whether the Alliance was seeking only the property from the city or additional funding.

Pastor Riggs responded that he was seeking the property, if it is available, as well as permission to continue the conversation.

Alderman Blanton expressed approval of the project aside from the stainless-steel bathroom items, which resemble prison facilities. She suggested that those staying in the house be allowed to work in a garden or in the kitchen. She noted that building on the noted property may present challenges and suggested that those involved have a plan.

Alderman Caesar suggested that it be known that the house is for those experiencing homelessness in Williamson County, not in surrounding counties. He suggested that the city share information about the property so that the Alliance can gain a more accurate idea of the cost of deconstructing the water facility (storage tank).

Alderman Potts expressed concern regarding the lack of sidewalks in the area and suggested that the Alliance not allow registered sex offenders to stay at the property. He inquired whether the Alliance had spoken to other municipal organizations regarding other properties.

Pastor Riggs responded that the Board was the first organization he had approached.

Mr. Stuckey disclosed that the property is also being considered as a staging and storage area for biosolids that are converted into fertilizer.

Alderman Burger expressed agreement with Alderman Blanton regarding the restrooms and suggested that those who stay at the house be vetted. She noted that a kennel may become necessary, as some dogs may have behavior issues. She noted the importance of ensuring the house would serve those experiencing homelessness in Williamson County and not become a magnet for those in other counties.

3. ***Consideration Of Ordinance 2026-06, An Ordinance To Rezone 204.34 Acres From Planned (PD 1.26) District To Planned (PD 1.27) District And Rezone 0.55 Acres From Planned (PD 1.26) District To Residential 1 (R-1) District For The Property Located South Of Murfreesboro Road And East Of South Carothers Road, Including The Property Located At 1005 Copley Road. (Colletta Park PUD Subdivision) Establishing A Public Hearing On June 9, 2026**

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

Ariella Stanford, Planner I, described the rezoning request, noting that the applicant is requesting the removal of a parcel, in collaboration with a neighbor who would like to consolidate their lot with the parcel in question and develop it. Staff and the Franklin Municipal Planning Commission (FMPC) recommended approval of Ordinance 2026-06.

The item is planned for the May 12, 2026 Board of Mayor and Aldermen Meeting for consideration on First Reading. Second Reading and Public Hearing will be on June 9, 2026.

4. **Consideration Of Resolution 2026-25, A Resolution Approving A Revised Development Plan For Colletta PUD Subdivision, For The Property Located South Of Murfreesboro Road And East Of South Carothers Road. Establishing A Public Hearing On June 9, 2026**

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

Ms. Stanford noted that staff and the FMPC recommended approval of Resolution 2026-25.

The item is planned for the June 9, 2026 Board of Mayor and Aldermen Meeting for consideration and Public Hearing.

5. **Consideration Of Resolution 2026-24, A Resolution Approving A Revised Development Plan For Ovation PUD Subdivision With 15 Modifications Of Development Standards (Building Type, On-Street Parking, Loading Zones, And Signs), For The Property Located At The Southeast Corner Of East McEwen Drive And Carothers Parkway. Establishing A Public Hearing On June 9, 2026**

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

Chelsea Randolph, Principal Planner, Planning and Sustainability, presented the revised development plan for Ovation PUD and listed the 15 modifications of standards (MOSs), which are in addition to the eight MOSs that were approved with the second revision.

- MOS No. 1: Staff recommended denial, and the FMPC recommended approval.
- MOS No. 2: Staff and the FMPC recommended approval with a condition.
- MOS No. 3: Staff and the FMPC recommended approval.
- MOS No. 4: Staff and the FMPC recommended approval.
- MOS No. 5: Staff and the FMPC recommended approval.
- MOS No. 6: Staff and the FMPC recommended approval.
- MOS No. 7: Staff recommended denial, and an alternate MOS was presented to the FMPC, for which approval was recommended with changes.
- MOS No. 8: Staff recommended denial, and the FMPC recommended approval.
- MOS No. 9: Staff and the FMPC recommended approval.
- MOS No. 10: Staff and the FMPC recommended approval.
- MOS No. 11: Staff and the FMPC recommended approval.
- MOS No. 12: Staff recommended denial, and the FMPC recommended approval.
- MOS No. 13: Staff and the FMPC recommended approval.
- MOS No. 14: Staff and the FMPC recommended approval.
- MOS No. 15: Staff and the FMPC recommended approval.

