



Meeting Minutes

Franklin Municipal Planning Commission

Thursday, April 23, 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

Vice Chair Orr called the meeting to order at 7:00 PM.

Commissioners Present: Vice Chair Orr Michael Orr, Scott Harrison, Jimmy Franks, Nick Mann, Alma McLemore, Jenny Williamsen, Ann Petersen

Commissioners Absent: Roger Lindsey, Marcia Allen

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

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.)

Vice Chair Michael Orr 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 March 26, 2026, FMPC Minutes.

Sponsors:

Attachments: 1. FMPC March 26 2026 Meeting Minutes

A motion was made by Alderman Petersen, seconded by Commissioner Mann to Approve the Minutes from the March 26,2026 meeting. The motion carried 7-0.

ANNOUNCEMENTS

Vice Chair Michael Orr asked if Staff had any announcements. There were none.

CONSENT AGENDA

2. Consideration Of Approval Of Items 3-14 And 21-24 On The Consent Agenda.

Sponsors:

Attachments: None

A motion was made by Commissioner Harrison, seconded by Commissioner McLemore to approve items 3-14 and 21-24 as presented on the Consent Agenda. The motion carried 7-0.

SITE PLAN SURETIES

3. 508 Duke Drive Subdivision, Site Plan, Lot 4 (TPS Office Development); Extend The Performance Agreement For Drainage And Landscaping Improvements To July 23, 2026. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

4. 508 Duke Drive Subdivision, Site Plan, Section 1; Extend The Performance Agreement For Green Infrastructure, Landscaping, Sewer, Sidewalks And Streets Improvements To July 23, 2026. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

5. Berry Farms Town Center PUD Subdivision, Final Plat, Section 1, Revision 2, Resub Of Lots 65 And 107; Extend The Performance Agreement For Drainage Improvement To July 23, 2026. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

6. Berry Farms Town Center PUD Subdivision, Final Plat, Section 4; Extend The Performance Agreement For Drainage Improvement To July 23, 2026. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

7. Carothers Development Property Subdivision, Final Plat, Revision 1; Accept The Sewer Improvement, Release The Performance Agreement. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: 1. Carothers Development sewer punch list
2. Action request sewer

The item was Approved on Consent Agenda.

8. Franklin Industrial Park Subdivision, Site Plan (APCOM); Extend The Maintenance Agreement For Landscaping Improvement To July 23, 2026. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

9. Highlands At Ladd Park PUD Subdivision, Site Plan, Section 18; Accept The Landscaping Improvement, Release The Performance Agreement And Establish A One-Year Maintenance Agreement. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: 1. Action request 4-2026 landscaping
2. Inspection punch list

The item was Approved on Consent Agenda.

10. Quail Hollow Subdivision, Site Plan, Section 2, Lot 11 (O'Reilly Auto Parts); Extend The Performance Agreement For Landscaping Improvement To July 23, 2026. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

11. Simmons Ridge PUD Subdivision, Final Plat, Section 1; Extend The Performance Agreement For Green Infrastructure Improvement To April 22, 2027. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

12. Water's Edge PUD Subdivision, Final Plat, Section 1; Extend The Performance Agreement For Green Infrastructure Improvement To July 23, 2026. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

13. Williamson Square Subdivision, Final Plat, Section 1, Revision 5; Extend The Performance Agreement For Drainage Improvement To April 22, 2027. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

14. Wynfield Village Subdivision, Site Plan; Accept The ITS Elements Improvement, Release The Performance Agreement; Extend The Performance Agreement For Drainage And Landscaping Improvements To July 23, 2026. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments:

1. 04-2026 - Street Department 39
2. ITS Elements Action Release Signed

The item was Approved on Consent Agenda.

VESTED RIGHTS/SITE PLAN EXTENSION

15. Consideration Of Resolution 2026-21, A Resolution Amending The Franklin Grove Subdivision To Extend The Vested Rights, For The Property Located South Of South Margin Street And East Of Lewisburg Avenue, Located At 423 South Margin Street.

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

Attachments:

1. RES_2026-21_FranklinGrove_SPVestExt_Combined_LawApproved02
2. MAP Franklin Grove Subdivision, Vesting Extension
3. 2026.03.09_FMPC Vesting Extension Request Letter_Franklin Grove_signed
4. 8122 - Franklin Grove - Approved Full Set

Staff: Joey Bryan. Mr. Bryan explained that the request is to extend the vesting period for the Franklin Grove Subdivision Site Plan for 1 year, April 27, 2026, until April 27, 2027, to allow the applicant to secure any necessary permits and commence site preparation. The site plan for the Franklin Grove Subdivision was approved by FMPC on April 27, 2023, on the consent agenda. The plan includes 1,535 square feet of additional institutional space for a site that is composed of 5.19 acres. Staff recommended approval, with conditions, of the site plan. The site plan received final approval by City Staff in March 2024, but the developers have not yet pulled any permits for the site or commenced site prep. If the vesting period is not extended, the project entitlements would cease to exist, and stop work orders would be issued, if applicable. A new development would need to be approved and would be reviewed against the current local development standards. In reviewing the plan against the current City regulations, the current plan generally complies. The differences in today's Zoning Ordinance versus their vested Ordinance (1/1/2023) are minor and could be incorporated into the design without major changes to the plan. A new parkland agreement and new Certificates of Appropriateness from the Historic Zoning Commission would need to be approved for any new plan. A new and updated traffic study would be required should the project lose its vesting. Mr. Bryan noted that this item is a FMPC level approval and BOMA approval is not required.

RECOMMENDATION:

Staff recommend that the Planning Commission approve Resolution 2026-21 should they determine that the

continuation of vested rights is in the best interest of the community.

