

**FRANKLIN HISTORIC ZONING COMMISSION
MINUTES
March 13, 2017**

The Franklin Historic Zoning Commission held its regular scheduled meeting on Monday, March 13, 2017, at 5:00 pm in the City Hall Boardroom at 109 Third Avenue South.

Members Present: Susan Besser
Ken Scalf
Mel Thompson
Lisa Marquardt
Jim Roberts
Jeff Carson (arrived at 5:06)
Mary Pearce

Staff Present: Amanda Rose, Planning & Sustainability Department
Joey Bryan, Planning & Sustainability Department
Emily Hunter, Planning & Sustainability Department
Bethany Heuer, Law Department

**Item 1:
Call to Order**

Chairwoman Besser called to order the February 13, 2017, Historic Zoning Commission meeting at 5:00 p.m.

**Item 2:
Minutes: February 13, 2017**

Mr. Scalf moved to approve the minutes of February 2017 as submitted. Mr. Thompson seconded the motion and the motion passed 6-0.

**Item 3:
Staff Announcements.**

Ms. Rose stated the next DRC meeting is scheduled for March 20th and there are about five items submitted so far.

**Item 4:
Consideration of Requests to place non-agenda emergency items on the agenda.**

No non-agenda items.

**Item 5:
Citizens Comments on Items Not on the Agenda open for Franklin citizens to be heard on items not included on this Agenda. As provided by law, the Historic Zoning Commission shall make no decisions or consideration of action of citizen comments, except to refer the matter to the Planning Director for administrative consideration, or to schedule the matter for Historic Zoning Commission consideration at a later date.**

There were no Citizen Comments.

Item 6:

Consideration of Fencing at 1308 Adams St.; Kristen & Jason Daniels, Applicants.

Ms. Rose stated the applicants are requesting a Certificate of Appropriateness (COA) for the removal of existing rear yard privacy fencing and the placement of new 4-foot tall front and rear yard aluminum picket-style fencing at 1308 Adams St. Ms. Rose stated the applicants appeared before the Historic Zoning Commission at its February 13, 2017 meeting and the commission deferred review of the item to allow for more discussion. Ms. Rose stated the applicants then appeared before the Design Review Committee (DRC) at its February 20, 2017 meeting. Ms. Rose stated it is recommended that the Historic Zoning Commission deny the proposed primary yard fencing with the following:

1. The material/placement of the proposed primary yard fencing (aluminum) is not consistent with the *Guidelines*. The *Guidelines* recommend against the placement of metal fences besides those made of cast iron in primary yards (p.58, #7).
2. If issued a COA, the application must meet all the requirements of the Building & Neighborhood Services Department. Any changes to the approved plans must be returned to the Historic Zoning Commission for review and approval.

Ms. Rose stated it is recommended that the Historic Zoning Commission approve with conditions the proposed rear yard fencing with the following:

1. The material/placement of the proposed fencing appears to be mostly consistent with the *Guidelines*.
 - o As a condition of approval, the rear yard fencing must be recessed at least 20 feet from the plane of the residence's primary façade (not porch) before aluminum fencing at a 4' height may be utilized. Confirmation of the recessed distance must be submitted to the Preservation Planner for approval prior to installation.
2. The application must meet all the requirements of the Building & Neighborhood Services Department. Any changes to the approved plans must be returned to the Preservation Planner and/or the Historic Zoning Commission for review and approval.

Mr. Daniels stated he felt Ms. Rose covered everything well, but he would like to request the rear yard fencing on the right elevation remain consistent with the established height difference on the neighboring fence. Mr. Daniels requested that the increase to the 4 feet in height be within 15 feet of the front plane of the house rather than 20 feet for consistency with the existing fence.

Chairwoman Besser requested to know if any Citizens requested to speak on this item and no one requested to speak.

