

Grace Pointe + 4 Franklin Road Properties

Public Hearing Comments

5.22.2017 City Hall 6 PM

Paul Lebovitz, project LA with Greg Gamble, introduced the project. He introduced Andrew Orr, City Planner, as well as attending Planning Commissioners and Aldermen.

Paul stated this project is only about Land Use Amendment, not zoning or development plans. The presentation is a request so that other uses can be allowed at the properties besides Residential Large Lot which only includes zoning for 1 acre minimum residential lots.

The real estate agent for church, David Colton, was introduced. David discussed the value in the land the church had created thru infrastructure and building construction. Two churches have looked at property but Jimmy Franks is only one to sign option to purchase. The church has 12,000 SF built. The church or a church buyer can build an 8000 SF 2 story building according to recorded plans. A new buyer and user would need a land use plan amendment and later rezoning to have other uses on the property.

Greg Gamble introduced the concept that there are 3 projects:

- 1 Franklin Rd projects being amended to "Office Residential" to allow other types of residences and small offices or shops
- 2 Country Lane being amended to "Residential" which allow 1 unit per acres on large lots smaller than 1 acre, but adjustments for flood plain and steep property
- 3 Church property being amended to "Multi-Family" which would allow small buildings, 2-3 stories with several units per building

Greg discussed how the traffic and uses in the area had changed over the last 10 years causing the Large Lot residential to be impractical and not useful to property owners.

Greg stated the properties that are looking for Land Plan Amendment are transitional to south changing from office multi-story to large lot residential.

Teresa Hughes, owner of real estate and house on Country Ln, commented that all views from her house have changed to looking at rooftops and buildings. No longer pastoral.

Greg G. mentioned there was no traffic study required if another church takes over property. However, if land plan amended, then at Development Plan a traffic study would be required and possible additions of turn lanes and a light.

Morningside residents complained that their buffer could be disturbed by the developer. Paul stated this was not true. Paul stated there development is 35 feet above a rock wall, had a buffer from when Morningside was built, plus a buffer from the church development. Morningside is well screened from the potential project. Morningside residents were vocal with their comments and did not understand the required and existing buffers that are in place.

A neighbor from Highgate stated he did not want the Franklin Rd property and church property plan amended. He felt this would intrude on his subdivision (though the properties requesting land use amendment are several hundred feet away).

There was a loud vocal group that complained they had no support for multi-family at church. They stated their property values could be compromised. This loud group dominated the meeting though there were many others seated who "did not" voice opposition to the multi-family amendment.

Several attending voiced it was OK for properties on Franklin Rd to have land use changed, as well as for property on County Road. The church property brought out comments that dominated the meeting.

Residents on Country Road voiced concern on maintaining large lots. Greg stated that that under "Residential" Land Use this would continue but there would be compensation for floodplain and steep contours.


Though Gateway Village is quite popular, several attendees stated they don't want more of that down Franklin Road. Paul stated that the scale of the properties on Franklin Road only allows small development, 1-2 story, limited by parking, and there can't be another Gateway Village due to size limitations.

Greg explained that if all the parcels are viewed together, there is a master plan that could include a walking trail connecting to Gateway Village from the church and farther south.

Two people from Morningside questioned mailing list. They were told that letters went to all within 500 feet, so not all of Morningside would receive a letter. Andrew said he would make the mailing list available.

The June 22 Planning Commission meeting date and time were told to everyone.

During the public meeting there were several participants that made rude personal remarks to Teresa Hughes who owns property on Franklin Road and Country Road. Ms. Hughes left the meeting in tears due to these tasteless remarks.

Respectfully submitted,  Paul Lebovitz