Citizen Comments: None

Applicant: Evan Foster, Civil Engineer. Mr. Foster stated that grading permits have been pulled as of yesterday, April 22, 2026. The vesting extension is being requested as a safety net as the vesting rights expire on Monday, April 27, 2026.

MOTION

Commissioner McLemore motioned to approve Resolution 2026-21, A Resolution Amending The Franklin Grove Subdivision To Extend The Vested Rights, For The Property Located South Of South Margin Street And East Of Lewisburg Avenue, Located At 423 South Margin Street, seconded by Commissioner Harrison. The motion carried by a vote of 7-0.

REZONINGS/DEVELOPMENT PLANS

16. Consideration Of Resolution 2025-26, As Amended, A Resolution Approving A Development Plan For Harlin PUD Subdivision With 15 Modifications Of Development Standards (Building Elements, Parking, Glazing, Open Space) For The Property Located West Of Hillview Lane And North Of Coleman Road, At 1247 Hillview Lane.

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

- Attachments:**
1. RES_2025-26_HarlinPUDDP_Combined_LawApproved02
 2. MAP Harlin PUD Rez-DP 3.27.26
 3. 8704 Harlin PUD DP_Conditions of Approval_01
 4. Conditions of Approval - #30 (Revised - 3-17-26)
 5. Harlin - BOMA Access 3.17.26 Exhibit
 6. 1-8 Pages from 2025-04-03 - Harlin Development Plan Sheets
 7. 9-16 Pages from 2025-04-03 - Harlin Development Plan Sheets-2
 8. 17-24 Pages from 2025-04-03 - Harlin Development Plan Sheets-3
 9. 25-32 Pages from 2025-04-03 - Harlin Development Plan Sheets-4
 10. 33-40 Pages from 2025-04-03 - Harlin Development Plan Sheets-5
 11. 41-48 Pages from 2025-04-03 - Harlin Development Plan Sheets-6
 12. 49-56 Pages from 2025-04-03 - Harlin Development Plan Sheets-7
 13. 57-64 Pages from 2025-04-03 - Harlin Development Plan Sheets-8
 14. 65-72 Pages from 2025-04-03 - Harlin Development Plan Sheets-9
 15. 73-80 Pages from 2025-04-03 - Harlin Development Plan Sheets-10
 16. 81-88 Pages from 2025-04-03 - Harlin Development Plan Sheets-11
 17. 89-96 Pages from 2025-04-03 - Harlin Development Plan Sheets-12
 18. 97-104 Pages from 2025-04-03 - Harlin Development Plan Sheets-13
 19. 105-112 Pages from 2025-04-03 - Harlin Development Plan Sheets-14
 20. 113-119 Pages from 2025-04-03 - Harlin Development Plan Sheets-15
 21. Applicant Presentation
 22. 2026-03-13 Owner's Affidavit - John Loar_Signed
 23. 2026-03-13 Owner's Affidavit - Goodpasture_Signed

Staff: Joey Bryan. Mr. Bryan explained that since this item was considered by Planning Commission, the applicant has provided alternate language for Condition #30 for offsite improvements as well as an alternate design for northern access to the site. Highlighting the area on the map, Mr. Bryan stated that the applicant is proposing to extend Mack Hatcher Parkway to the future Chimeric Drive intersection and a new road will be extended from this intersection to Hillview Lane. These improvements shall be completed and accepted by the City and TDOT prior to issuance of 151st residential building permit or prior to any certificates of occupancy for commercial or mixed-use buildings in Phase 2. Additionally with this new plan there is revised language for condition of approval number 30. Mr. Bryan read condition of approval #30.

Condition of Approval #30 – "Offsite Improvements" shall be modified as follows:

-It is up to the applicant to secure the right-of-way needed for offsite improvements. Specific details of right-of-way acquisition will be spelled out in an agreement if needed.

-Prior to the first new building permits issued for Harlin by the City of Franklin, the applicant shall complete the proposed entry improvements at Coleman Road and the proposed improvements to the Coleman Road and Henpeck Lane intersections at Columbia Pike. These improvements shall be accepted by the City of Franklin and TDOT (as applicable) prior to opening them for public use.

-Northern access from Harlin to Hillview Lane shall be temporarily gated with an emergency gate. The emergency gate shall be removed upon the completion of the following improvements, or as coordinated with the City Engineer for the City of Franklin (see attached Exhibit A and Development Plan sheets C4.31, C4.32 and C4.34, for reference). a. The western approach of the Mack Hatcher Parkway and Columbia Avenue intersection is improved; b. A two-lane road section and 8' multi-use trail / rural path for Mack Hatcher Parkway is extended to the proposed new intersection with Chimeric Drive and "New Road"; c. Chimeric Drive is extended to Mack Hatcher Parkway per Shadow Green PUD Subdivision Development Plan approved November 2017, Resolution 2017-20; d. "New Road" is extended from Hillview Lane to Mack Hatcher Parkway; and, e. All new improvements are accepted by the City of Franklin and TDOT (as applicable). f. These improvements shall be completed and accepted by the City of Franklin and TDOT (as applicable) prior to the issuance of the 151st residential building permit or prior to any certificates of occupancy for commercial or mixed-use buildings in Phase 2 (as shown on Development Plan Sheet C6.0), or as otherwise determined by the City Engineer for the City of Franklin, or its designee.

-Applicant shall update sheet C4.31 to clarify that "New Road" shall match the proposed Hillview Lane road section and to include a new temporary Mack Hatcher road section and replace exhibits on sheets C4.32 and C4.34 in the Development Plan at One Stop to reflect the modified Conditions of Approval.

