



City of Franklin

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Franklin, TN 37064
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Meeting Minutes - Draft

Franklin Municipal Planning Commission

Thursday, September 26, 2019

7:00 PM

Board Room

CALL TO ORDER

Present 7 - McLemore, Hathaway, Petersen, Orr, Allen, Franks, and Szilagyi

Absent 2 - Harrison, and Lindsey

MINUTES

1. Approval of the August 22, 2019 FMPC Minutes.

Attachments: [DRAFT FMPC Minutes August 2019 \(2\)](#)

After the approval of the minutes, Chair Hathaway asked for a motion to name a temporary Vice-Chair for the meeting.

Commissioner McLemore moved, seconded by Commissioner Allen, to name Alderman Petersen as Vice-Chair for the meeting. The motion carried unanimously.

Commissioner Orr moved, seconded by Commissioner Allen, to approve the minutes from August 22, 2019, as presented. The motion carried by the following vote:

Aye: 7 - McLemore, Hathaway, Petersen, Orr, Allen, Franks, and Szilagyi

Absent: 2 - Harrison, and Lindsey

CITIZEN COMMENTS ON ITEMS NOT ON THE AGENDA

Chair Hathaway asked for citizen comments. There were none.

ANNOUNCEMENTS

Chair Hathaway asked if Staff had any announcements.

Ms. Emily Hunter, Director of the Planning and Sustainability Department, stated that the State Planning Conference, Tennessee Chapter of the American Planning Association (TAPA) would hold a conference in Franklin October 9-11, 2019. She stated there was a time for Planning Commissioner and Board of Zoning Appeals training. She asked for the Commissioners to contact her or the Planning Department to register in advance.

VOTE TO PLACE NON-AGENDA ITEMS ON THE AGENDA

Chair Hathaway asked if there were any non-agenda items to be presented. There were none.

CONSENT AGENDA

Chair Hathaway recused himself from Items 9 and 20.

Approval of the Consent Agenda

Commissioner McLemore moved, seconded by Commissioner Orr, to approve Items 2-8,10,11,12,13, 17, 18, 19, 21, and 22 as presented on the Initial Consent Agenda. The motion carried by the following vote:

Aye: 7 - McLemore, Hathaway, Petersen, Orr, Allen, Franks, and Szilagyi

Absent: 2 - Harrison, and Lindsey

Approval of the Consent Agenda

*Chair Hathaway recused himself from the vote for Items 9 and 20. The Chair was turned over to Alderman Petersen.
After the vote, the chair was turned back over to Chair Hathaway.*

Commissioner Allen moved, seconded by Commissioner Orr, to approve Items 9 and 20 as presented on the Secondary Consent Agenda. The motion carried by the following vote:

Aye: 6 - McLemore, Petersen, Orr, Allen, Franks, and Szilagyi

Absent: 2 - Harrison, and Lindsey

Recused: 1 - Hathaway

SITE PLAN SURETIES

2. Berry Farms Town Center PUD Subdivision, site plan, section 9, lot 903 (Lee Company HQ Building); release the maintenance agreement for green infrastructure improvements. (CONSENT AGENDA)
This Planning Item was approved.

3. Franklin Housing Authority PUD Subdivision, site plan, revision 2, Reddick Street Phase 2; release the maintenance agreement for sewer improvements. (CONSENT AGENDA)
This Planning Item was approved.

4. Franklin Park Subdivision, site plan, (Open Space/Parkland/Infrastructure); accept the sidewalks improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)

This Planning Item was approved.
5. Gateway Commons PUD Subdivision, site plan; extend the performance agreement for sidewalks improvements to September 24, 2020; extend the maintenance agreement for sewer improvements to September 24, 2020. (CONSENT AGENDA)

This Planning Item was approved.
6. Highlands at Ladd Park PUD Subdivision, site plan, section 24; release the maintenance agreement for sidewalks improvements. (CONSENT AGENDA)

This Planning Item was approved.
7. Highlands at Ladd Park PUD Subdivision, site plan, section 25; release the maintenance agreement for sidewalks improvements. (CONSENT AGENDA)

This Planning Item was approved.
8. Lockwood Glen PUD Subdivision, site plan, sections 4-7; release the maintenance agreement for landscaping section 5 improvements. (CONSENT AGENDA)

This Planning Item was approved.
9. Lockwood Glen PUD Subdivision, site plan, section 11 (Amenity Center); extend the maintenance agreement for green infrastructure improvements to September 24, 2020. (CONSENT AGENDA)

Chair Hathaway recused himself from Item 9.