Staff and the FMPC recommended approval of Resolution 2026-24 with conditions.

Greg Gamble, Gamble Design Collaborative, shared additional information regarding the proposed subdivision and the MOSs, including the locations of signage.

Vice Mayor Baggett inquired whether the parking layout shown on the slide would be presented for approval or was an example.

Ms. Randolph responded that it was the proposed parking arrangement.

Vice Mayor Baggett inquired why the movie screen could not be temporary and noted that if the screen is allowed, the city may receive complaints regarding the content shown on it.

Ms. Randolph responded that the screen is proposed to be affixed to a building. Mr. Gamble offered to obtain a statement regarding the media that will be shown.

Alderman Potts inquired whether all the spaces in the indicated parking areas would be angled.

Mr. Gamble responded that there would be a mixture of parallel and angled parking. The garages will be positioned for easy access, and the internal roads will be designed for slow traffic with pedestrians in mind. Speed humps have been discussed.

Alderman Potts inquired regarding the height of the signs described in MOS No. 7 and whether the screens would have a finish to prevent a halo effect.

Mr. Gamble responded that the signs will not be taller than 12 feet, and he is unsure regarding the screen finishes.

Alderman Burger inquired regarding the total acreage.

Mr. Gamble responded that the site is 146 acres.

Alderman Burger noted that 12 signs spread over such a large area was not a problem. She noted that other neighborhoods with movie screens show announcements rather than advertisements; in one city, a missing child was found due to the use of such a screen. She expressed support for the project.

Alderman Blanton expressed agreement with the FMPC's recommendations.

Alderman Caesar expressed agreement with the FMPC's recommendations but expressed concern with scenarios where angled parking is available on both sides of a two-way street, as this can create confusion and safety issues.

Mr. Gamble agreed to speak to the team about this issue.

Vice Mayor Baggett inquired whether MOS No. 1 should be modified to reflect Alderman Caesar's suggestions.

Ms. Randolph responded that she and Emily Wright, Director of Planning and Sustainability, could draft a condition for approval.

The item is planned for the June 9, 2026 Board of Mayor and Aldermen Meeting for consideration and Public Hearing.

6. **Consideration Of Resolution 2026-22, A Resolution To Initiate A Study At The Request Of The Property Owner For A Plan Of Services For A Potential Future Annexation Of 79.05 Acres, Located At 4002, 4006, 4008, 4022, 4030, And 4066 Arno Road, 4261, 4251, And 4231 Murfreesboro Road, As Well As A Property East Of Arno Road And South Of Terri Park Way. Establishing A Public Hearing On June 9, 2026**

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

Ms. Stanford described the case, noting that a draft plan of services was attached to the staff report. Staff has concerns regarding the project, including that the elementary and middle schools for which the property is zoned are at capacity, development of the property would reduce the capacity of the existing water treatment facility, the cost of relocating the lift station would be an issue, there is significant traffic congestion, and the development might compound the interchange delays at I-65 and Highway 96. Staff believes the challenges of overcoming the noted issues inherent in developing the property at this time outweigh the value of the development to the city. Staff recommended approval of Resolution 2026-22 if the Board would like the properties to be studied further with the intent of possible future annexation.

Citizen Comments:

Gregg Lawrence, Williamson County Commissioner for District 4, noted that this property is in District 12, which is adjacent to his; however, Commissioner Brian Clifford was unable to attend the meeting. He noted that Commissioner Clifford emailed the Board the morning of May 12, 2026, with a statement similar to that presented by staff. Commissioner Lawrence emphasized the statement made by staff that the challenges of developing the property would outweigh the benefits. He noted that he and Commissioner Clifford both support smart growth, and this development would not represent smart growth. He recommended denial of the resolution.