Mr. Bryan stated that COF engineering reviewed the revised language of condition #30 with the applicant and overall, staff is supportive of the revised language of condition #30. BOMA reviewed the new language for Condition #30 at their March 24th, 2026, meeting and voted to amend the language to match what has been provided. As a result, the item is coming back to Planning Commission for a vote of concurrence on this amended condition. The BOMA also voted to defer this item to the April 28, 2026, BOMA meeting to allow for an additional public hearing specifically related to this adjusted connectivity and amended condition. Lastly, Mr. Bryan noted that BOMA voted in agreement with the FMPC regarding the 15 modifications of standards and stated that he would not reread those 15 modifications of standards. Staff's recommendation is not changing, as staff recommend approval with conditions.

Citizen Comments: None

Applicant: Adam Balash. Mr. Balash stated that in discussions with neighbors and listening to planning staff and the FMPC, revisions have been made to put infrastructure first. In addition to the modification to the northern access point, bypassing the majority of Hillview Lane, a modification to the intersection at Coleman Road and Henpeck Lane is proposed to be completed before any building permits being pulled. Mr. Balash stated that the team agrees with staff on all conditions and has voluntarily withdrawn MOS #1 that was not approved by BOMA.

MOTION

Commissioner Franks motioned to recommend approval of Resolution 2025-26, A Resolution Approving A Development Plan For Harlin PUD Subdivision With 15 Modifications Of Development Standards (Building Elements, Parking, Glazing, Open Space) For The Property Located West Of Hillview Lane And North Of Coleman Road, At 1247 Hillview Lane, as amended, to the Board of Mayor and Aldermen, seconded by Commissioner Mann.

Commissioner Williamson noted that what has been proposed is a much better solution, especially in the future when Mack Hatcher circles the city.

There being no further discussion, the motion carried by a vote of 7-0.

17. 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)

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

Attachments:

1. MAP Colletta Park PUD Subdivision, Rezoning and Development Plan Revision 2
2. ORD_2026-06_CollettaParkPUDSubdRez_Combined_LawApproved

3. Colletta Park PUD Subdivision, Rezoning

Staff: Amy Diaz-Barriga. Ms. Diaz-Barriga stated that the majority of this request is to rezone much of Colletta Park subdivision from PD 1.26 PD to PD 1.27 and to rezone .55 acres that is being removed from Colletta Park subdivision development plan. The 0.55 acre property proposed to be removed is currently designated as open space in Colletta PUD Subdivision. The acreage of designated open space in the development plan currently exceeds the required amount and would still exceed the required amount with the 0.55 acre parcel removed from the development. While the 0.55 acre parcel alone does not meet the R-1 Zoning Ordinance requirements for lot size, the neighboring property intends to consolidate his lot with this parcel and develop in accordance with R-1 zoning. As far as the Colletta development is concerned, the number of units and the uses are not changing, but the decrease in acreage causes the density of the development to go up slightly, prompting the rezoning of the .55 acre parcel and the remaining Colletta development.

Citizen Comments: None

Applicant: Matt Huff. Mr. Huff explained that there is no change to the approved unit count or layout, along with no meaningful change to density or open space compliance. The revision is a correction to an unintended boundary condition created by the alignment of Copley Road and will allow the adjacent property to function appropriately under the R1 zoning.

MOTION

Commissioner Harrison motioned to recommend approval 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), to the Board of Mayor and Alderman, seconded by Commissioner McLemore. The motion carried by a vote of 7-0.

18. 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.

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

- Attachments:**
1. MAP Colletta Park PUD Subdivision, Rezoning and Development Plan Revision 2
 2. RES_2026-25_CollettaParkPUDSubdDP_Combined_LawApproved
 3. Conditions of Approval_Colletta Park PUD Subdivision, Development Plan, Revision 2
 4. Colletta Park PUD Subdivision, Development Plan, Revision 2
 5. Colletta Park PUD Subdivision, Development Plan Sheet
 6. Colletta Park PUD Subdivision, Enlarged Development Plan Sheet

Staff: Amy Diaz-Barriga. Ms. Diaz-Barriga stated that this item is specifically to update the limits of the Colletta Park PUD now that the .55 acre parcel is being removed.

Citizen Comments: None

Applicant: None

MOTION

Commissioner Harrison motioned to recommend approval to BOMA 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, seconded by Commissioner Williamson. The motion carried by a vote of 7-0.

19. Consideration Of Resolution 2026-23, A Resolution Approving A Revised Development Plan For Berry Farms Town Center PUD Subdivision, For The Property Located North Of Goose Creek Bypass And East Of Lewisburg Pike.

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

- Attachments:**
1. MAP Berry Farms Town Center PUD Subdivision, Development Plan, Revision 4_UPDATED
 2. RES_2026-23_BerryFarmsPUDSubdDPRev_Combined_LawApproved02
 3. COF 9070 Berry Farms Town Center PUD Subdivision, Development Plan, Rev. 4Conditions of Approval_01
 4. DEVELOPMENT PLAN SHEET Berry Farms Town Center PUD Subdivision, Development Plan, Rev. 4
 5. FULL SET Berry Farms Town Center PUD Subdivision, Development Plan, Rev. 4
 6. Combined Berry Farms Rev 4 Citizen Comments

Staff: Chelsea Randolph. Ms. Randolph stated that the applicant has submitted a development plan revision for Berry Farms Town Center PUD Subdivision. The proposed revision includes updates to the location of office and multifamily uses, parking garage adjustments, and open space reconfiguration. There are no entitlement changes or modifications of standard requests. The proposed changes are isolated to Blocks C and D of the development plan and change the character of this portion of the plan from what was previously approved. Therefore, the revision request does not include a rezoning but does trigger a Franklin Municipal Planning Commission review. Envision Franklin places this area in the Neighborhood Mixed-Use Design Concept and states that developments should provide "a diverse mix of high-activity uses with a connected and walkable block layout. These centers and corridors should have coordinated development patterns at a pedestrian scale, with high-quality architecture, plazas, sidewalks, and pedestrian and bicycle amenities to activate the street and connect these gathering places to the residential neighborhoods they support." Envision Franklin further states that, "New multifamily residential is encouraged to create lively, walkable neighborhoods near restaurants, shops, grocery stores, and workplaces. First floors are encouraged to have active commercial spaces, including retail, restaurants, leasing offices, and other amenities, which should be individually accessible from the street. In locations where commercial use on the first floor is not viable, multifamily units should provide individual ground floor entrances, stoops or front porches, and pedestrian connections to the street or to a drive resembling a street. Multifamily and mixed-use site design should integrate seamless pedestrian connectivity across the site and to other uses." The proposed revisions to the Berry Farms Town Center PUD Subdivision development plan maintain compliance with the recommendations and principles of Envision Franklin. Staff recommend that the Planning Commission approve Resolution 2023-23 with conditions.