Mr. Thompson moved that the Franklin Historic Zoning Commission deny issuance of a Certificate of Appropriateness for Project PL #6353 for the primary yard fencing with staff's comments, in accordance with the *Franklin Historic District Design Guidelines* and based on the Staff Report & Recommendation dated March 13, 2017. Ms. Marquardt seconded the motion.

Mr. Thompson questioned the design and wanted clarification.

Mr. Daniels explained by using a sample.

Chairwoman Besser stated she would not be able to support this motion because this fence is not of the time-period for this house and feels it should be a wood picket fence.

Mr. Roberts made an amendment to the motion that a flat finish paint be used for the fence. Ms. Pearce seconded the motion.

Mr. Thompson and Ms. Marquardt stated they are both conflicted about not following the guidelines on this.

Mr. Thompson stated he only made the motion to start deliberation for this item, which is protocol.

Discussion ensued.

The amendment to the main motion passed 7-0.

With the main motion, having been made and amended the motion passed 6-1, with Chairwoman Besser voting no.

Mr. Roberts moved that the Franklin Historic Zoning Commission approve with conditions a Certificate of Appropriateness for Project PL #6353 for the rear yard fencing with matte finish and setback of 16-ft. of front plain of the right side of the house and with other staff's comments, in accordance with the *Franklin Historic District Design Guidelines* and based on the Staff Report & Recommendation dated March 13, 2017. Ms. Pearce seconded the motion.

Ms. Rose noted the condition is that the fence be recessed back 20-ft before it goes up to 4-ft. is not in keeping with the applicant's request of 15-ft. back instead of 20-ft. back.

Mr. Thompson moved to amend the motion to strike the 16-ft setback and have staff approve the exact distance. Ms. Pearce seconded the motion and the motion passed 7-0.

With the main motion, having been made and amended the motion passed 7-0.

Item 7:

Consideration of Signage & Alterations (Utilities) at Parcel 078C-D00201 (parking lot behind 118 3rd Ave. N. & 126 3rd Ave. N.); Keith Moorman, Applicant.

Mr. Bryan stated the applicant is requesting a Certificate of Appropriateness (COA) for the placement of signage in the parking lot accessible from 3rd Avenue North, parcel 078C-D00201 and that the subject parcel is located behind 118 & 126 3rd Avenue North. Mr. Bryan stated the requested sign is a "balloon" or "lollipop-style" with the sign faces bolted to a steel sign post. Mr. Bryan stated the sign faces are proposed to be made of "signabond," an aluminum composite material. Additionally, the applicant is requesting the installation of a paystation kiosk with a solar panel component. Mr. Bryan stated the applicant appeared before the Design Review Committee (DRC) to discuss the proposal at its February 20, 2017 meeting. Mr. Bryan stated it is recommended that the Historic Zoning Commission approve with conditions the proposed signage and alterations with the following:

1. The applicant must resize the larger sign to conform to the maximum of 4.5 square feet per side per Section 5.12.11(6)(c) of the Zoning Ordinance.
2. Any future requests for "balloon" or "lollipop" signage are not eligible for administrative review and require consideration and approval by the Historic Zoning Commission.
3. The placement of the proposed utilities is consistent with the *Guidelines*. The placement of the paystation kiosk at a location on the site that is not visible from the street is appropriate.
4. The application must meet all the requirements of the Building & Neighborhood Services Department prior to issuance of a sign permit. Any changes to approved plans must be returned to the Historic Zoning Commission for review and approval.

Mr. Moorman stated Mr. Bryan explained everything beautifully.

Chairwoman Besser requested to know if any Citizens requested to speak on this item and no one requested to speak.

Ms. Marquardt moved that the Franklin Historic Zoning Commission approve with conditions a Certificate of Appropriateness for Project PL #6370 for the signage and utility alterations with staff's comments, in accordance with the *Franklin Historic District Design Guidelines* and based on the Staff Report & Recommendation dated March 13, 2017. Mr. Roberts seconded the motion.

Mr. Roberts stated he was not clear of where it would be placed.

Mr. Moorman explained the back of the pay station would be facing 3rd Avenue, but not sure whether it will be on left or right yet.