Clive Graw, Franklin, TN, read Commissioner Clifford's response to the resolution, which was posted to Nextdoor, and recommended denial of the resolution.

Janet Curtis, North Chapel Road, Franklin, TN, expressed agreement with the staff's statement, noting the strain on the water and sewer, school overcrowding, traffic safety, and congestion issues.

Jeff Goodspeed, Stagecoach Drive, Franklin, TN, noted that he has spoken to multiple residents of District 4 who stated that they would like responsible growth and that they feel unheard; he recommended denial of the resolution.

Greg Gamble, on behalf of the applicant, noted that Envision Franklin recommends single-family detached homes for the area, which Meritage Homes proposes to develop. He requested permission to work with staff to study a plan of services with a view to future annexation. He noted that Williamson County schools often shift school zone borders, and nearby schools are under capacity.

Board Comments:

Alderman Burger noted that the Board received and reviewed Commissioner Clifford's message and is in favor of intentional growth. She expressed concern that the southeast water facility would need to be brought online more quickly to support the proposed development and that the roads are over capacity. She noted that a plan of services for the property in question would be premature.

Alderman Potts noted that the southeast water facility would not be complete for nearly a decade, but that the most significant issue is the interchange at I-65 and Highway 96. He also expressed concern regarding the development's reliance on Arno Road, which cannot support increased traffic.

Alderman Barnhill noted that there were too many issues for him to support the plan of services.

Vice Mayor Baggett inquired regarding the traffic counts used and noted that, while the project in question may be denied, the proposed plan of services would present an opportunity to gather data, including an impact study on schools, in conjunction with the Williamson County Commission.

Mr. Stuckey responded that a plan of service takes a significant amount of money and time, and he and staff do not want the applicant to invest money and time if the Board is not interested. Ms. Wright noted that the traffic numbers came from a traffic study conducted approximately one year ago.

Alderman Caesar inquired whether property is being annexed at the edge of the urban growth boundary and moving inward.

Ms. Wright noted that the city is likely more able to develop property further south in the Goose Creek basin first. Mayes Creek basin has an issue with midterm annexation capability.

Alderman Caesar noted that he cannot support the resolution at this time. He noted that Williamson County can collect an education impact fee, which may slightly offset the cost to the schools.

The item is planned for the June 9, 2026 Board of Mayor and Aldermen Meeting for consideration and Public Hearing.

7. *Consideration Of Final Change Order To COF Contract No. 2022-0023, With SBW Constructors For Adams Street Water And Sewer Improvements For A Decrease Of \$7,917.63

Sponsors: Michelle Hatcher, Brian Goodwin

The item was acknowledged and is planned for the May 12, 2026 Board of Mayor and Aldermen Meeting for consideration.

8. Consideration of COF Contract No. 2026-0170 With Alliance Engineering For Hobas Evaluation And Rehabilitation Design Services For The For Fiberglass Reinforced Plastic Pipe

Sponsors: Michelle Hatcher

The item was acknowledged and is planned for the May 26, 2026 Board of Mayor and Aldermen Meeting for consideration.

9. Update Of Franklin Transit Authority Master Plan

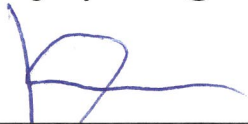
Sponsors: Max Baker

This item will be discussed at a future work session.

OTHER BUSINESS

ADJOURN

Meeting Adjourned @ 07:19 PM



Dr. Ken Moore, Mayor

Minutes Prepared by Lori Goshert, Minutes Solutions, Inc., and Reviewed by Sarah Schilling, Senior Deputy City Recorder - City Recorder's Office - 5/13/26, 9:19 AM

The above minutes should be used as a summary of the motions passed and issues discussed at the meeting. This document shall not be considered a verbatim copy of every word spoken at the meeting.