Citizen Comments:

Greg Huber, Berry Farms resident. Mr. Huber stated the proposed changes appear to be positive, but his main frustration is about the sidewalks that run along Goose Creek Bypass. There isn't a way to enter the development from the sidewalk as it's either a dead end or you must make your own way into the development. Mr. Huber noted that Envision Franklin clearly states that sidewalks are recommended to be on both sides of the streets to provide connectivity and circulation. Mr. Huber stated that the current plan does not support those requirements. Mr. Huber suggested that either adding a sidewalk on the east side of the bridge or an independent pedestrian bridge across the creek should be added as a condition of approval.

Applicant: Adam Balash. Mr. Balash stated that since the original approval of Berry Farms in 2005, people are working differently post COVID resulting in a need to revise the plan. The proposed changes include moving from a six-story office building to a two-story series of town homes and a two to four-story mixed-use building. Overall, the density of the plan is decreasing. Also, the two to four-story mixed-use buildings along Captain Freeman are proposed to be single-story retail which is in keeping with the Publix area. Ms. Diaz-Barriga suggested the proposed revision been presented to the FMPC because of the change in character of the area. Mr. Balash noted that he is not suggesting any changes to the conditions of approval or any additional modification of standards. Existing conditions for road improvements have been submitted and approved include the widening of Captain Freeman, the widening and continuation of Village Plains and construction of a bridge that would connect to the center and the widening of Berry Farms Crossing. Construction should begin this summer. Regarding the sidewalk, Mr. Balash stated that staff suggested incorporating a sidewalk on Captain Freeman across the bridge which has been added to the plan. Lastly, Mr. Balash provided a handout and clarified that the original PUD approved in 2005 did not include sidewalk crossings at the arterial intersections.

MOTION

Commissioner Franks motioned to approve Resolution 2026-23, A Resolution Approving A Revised Development Plan For Berry Farms Town Center PUD Subdivision, For The Property Located North Of Goose Creek Bypass And East Of Lewisburg Pike, seconded by Commissioner Harrison.

Commissioner Mann asked the applicant to explain what D2 and D3 blocks were originally and what it's proposed to be now.

Mr. Balash stated that D2 and D3 blocks were 2-4 story mixed use buildings and are proposed to be 1-2 story retail.

Commissioner Mann asked if there would be a sidewalk on the opposite side of the street from Publix.

Mr. Balash explained that there will be sidewalks on the east side of Captain Freeman and will meet the bike trail north of the creek. The sidewalk on the west side would continue all the way to Goose Creek. Mr. Balash mentioned that one of staff's conditions of approval is to conduct a traffic study within Berry Farms to understand what improvements are needed. Mr. Balash noted that as of a week or two ago, the intersection of Captain Freeman and Hughes Crossing adjacent to Publix had been converted into a 4-way stop. Ongoing study of the other intersections will continue with the results presented to the Commission when the site plan is submitted.

There being no further discussion, the motion carried by a vote of 7-0.

20. 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.

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

Attachments:

1. MAP Ovation PUD Subdivision, Development Plan, Revision 4_UPDATED
2. RES_2026-24_OvationPUDSubdDPRev_Combined_LawApproved02
3. COF 9071 Ovation DP Rev 4 Conditions of Approval_01
4. DEVELOPMENT PLAN SHEET Ovation PUD Subdivision Plan, Rev. 4
5. ELEVATIONS Ovation PUD Subdivision Plan, Rev. 4
6. FULL SET Ovation PUD Subdivision, Development Plan, Rev. 4_ReducedSize

Staff: Chelsea Randolph. Ms. Randolph stated that the applicant has submitted a development plan revision for Ovation PUD Subdivision to request an additional 15 modifications of standards and to update their vesting to current standards. The vesting update does not change the plan in any way it just allows some additional signs by right. This revision does not propose any changes in density or entitlements from Revision 2. For reference, Revision 3 was a layout revision to improve roadway design and building placement that was approved at the January 2026 FMPC meeting. With this revision, Revision 4, there are no major layout changes, and the only changes to the plan are those as a result of the modifications of standards requested.

Modification of Standards: There are 15 additional modifications of standard requests for this plan to add to the 8 approved with Revision 2. Ms. Randolph noted that a reference guide for the 15 MOS has been provided to the Commissioners.

MOS #1: Request to allow angled parking along internal, private streets.

Chapter 9.2.4. B states that, "Other streets may have parallel parking per the Transportation and Street Technical Standards", and the proposed alternative is angled parking along internal, private streets (shown in the graphic below and marked in red). The intent of the Zoning Ordinance is to limit the amount of parking in front of buildings, accentuating a pedestrian-friendly and activated streetscape. Angled parking creates the feeling of a parking lot in front of buildings. As opposed to parallel parking spaces, angled parking requires additional pavement to accommodate both the parking space and movement in and out of the space. Angled parking also creates an unsafe environment for patrons wanting to access their trunk while their car is parked, placing the patron within the drive lane of the street. In addition, the proposed configuration does not meet the City's engineering standards, raising additional concerns related to safety, maneuverability, and operational consistency with the street network. At the Joint Conceptual Workshop, it was mentioned by some elected/appointed officials that angled parking could be supported as a parking option when the street traffic volume was low. The location proposed for this angled parking is along the major thoroughfare of the development, within the heart of the activated commercial and entertainment core of the development. For all these reasons, staff feel that standard parallel parking or other compliant configurations should be utilized. Staff recommend disapproval of MOS #1.