Ms. Pearce requested to know the color of the machine.

Mr. Moorman stated gray.

With the main motion, having been made and seconded the motion passed 7-0.

Item 8:

Consideration of Demolition (Accessory) & Alterations (Utilities Screening) at 132 3rd Ave. S.; Remick Moore & Rachel Allen, Applicants.

Mr. Bryan stated the applicant is requesting a Certificate of Appropriateness (COA) for the demolition of a storage shed located at 132 3rd Ave S. Mr. Bryan stated the subject structure is a wooden frame building with sheet metal roofing and the applicant is also requesting to place a walk-in cooler behind the existing building and install 8' wooden plank fencing to screen the cooler from public view. Mr. Bryan stated the applicant appeared before the Design Review Committee to discuss the proposal at its February 20, 2017 meeting. Mr. Bryan stated it is recommended that the Historic Zoning Commission approve with conditions the proposed demolition and alterations with the following:

1. The request for removal of the existing shed is consistent with the *Guidelines*. The structure does not appear on the Sanborn Fire Insurance Maps nor does the footprint appear on any City GIS aerial maps. Its removal would not adversely impact the historic or architectural value of the Downtown Franklin Historic District.
2. The placement of the proposed utilities and the design and placement of the proposed screening meets the intent of the *Guidelines*. The placement of the walk-in cooler is at the rear of the building, and the proposed screening/fencing (8' treated wood vertical plank fencing) is appropriate.
3. The application must meet all the requirements of the Building & Neighborhood Services Department prior to issuance of a building permit. Any changes to approved plans must be returned to the Historic Zoning Commission for review and approval.

Chairwoman Besser requested to know if any Citizens requested to speak on this item and no one requested to speak.

Ms. Allen stated she did not have any comments at this time and thanked everyone for their time.

Ms. Pearce moved that the Franklin Historic Zoning Commission approve with conditions a Certificate of Appropriateness for Project PL #6371 for the demolition of the accessory structure and utility alterations with staff's comments, in accordance with the *Franklin Historic District Design Guidelines* and based on the Staff Report & Recommendation dated March 13, 2017. Mr. Thompson seconded the motion and the motion passed 7-0.

Item 9:

Consideration of Alterations & Porch Addition (Accessory) at 121 Lewisburg Ave.; Kevin Coffey, Terri Newport, Applicant.

Ms. Rose stated the applicants are requesting a Certificate of Appropriateness (COA) for a series of alterations to the ca. 1980s accessory structure at 121 Lewisburg Ave., as follows:

- The construction of a 316-sq. ft. addition to the existing accessory structure at-grade porch;
- The construction of a small entry addition (under the roof covering of the proposed porch addition) to house a new access door and stair to the upper level;
- The replacement of all window openings on the accessory structure, including the alteration of an existing double-window set into a triple-window set at the rear lower elevation and the alteration of all upper-level gable window openings, to be elongated;
- The replacement of the existing synthetic siding with cementitious lap siding of a 4' reveal;
- The replacement of the garage doors with carriage style doors; and
- The replacement of a side door with a new half-glass unit as well as the replacement of a French door unit with a sliding door unit.

Ms. Rose stated the applicants appeared before the Design Review Committee at its February 20, 2017 meeting to discuss the proposal. Ms. Rose stated it is recommended that the Historic Zoning Commission approve with conditions the proposed accessory structure alterations and porch addition with the following:

1. The proposed alterations are mostly consistent with the *Guidelines*.
 - a. As a condition of approval for consistency with the *Guidelines*, the replacement windows must have historic profile and dimension similar to the original windows found on the principal structure and consist of either wood or a composite material with the appearance of wood. The window specifications must be approved by the Preservation Planner or the Historic Zoning Commission prior to issuance of a building permit.
 - b. As a condition of approval for consistency with the *Guidelines*, the new porch columns must consist of wood or another prevalent porch material within the Lewisburg Avenue Historic District. The porch column material must be approved by the Preservation Planner or the Historic Zoning Commission prior to issuance of a building permit.
 - c. As a condition of approval for consistency with the *Guidelines*, the new garage door design must have a historic appearance. The garage door specifications must be approved by the Preservation Planner or the Historic Zoning Commission prior to issuance of a building permit.
2. The application must meet all the requirements of the Building & Neighborhood Services Department. Any changes to the approved plans must be returned to the Preservation Planner and/or the Historic Zoning Commission for review and approval.