Mr. Wiseman provided a diagram of the MOS for further explanation. Regarding angled parking, Mr. Wiseman explained that in Cookeville from 2022-2024 there were 14 car accidents related to angled parking, whether

the cars were backing into traffic or pulling into angled parking spaces. Since that time, the city of Cookeville has replaced their angled parking spaces due to the high level of parking issues. Using a program that every parking engineer and site designer uses to lay out parking, lay out streets and to determine maneuverability of types and sizes of vehicles, Mr. Wiseman stated that using various vehicle types available in the program there was not one circumstance where the car did not enter the other stalls or enter into opposing traffic. Mr. Wiseman finished by stating that in some situations it may be appropriate for angled parking spaces, but in highly dense areas and major roadways it is not appropriate to use angled parking.

MOS #2: Request to allow a loading zone in the front of a building.

Chapter 10.6.3B states that, "An on-site loading area shall be: 1. Located to the rear of the building adjacent to the loading doors; and 2. Arranged to have safe and convenient access to a street, but in no case shall the loading area extend into the required drive aisle of a parking area." The intent of the zoning ordinance is that the loading area would not be visible from a road. The proposed loading zone, while in the front of the building, will be screened from view of the road with a screening wall and a grade change. Staff recommend approval of MOS #2 with the condition that the brick screening wall will be integrated into the façade and meet the requirements of the building type.

MOS #3: Request to allow variation in the Multifamily building facade presentation.

Chapter 6.8 states: "The front façade shall face the public street, private street, or internal drive, in that priority order. The front façade shall parallel the frontage." The following language is proposed to be added "except where the building pulls back from being parallel to the street to allow for activated and usable open space that is well-connected to the pedestrian network" to allow the variation in the building façade presentation on Multifamily buildings. The intent of the zoning ordinance to require buildings to be parallel is to ensure that developments are pedestrian-focused and friendly. The language proposed, while it allows for a deviation from buildings being parallel to the frontage, it still ensures the intent of the zoning ordinance. Staff recommend approval of MOS # 3.

MOS #4: Request to allow variation in the Commercial Mixed-Use building facade presentation.

Chapter 6.9 states: "The front façade shall face the public street, private street, or internal drive, in that priority order. The front façade shall parallel the frontage." The following language is proposed to be added "except where the building pulls back from being parallel to the street to allow for activated and usable open space that is well-connected to the pedestrian network" to allow the variation in the building façade presentation on Multifamily buildings. The intent of the zoning ordinance to require buildings to be parallel is to ensure that developments are pedestrian-focused and friendly. The language proposed, while it allows for a deviation from buildings being parallel to the frontage, it still ensures the intent of the zoning ordinance. Staff recommend approval of MOS # 4.

MOS #5: Request to permit irregular shaped signage.

Chapter 15.1.3 states, "Signs shall not be irregularly shaped, except for small hanging/projecting signs." Irregularly shaped signs have been approved by previous MOS requests. The applicant is requesting to revise the standards to allow irregularly shaped signage (Band Signs, Canopy Signs, Development Entry Signs, Monument Signs, Small Hanging/ Projecting Signs, Vertical Blade Signs, and Wall Signs) related to the element that is representative of the project and business logo or symbol. Staff recommend approval of MOS #5. (Supported by recent approvals by BOMA of similar requests).

MOS #6: Request to permit Neon and LED internal illumination when the sign has three-dimensional depth and is used within a channel or used to reinforce the design of the sign as letters, numbers, logos, and accent lines.

Chapter 15.1.6 states, "This standard will apply to the following sign types: band signs, development entry signs, monument signs, vertical blade signs, and wall signs. Staff recommends approval of MOS #6. (Supported by recent approvals by BOMA of similar requests).

MOS #7: Request to permit 15 pedestrian-scale interactive displays to provide wayfinding or advertising. Maximum square footage of 50 total square feet per sign with a maximum of two sides. Maximum height of ten feet. Signs to be located on internal drives only and located within the frontage of commercial / mixed-use building types or within formal open space out of view of Carothers Parkway, McEwen Drive, and Ovation Parkway.

Chapter 15.1.100 states, "The following signs are prohibited: O. LED electronic message center signs." The applicant's request is for 15 of these prohibited signs and, since the sign type is prohibited, there are no standards for the size of the sign. Further, the size and quantity proposed by the applicant is too substantial. With a dimension capped at 10 feet in height, and the maximum allowance for 50 square feet, the MOS essentially permits a 10-foot-tall by 5-foot wide sign, or the standard width of a sidewalk. Staff recommend

disapproval of MOS #7.

MOS #8: Request to permit a large format digital display screen mounted to the façade of a building for on-site advertising and events. Sign to be located on the ground floor of a commercial / mixed-use building out of view from Carothers Parkway, McEwen Drive, and Ovation Parkway. Maximum square footage of 400 square feet.

Chapter 15.1.10P states, "The following signs are prohibited: P. LED display screens." The applicant's request is the first request of its kind and since the sign type is prohibited, there are no standards for the size of the sign and the size proposed by the applicant is too substantial. Staff recommend disapproval of MOS #8.

MOS #9: Request to permit Band Signs above the entrance to a paseo/alleyway. Chapter 15.4 states, "Quantity: Maximum of one per main entrance per retail storefront/ tenant space of the ground floor, if no wall sign is present on the building. Buildings five stories or more may have band signs as described above, in addition to permitted wall signs. Sign Area: Maximum of 1.5 square feet per linear foot of retail storefront/tenant space facade." The applicant is requesting to add language to allow for band signs above the entrance to a paseo/alleyway as written within the sign area requirements which staff can support. Staff recommend approval of MOS #9.

MOS #10: Request to allow a Canopy Sign to project above the canopy roofline and allow for internal illumination.

Chapter 15.5 states, "Placement: Shall be placed on the front face of the canopy and outside of the HPO, the sign may be placed above the canopy when channel cut letters are used. Lighting: External illumination only." The applicant is requesting to add language to allow canopy signage to be located above the canopy roof line and allow for both external and internal illumination when not visible from McEwen Drive or Carothers Parkway and the canopy is located at the ground floor entrance. Staff recommend approval of MOS #10 (based on the approval by BOMA of similar MOS requests).

MOS #11: Request to Allow Directory Signs on the building façade or freestanding adjacent to the primary entrances to the building with a maximum of ten square feet per building façade (in addition to other permitted signage on the building) and with exterior or interior illumination.

Chapter 15.8 states, "A small sign that is flat against the building facade and mounted or applied directly to the building. Sign area: Maximum of 4.5 square feet per building facade, in addition to the other permitted signage on the building. Lighting: External illumination only." While the request deviates from what is allowed within the zoning ordinance, it is like requests made with other plans that were approved and supported by BOMA. Staff recommend approval of MOS #11 (based on the approval by BOMA of similar MOS requests).

MOS #12: Request to permit external and internal illumination for Small Hanging and Projecting Signs.

Chapter 15.12 states, "External illumination only. Subject to Subsection 15.1.15." Staff recommends disapproval of MOS #12. This type of request has not been approved anywhere else, so there is no precedent for this request. Small Hanging and Projecting Signs are meant to be on a pedestrian scale and aimed at the pedestrian realm and internal illumination does not aid in achieving this intent.

MOS #13: Request to allow a maximum of one vertical blade sign per commercial / mixed-use building where residential is on upper floors over commercial, a maximum of one per multifamily building, and a maximum of one per parking structure. Shall not project below the window header of the first floor and shall not project above the parapet of the building façade. A maximum of 4 ft from the building façade inclusive of bracket depth.

Chapter 15.14 states, "Quantity: Maximum of One per building frontage on a street intersection and may be used only if no other hanging sign exists on the ground floor retail storefront/tenant space below. Sign area: Maximum of 30 square feet or one square foot per linear foot of building facade, whichever is less. Placement: At the corner of the building or at the change in mass near the corner of the building. Shall not project below the window header of the first floor. Shall not project above the cornice of a two-story building or above the windowsills of the third story of a building with more than two stories. Projection: Projects from the building facade at a 90-degree angle or at a 45-degree angle when placed at a corner of a building. Maximum of 3.5 feet from the building facade. Brackets connecting the sign to the building facade shall be a minimum depth of one foot and a maximum of 1.5 feet." The updates to the language within the zoning ordinance requested by the applicant are not overly concerning staff. Staff recommend approval of MOS #13.

MOS #14: Request to permit Painted Wall Signs and add language to the quantity, placement, and materials.

Chapter 15.15 states, "Quantity: Maximum of one per building facade only if no band sign exists on the building. Buildings five stories or more may have signs as described above, in addition to permitted band signs. Materials: Brick, stone, wood, metal, or a composite material that has the same properties." The

applicant is proposing language to allow for painted wall signs. Staff recommend approval of MOS #14, based on positive feedback from the JCW regarding painted signs with an MOS request.

MOS #15: Request to permit 20 percent coverage on Window Signs and the materials to include white, frosted, or gold leaf vinyl.

Chapter 15.16 states, "Sign area: maximum of 15 percent of an individual window area but shall not exceed 5 window signs. In cases where windows are grouped, the sign area shall not exceed 15 percent of the window grouping area. Materials: Metal, wood, or easily removable paint, paper, cloth, or other like material." Staff is not overly concerned with the language updates requested by the applicant. Staff recommend approval of MOS #15.

Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to approve Resolution 2026-24, with conditions.

Citizen Comments: None

Applicant: Greg Gamble, representing the Ovation development team. Mr. Gamble stated that he will comment on 4 of the MOS but is happy to answer any questions on the others.

MOS #1. Request to allow angled parking along internal, private streets.

The goal is to make Ovation a unique and special development as it has over 400,000 square feet of restaurant, retail and personal space that expands a great distance equivalent to the distance from Starbucks downtown to Landmark Booksellers. With angled parking, pedestrian parking will be focused at the intersections with a raised table for additional safety. Most of the parking spaces for Ovation is located in 6 parking structures and is designed for those staying in the area for a longer period. The angled parking spaces are designed for quick pick-up or quick turnaround. Lastly, Mr. Gamble noted that he contacted the Franklin Police Department and asked how many accidents have occurred due to angled parking at Five Points and at Berry Farms – there have not been any accidents in those areas due to angled parking.

MOS #7: Request to permit 15 pedestrian-scale interactive displays to provide wayfinding or advertising. The team is requesting digital wayfinding signs up to 15 with a maximum height of 10 feet but after further analysis, Mr. Gamble stated that they would be comfortable with a condition of approval or modifying this modification of standard to permit 12 digital wayfinding signs at a maximum height of 8 feet. The signs are planned to be in areas where pedestrians are coming out of parking garages enabling easy identification and clear instructions for locations throughout the development. Other sites for the signs include areas where restaurants and retailers will be located.

MOS #8: Request to permit a large format digital display screen mounted to the façade of a building for on-site advertising and events.