Mr. Coffey stated they were fine with all the conditions and explained that if the Commission feels like the columns on the back should be wood and not PermaCast they would be fine with that. Mr. Coffey stated the PermaCast is just lower maintenance material.

Chairwoman Besser requested to know if any Citizens requested to speak on this item and no one requested to speak.

Mr. Scalf moved that the Franklin Historic Zoning Commission approve with conditions a Certificate of Appropriateness for Project PL #6372 for the accessory structure alterations and porch addition with staff's comments, in accordance with the *Franklin Historic District Design Guidelines* and based on the Staff Report & Recommendation dated March 13, 2017. Ms. Marquardt seconded the motion.

Ms. Pearce requested to know if the dormer windows were casements.

Mr. Coffey stated they are requesting to replace the existing windows with casements.

Mr. Roberts requested to know if a connector between the two buildings due to the kitchen shown be required by the City.

Ms. Rose stated no, due to the kitchen's construction prior to the BNS Department requiring a connector.

Mr. Thompson moved to amend the motion to allow a smooth-face PermaCast material to be used with staff approval and due to its low visibility from the street. Ms. Pearce seconded the motion. The amendment passed unanimously.

With the main motion, having been made and amended the motion passed 7-0.

Item 10:

Consideration of Addition & Fencing at 1107 W. Main St.; Katy Dodson, Applicant.

Ms. Rose stated the applicants are requesting a Certificate of Appropriateness (COA) for a series of alterations at 1107 W. Main St., as follows:

- The construction of an enclosed addition on the left elevation, with a request to consider this addition as a reconstruction of part of the building's original footprint;
- The construction of an addition at the rear elevation, with a request to consider this addition as a reconstruction of part of the building's original footprint;
- The construction of an 867-sq. ft. rear addition; and
- The construction of a 7-ft. tall privacy fence along the perimeter of the rear yard.

Ms. Rose stated the applicant appeared before the Design Review Committee to discuss the proposal at its February 20, 2017 meeting. Ms. Rose stated it is recommended that the Historic Zoning Commission approve with conditions the proposed left elevation addition (referred to as Addition #1 throughout this report) with the following:

1. Historical documentation substantiates the presence of the proposed footprint in 1913, so the applicant's request for consideration of this addition as a reconstruction is appropriate and consistent with the *Guidelines*.
2. As a condition of approval for consistency with the *Guidelines*, the replacement windows must have historic profile and dimension similar to the original ones found on the principal structure and consist of either wood or a composite material with the appearance of wood. The window specifications must be approved by the Preservation Planner or the Historic Zoning Commission prior to issuance of a building permit.
3. The application must meet all the requirements of the Building & Neighborhood Services Department prior to issuance of a building permit. Any additional changes to the approved plans must be returned to the HZC for review and approval.

4. A scaled set of all elevations notating the following must be submitted to the Preservation Planner prior to issuance of a building permit:
 - all approved building materials, including foundation material and lap reveal; and
 - the overall height and dimensions of the addition areas in relation to its existing residence's overall height, eave heights, and dimensions.