Alec Chambers, Highwoods. Mr. Chambers explained that Ovation will have a thousand events a year, which is about 20 per week. Ovation will be a dynamic environment and with the digital signs strategically placed, patrons will be able to move about the development easily with the signs being updated throughout the day.

Mr. Gamble explained that this request is for a large movie screen where families can gather, kids play and watch a movie. There will be advertisements on it like at the theater before the movie begins. The screen faces back toward building G and does not face out toward the street. Mr. Gamble noted that most of the MOS requests are within a corridor internal to the site and not close to Carothers or McEwen.

MOS #12: Request to permit external and internal illumination for Small Hanging and Projecting Signs.

Mr. Gamble explained that for a development the size of Ovation, the team would like retailers to have the opportunity to have internally lit signs creating individuality and uniqueness. While internally lit signs may not be appropriate in other locations around Franklin, Mr. Gamble stated that the teams believes it is appropriate for the internal corridor within Ovation.

MAIN MOTION

Commissioner Franks motioned to recommend approval 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 to the Board of Mayor and Aldermen, seconded by Commissioner Harrison.

MOTIONS (Modification of Standards)

MOS #1: Request to allow angled parking along internal, private streets.

Commissioner Harrison motioned to recommend approval of MOS #1 to allow angled parking along internal, private streets to the Board of Mayor and Aldermen, seconded by Commissioner McLemore.

Discussion:

Commissioner McLemore stated that since the city of Franklin has not experienced issues with angled parking in the past and given the type of development Ovation will be, angled parking is appropriate.

Commissioner Franks stated that the angled parking works well throughout Berry Farms from Tito's to Publix.

Commissioner Williamson stated that she has questions about how angled parking does not meet the city standards and asked staff how Ovation differs from the Berry Farms example and the downtown Franklin Five Points.

Mr. Wiseman explained that he would need to review the PUD for Berry Farms to see if angled parking was addressed in the zoning ordinance at that time or if a MOS was requested.

Commissioner Williamson suggested that the design of the angled parking be comparable to the angled parking in Franklin if not designed better on spacing to avoid parking issues.

Commissioner Mann stated that he could not support MOS #1 and go against staff recommendation. Mr. Wiseman clearly feels strongly about issues angled parking could create in this situation.

Mr. Wiseman referred to the diagram created by the engineering department showing different scenarios of cars backing out and pulling into parking stalls. The engineer on staff who created the document is a perfectionist and attempted to create a scenario where angled parking would work without encroachment into stalls on either side. Mr. Wiseman went on to say that often times there is wider pavement, as in downtown Franklin or angled parking is available on an interior street where people drive slower expecting cars to back out. In the situation with Ovation, angled parking is proposed on two major corridors throughout the development where there will be a lot of traffic and staff cannot support this type of parking for this situation.

Commissioner Orr stated that he agrees with some of the other comments regarding angled parking in Berry Farms. Parking works at Berry Farms and almost seems to calm traffic because you're so aware that someone may be backing out.

There being no further discussion, the motion to carried by a vote of 6-1 with Commissioner Mann voting against.

MOS #2. Request to allow a loading zone in the front of a building.

Commissioner Williamson motioned to recommend approval of MOS #2 to allow a loading zone in the front of a building with staff conditions to the Board of Mayor and Aldermen, seconded by Commissioner McLemore. The motion carried by a vote of 7-0.

MOS #3: Request to allow variation in the Multifamily building facade presentation.

Commissioner Mann motioned to recommend approval of MOS #3 to allow variation in the Multifamily Building façade presentation to BOMA, seconded by Commissioner McLemore

Discussion:

Commissioner Mann noted that this MOS may be precedent setting as Harpeth Village has a similar scenario with an interior road.

There being no further discussion, the motion carried by a vote of 7-0.

MOS #4: Request to allow variation in the Commercial Mixed-Use building facade presentation.

Commissioner Mann motioned to recommend approval of MOS #4 to allow variation in the Commercial Mixed-Use building facade presentation, seconded by Commissioner Harrison. The motion carried by a vote of 7-0.

MOS #5: Request to permit irregular shaped signage.

Commissioner Harrison motioned to recommend approval of MOS #5 to permit irregular shaped signage to BOMA, seconded by Commissioner Williamson. The motion carried by a vote of 7-0.

MOS #6: Request to permit Neon and LED internal illumination when the sign has three-dimensional depth

and is used within a channel or used to reinforce the design of the sign as letters, numbers, logos, and accent lines.

Commissioner McLemore motioned to recommend approval of MOS #6 to permit Neon and LED internal illumination when the sign has three-dimensional depth and is used within a channel or used to reinforce the design of the sign as letters, numbers, logos, and accent lines to the BOMA, seconded by Commissioner Williamson. The motion carried by a vote of 7-0.

MOS #7: Request to permit 15 pedestrian-scale interactive displays to provide wayfinding or advertising. Commissioner McLemore motioned to recommend approval of **12** pedestrian-scale interactive displays to provide wayfinding or advertising with a **maximum of 8 feet** in height to BOMA, seconded by Commissioner Franks.

Discussion:

Commissioner McLemore stated that with Ovation being such a large development, this type of interactive wayfinding is necessary.

Commissioner Williamson stated that the request is for a lot of signs that will be illuminated at night, and if the signs were more internal to the parking structure, she could support the MOS but not how it is currently written.

Commissioner Mann stated that he could not support the request as 12 signs are still a lot of signs and could be distracting. Mr. Mann suggested creating an app that would direct people to their destination.

There being no further discussion, the motion carried by a vote of 5-2 with Commissioners Mann and Williamson voting against.

MOS #8: Request to permit a large format digital display screen mounted to the façade of a building for on-site advertising and events.