Ms. Rose stated it is recommended that the Historic Zoning Commission defer review of the proposed rear elevation additions (referred to as Addition #2 and Addition #3 throughout this report) with the following:

1. The cumulative footprint square footprint of the proposed Addition #2 and Addition #3 equals 1025 sq. ft., which is not consistent with the *Guidelines*. The *Guidelines* recommend that one limit the square footage of additions to no more than half of the square footage of the footprint of the historic building (p. 54, #1-4). Since historical documentation does not appear to substantiate the presence of the proposed Addition #3 footprint, it is not calculated as part of the original structure's footprint (p.54, #3).
2. If reviewed individually, however, the respective proposed footprints of Addition #2 (158 sq. ft., measuring 8.9 percent of the original footprint) and Addition #3 (867 sq. ft., measuring 48.9 percent of the calculated original footprint) appear to meet the recommendations of the *Guidelines*. Because of this, it is recommended that the applicant revise the proposed footprint(s) in order to better meet the recommendation of the *Guidelines* and return to the HZC for consideration of a revised design at a later date.
3. If issued a COA, any proposed metal roofing specifications must be submitted to the Preservation Planner for review and approval for consistency with the *Guidelines* prior to issuance of a building permit.
4. If issued a COA, as a condition of approval for consistency with the *Guidelines*, the replacement windows must have historic profile and dimension similar to the original ones found on the principal structure and consist of either wood or a composite material with the appearance of wood. The window specifications must be approved by the Preservation Planner or the Historic Zoning Commission prior to issuance of a building permit.
5. If issued a COA, the application must meet all the requirements of the Building & Neighborhood Services Department prior to issuance of a building permit. Any additional changes to the approved plans must be returned to the HZC for review and approval.
6. If issued a COA, a scaled set of all elevations notating the following must be submitted to the Preservation Planner prior to issuance of a building permit:
 - all approved building materials, including foundation material and lap reveal; and
 - the overall height and dimensions of the addition areas in relation to its existing residence's overall height, eave heights, and dimensions.

Ms. Rose stated it is recommended that the Historic Zoning Commission approve with conditions the proposed fencing with the following:

1. The proposed fencing is consistent with the *Guidelines*. Gate specifications must be submitted to the Preservation Planner for review and approval in light of the *Guidelines* prior to installation (p.59, #12).
2. The application must meet all the requirements of the Building & Neighborhood Services Department prior to issuance of a building permit. Please note that in accordance with the Zoning Ordinance, the "finished" side of privacy fencing must face outward toward public view. Any additional changes to the approved plans must be returned to the Preservation Planner or the HZC for review and approval.

5. A request to extend the driveway is also included. It is recommended that consideration of any driveway alterations are deferred until the forthcoming new construction proposal for an accessory structure accompanies and informs this request.
6. The applicant is also proposing to “repair original home windows and exterior materials” as well as to replace the existing roofing material. Repair of existing windows and siding materials do not require issuance of a COA if conducted in-kind. Additional information is required to be submitted to the Preservation Planner to determine if the requests require issuance of a COA.

Ms. Dodson stated she did not have anything to add and thanked everyone for the help and welcomed any questions.

Chairwoman Besser requested to know if any Citizens requested to speak on this item and no one requested to speak.

Mr. Thompson moved that the Franklin Historic Zoning Commission approve with conditions a Certificate of Appropriateness for Project PL #6373 for the proposed left elevation addition (referred to as Addition #1) with staff’s comments, in accordance with the *Franklin Historic District Design Guidelines* and based on the Staff Report & Recommendation dated March 13, 2017. Mr. Carson seconded the motion and the motion passed 7-0.

Mr. Carson moved that the Franklin Historic Zoning Commission defer issuance of a Certificate of Appropriateness for Project PL #6373 for the proposed rear elevation additions (referred to as Addition #2 and Addition #3) with staff’s comments, in accordance with the *Franklin Historic District Design Guidelines* and based on the Staff Report & Recommendation dated March 13, 2017. Ms. Marquardt seconded the motion. The motion failed 0-7.

Mr. Roberts moved that the Franklin Historic Zoning Commission approve issuance of a Certificate of Appropriateness for Project PL #6373 for the proposed rear elevation additions (referred to as Addition #2 and Addition #3) with staff’s comments, in accordance with the *Franklin Historic District Design Guidelines* and based on the Staff Report & Recommendation dated March 13, 2017. Mr. Thompson seconded the motion.

Ms. Pearce moved to amend the motion to have applicant bring all material and construction details back to staff for approval. Mr. Thompson seconded the motion and the amendment passed 7-0.

With original motion, having been made and amended the motion passed 7-0.

Mr. Scalf moved that the Franklin Historic Zoning Commission approve a Certificate of Appropriateness for Project PL #6373 for the proposed fencing with staff’s comments, in accordance with the *Franklin Historic District Design Guidelines* and based on the Staff Report & Recommendation dated March 13, 2017. Ms. Pearce seconded the motion and the motion passed 7-0.

Item 11:

Consideration of Demolition (Accessory) & Alterations (Wall) at 151 Franklin Rd.; Greg Gamble, Applicant.

Ms. Rose stated the applicant is requesting a Certificate of Appropriateness (COA) for the demolition of two buildings located at the rear of the property located at 151 Franklin Rd. Ms. Rose stated the property contains the National Register-listed Henry H. Mayberry House, commonly known as Riverview. Ms.

Rose stated the applicant hosted a Design Review Committee site visit at the property on February 1, 2017 to discuss the proposed preliminary plat for the property.

Ms. Rose stated it is recommended that the Historic Zoning Commission approve with conditions the proposed demolition of Building #1 with the following:

1. Though its age is unknown, Building #1 does not appear to possess any character-defining architectural methods of construction or detailing, and as such, its removal will not adversely impact the district's historic character. Further, it is not listed as a contributing structure as part of the Mayberry House National Register documentation from 1988.
2. Building #1 must be satisfactorily photographed inside and out for commission records prior to its removal.
3. The application must meet all the requirements of the Building & Neighborhood Services Department prior to issuance of a building permit.

Ms. Rose stated it is recommended that the Historic Zoning Commission defer review of the proposed demolition of Building #2 with the following:

1. Based on the estimated age of the building as supplied by the applicant, Building #2 may qualify as historic. Without the inclusion of additional information, this determination cannot be made. It is recommended that the applicant provide additional information to substantiate the demolition request and return to the Historic Zoning Commission for consideration at a later date. Additional information may consist of documentation of any lack of historical or architectural integrity, loss of structural integrity, or economic hardship, all of which are criteria by which demolition may be considered (p.52, #1).
2. If issued a COA, Building #2 must be satisfactorily photographed inside and out for commission records prior to its removal.
3. If issued a COA, the application must meet all the requirements of the Building & Neighborhood Services Department prior to issuance of a building permit.

Mr. Gamble passed out a letter from the current owner Mr. Jeff Bethurum containing the history for the property and buildings.

Chairwoman Besser requested a motion be made to accept the new information.

Ms. Pearce moved to accept the new information Mr. Gamble passed out. Mr. Roberts seconded the motion and the motion passed unanimously.

Mr. Gamble read the letter. (Letter available in the Planning and Sustainability Office)

Chairwoman Besser requested to know if any Citizens requested to speak on this item and no one requested to speak.

Mr. Scalf moved that the Franklin Historic Zoning Commission approve with conditions a Certificate of Appropriateness for Project PL #6374 for the proposed demolition of Building #1 with staff's comments, in accordance with the *Franklin Historic District Design Guidelines* and based on the Staff Report & Recommendation dated March 13, 2017. Ms. Marquardt seconded the motion.

Ms. Pearce requested to know if this is in the flood area.

Mr. Gamble stated yes, both buildings are in the floodplain.

Mr. Thompson stated since the structures are not mentioned in the register, extensive modifications and its location in the floodplain, he did not have an issue with it being demolished and wanted this noted for the reason as why he is okay with this request.

The motion passed as presented 7-0.