Commissioner Mann motioned to recommend approval of MOS #8 to permit a large format digital display screen mounted to the façade of a building for on-site advertising and events to the BOMA, seconded by Commissioner McLemore

Discussion:

Commissioner Mann stated that he likes and supports this proposed feature of the development as it will add to the uniqueness of Ovation.

Commissioner Williamson stated that at first she was hesitant about this request but overall, this should be a benefit to the community. The display will face away from the main roads in the direction of building G.

There being no further discussion, the motion carried by a vote of 7-0.

MOS #9: Request to permit Band Signs above the entrance to a paseo/alleyway.

Commissioner Mann motioned to recommend approval of MOS #9 to permit Band Signs above the entrance to a paseo/alleyway to the BOMA, seconded by Commissioner McLemore. The motion carried by a vote of 7-0.

MOS #10: Request to allow a Canopy Sign to project above the canopy roofline and allow for internal illumination.

Commissioner Harrison motioned to recommend approval of MOS #10 to allow a Canopy Sign to project above the canopy roofline and allow for internal illumination to the BOMA, seconded by Commissioner Williamson. The motion carried by a vote of 7-0.

MOS #11: Request to Allow a Directory Signs on the building façade or freestanding adjacent to the primary entrances to the building with a maximum of ten square feet per building façade (in addition to other permitted signage on the building) and with exterior or interior illumination.

Commissioner Franks motioned to recommend approval of MOS #11 Request to Allow Directory Signs on the building façade or freestanding adjacent to the primary entrances to the building with a maximum of ten square feet per building façade (in addition to other permitted signage on the building) and with exterior or interior illumination to the BOMA, seconded by Commissioner Harrison. The motion carried by a vote of 7-0.

MOS #12: Request to permit external and internal illumination for Small Hanging and Projecting Signs. Commissioner Williamson motioned to recommend approval of MOS #12 to permit external and internal illumination for Small Hanging and Projecting Signs to BOMA, seconded by Commissioner Franks.

Discussion:

Commissioner Williamson stated that she believes external and internal illumination will add to the pedestrian scale especially at night when the area is very activated. The light spread is contained internally while allowing pedestrian visibility.

There being no further discussion, the motion carried by a vote of 6-1 with Commissioner Mann voting against.

MOS #13: Request to allow a maximum of one vertical blade sign per commercial / mixed-use building where residential is on upper floors over commercial, a maximum of one per multifamily building, and a maximum of one per parking structure.

Commissioner Harrison motioned to recommend approval MOS #13 to allow a maximum of one vertical blade sign per commercial / mixed-use building where residential is on upper floors over commercial, a maximum of one per multifamily building, and a maximum of one per parking structure to the BOMA, seconded by Commissioner Mann. The motion carried by a vote of 7-0.

MOS #14: Request to permit Painted Wall Signs and add language to the quantity, placement, and materials. Commissioner Mann motioned to recommend approval of MOS #14 to permit Painted Wall Signs and add language to the quantity, placement, and Materials to the BOMA, seconded by Commissioner Harrison. The motion carried by a vote of 7-0.

MOS #15: Request to permit 20 percent coverage on Window Signs and the materials to include white, frosted, or gold leaf vinyl.

Commissioner Mann motioned to recommend approval MOS #15 to permit 20 percent coverage on Window Signs and the materials to include white, frosted, or gold leaf vinyl to BOMA, seconded by Commissioner McLemore. The motion carried by a vote of 7-0.

MAIN MOTION (Resolution 2026-24 Including all MOS 1-15)

There being no further discussion, the main motion carried by a vote of 7-0.

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

21. 555 Franklin Road PUD Subdivision, Final Plat, Creating 1 Commercial Lot And 1 Open Space Lot, Dedicating Easements And Right Of Way, On 32.83 Acres, Located at 555 Franklin Road. (CONSENT AGENDA)

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

- Attachments:**
1. MAP 555 Franklin Road PUD Subdivision, Final Plat
 2. 9076 555 Franklin Rd PUD FP_Conditions of Approval_01
 3. 555 Franklin Road PUD Final Plat

The item was Approved on Consent Agenda.

22. Carothers Glen PUD Subdivision, Final Plat, Creating 45 Single Family Residential Lots And 4 Open Space Lots And Dedicating Right-Of-Way, On 22.07 Acres, Located At 4340 South Carothers Road. (CONSENT AGENDA)

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

- Attachments:**
1. MAP Carothers Glen PUD Subdivision, Final Plat
 2. Carothers Glen PUD Subdivision, Final Plat
 3. Conditions of Approval_Carothers Glen PUD Subdivision, Final Plat

The item was Approved on Consent Agenda.

23. Century Industrial Park Subdivision, Site Plan, Lots 9 And 10, Re-Developing 41,697 Sqaure Feet Of Civic Space, On 2.99 Acres, Located At 300 Beasley Drive. (CONSENT AGENDA)

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

Attachments:

1. MAP Century Industrial Park Subdivision, Site Plan
2. 9079 Century Industrial Park Sub SP Lot 9 and 10_WilCo ALC_Conditions of Approval_01
3. COF#9079_Century Industrial Subdivision_ALC_Site Plan_20260402

The item was Approved on Consent Agenda.

24. Franklin Grove Subdivision, Final Plat, Creating One Nonresidential Lot, On 5.19 Acres, Located At 423 South Margin Street. (CONSENT AGENDA)

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

Attachments:

1. MAP Franklin Grove Subdivision, Final Plat
2. 9081 Franklin Grove Sub FP_Conditions of Approval_01
3. 2026.04.02 Franklin Grove-plat

The item was Approved on Consent Agenda.

ANY OTHER BUSINESS

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

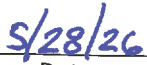
ADJOURN

A motion to adjourn was made by Commissioner Harrison, seconded by Commissioner McLemore. The motion carried by a vote of

There being no further business, the meeting adjourned at 08:38 PM p.m.



Chair



Date