Ms. Marquardt moved that the Franklin Historic Zoning Commission approve with conditions a Certificate of Appropriateness for Project PL #6374 for the proposed demolition of Building #2 with staff's comments, in accordance with the *Franklin Historic District Design Guidelines* and based on the Staff Report & Recommendation dated March 13, 2017. Mr. Thompson seconded the motion.

Chairwoman Besser stated she could not support this motion, due to it being a tenant house.

Ms. Pearce requested to know how much it needed to be raised to be out of the flood area.

Mr. Gamble stated 7-ft total.

Mr. Scalf requested to know if there is potential to maybe have it relocated, since it has been before.

Mr. Gamble stated it probably could be, but some material could possibly be recycled.

Mr. Thompson stated he seconded the demolition because of the block foundation, aluminum siding and its location in the floodplain.

After some discussion, the motion passed 6-1, with Chairwoman Besser voting no.

Ms. Pearce moved to approve amending the stone wall in order, to accommodate a fire truck with all work coming back to staff for approval and the same material be used in all aspect of construction. Ms. Marquardt seconded the motion.

Discussion ensued on placement of a future sidewalk and City streetscape.

With the motion for approval having been made, the motion passed 7-0.

Item 12:

Consideration of Recommendation Request for Proposed Preliminary Plat at 151 Franklin Rd.; Greg Gamble, Applicant.

Ms. Rose stated the applicant is in the process of presenting a preliminary plat request to the City for property at 151 Franklin Road. Ms. Rose stated the Planning Director recommended the applicant appear before this Commission to get a recommendation before submitting due to this property being on the Historic Preservation Overlay District as well as having a National Register building and associated buildings on the site. Ms. Rose stated in accordance with the Zoning Ordinance, Section 5.7, the proposed development of any properties on or contiguous to a National Register listed property are required to considered one of three mitigation approaches and the applicant has selected the "Farm field Boundary Approach" mitigation approach. Ms. Rose stated Staff asks this Commission to offer a recommendation to forward on to the Planning Commission.

Mr. Gamble stated they would like to proceed forward with Preliminary Plat submittal to the City of Franklin and explained how the lots would be laid out and projected suggested plat on screen.

Chairwoman Besser requested to know if any citizens would like to speak.

Mr. Martin Dunn, 147 Lancaster Dr. of Harpeth Meadows, spoke against the development stating the development is not compatible with Harpeth Meadows. Mr. Dunn requested the Commission disapprove or postpone the request.

Discussion ensued on contour changes, landscaping and lot sizes.

Mr. Thompson moved to recommend the preliminary plat to the Franklin Planning Commission. Ms. Pearce seconded the motion.

Ms. Pearce moved to amend the motion to include a farm field boundary going down the side of the project abuts the existing neighborhood. Mr. Thompson seconded the motion and the amendment passed 7-0.

The motion to approve failed 3-4 with Mr. Carson, Ms. Marquardt, Mr. Roberts, and Chairwoman Besser voting no.

Ms. Pearce recommended adding a farm field boundary going down the side of the project where it abuts the existing neighborhood if a Preliminary Plat is done. Mr. Thompson seconded the recommendation and the recommendation passed 7-0.

Ms. Marquardt moved to recommend the lot sizes on the southern boundary be along the size of lots 18 & 19. Mr. Carson seconded the motion. The recommendation failed 3-4 with Mr. Thompson, Ms. Pearce, Mr. Scalf, and Mr. Roberts voting no.

Item 13:

Non-agenda emergency items accepted by the commission for consideration.

No non-agenda emergency items.

Item 14:

Items Approved by the Preservation Planner on Behalf of the Historic Zoning Commission, pursuant to the *Historic District Design Guidelines*

- **Fencing at 312 Ledgeawn Ct.; Jill Dufresne, Applicant.**
- **COA Extensions for New Construction at Fair Park Ct. Lots 2-6; Scott Black, Applicant.**
- **Signage at 204 4th Ave. S.; Murray Johns, Applicant.**

Item 15:

Adjourn.

With no further business, the meeting was adjourned at 7:37 p.m.



Acting Secretary