This Planning Item was approved.
10. Longview Subdivision, site plan, section 4, lot 14 (Taco Bell); accept the landscaping improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)

This Planning Item was approved.

11. Preserve at Echo Estates PUD Subdivision, site plan; accept the landscaping section 1 buffers improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)
- This Planning Item was approved.**
12. Stream Valley PUD Subdivision, site plan, section 13; extend the performance agreement for sidewalks improvements to September 24, 2020. (CONSENT AGENDA)
- This Planning Item was approved.**
13. Through the Green PUD Subdivision, site plan, section 2, lots 9-42 (Shadow Green Townhomes); release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)
- This Planning Item was approved.**

REZONINGS AND DEVELOPMENT PLANS

14. Cardel Village PUD Subdivision, Development Plan, Revision 2, Revising Housing Types On Lots 1 Through 11, On 6.92 Acres, Located Near The Intersection Of Carlisle Lane And Blossom Trail Lane.

Attachments: [MAP 7068 Cardel Village PUD Rev 2 DP](#)
[Cardel Village Development Plan, Rev 2](#)
[Cardel Village elevations](#)

Ms. Dianna Tomlin, Principal Planner, stated that the Development Plan consists of 20 lots and was previously approved by the Board of Mayor and Alderman on January 12, 2016. The revision the applicant is seeking will affect 11 of those lots, changing the elevations from street-facing garages to be located at the rear of the lot, behind the proposed homes to elevations with front-loaded garages. The lot widths, which were previously approved and are not proposed to change, do not meet the standards of Envision Franklin for front-loaded garages because they are less than 65 feet in width. The remaining lots 12-20 are not affected by this change and no other changes are requested by the applicant.

Because the elevations proposed do not meet the lot minimums in Envision Franklin, staff recommended disapproval. However, it is important to note that the original development plan was approved prior to the adoption of Envision Franklin, and while infrastructure has been constructed in the last 4 years, the property still remains vacant. Drees Homes proposes this change in order to begin construction activity again and to allow for their home types.

This level of revision to the Development Plan requires FMPC (Franklin Municipal Planning Commission) approval only and will not be considered by the BOMA (Board of Mayor and Aldermen), per the Franklin Zoning Ordinance.

Staff recommended disapproval for Item 14.

Chair Hathaway asked if there were any citizen comments. There were none.

The Applicant was represented by Mr. Greg Gamble, Gamble Design. The Applicant stated he was representing the developers of Cardel Village PUD. He stated that Cardel Village was approved in 2018. At that time, the developer wanted to have garages located in the back of the single family homes. Mr. Gamble referred to two slides from the Joint Conceptual Workshop (JCW) presentation. He stated in the current approved PUD, with the rear-loaded garages, there is approximately 62 feet from the garage to the neighboring home in Cornerstone. They are proposing that the home types built be consistent with the homes in Blossom Park and Cornerstone where the garages are not rear-loaded. In doing so, the proposed homes would be approximately 95 feet from the adjacent homes. He stated that this would require a request in the type of the elevation. Mr. Gamble referred to page two of the presentation. He stated that the homes at the top of the page show homes in Blossom Park. Mr. Gamble stated he was there to answer any questions.

Chair Hathaway asked for a motion.

Commissioner Franks moved, seconded by Commissioner Orr, that Item 14 be approved.

Chair Hathaway asked for any discussion on the motion.

Alderman Petersen stated she attended the neighborhood meeting, and the people in the area were in agreement with the change.

Chair Hathaway asked for a vote on the motion.

The motion carried unanimously.

Commissioner Franks moved, seconded by Commissioner Orr, that Item 14 be approved. The motion carried by the following vote:

Aye: 7 - McLemore, Hathaway, Petersen, Orr, Allen, Franks, and Szilagyi

Absent: 2 - Harrison, and Lindsey

15. Consideration Of Ordinance 2019-34: An Ordinance To Rezone 22.07 Acres From Detached Residential District 1 (R-1) To Specific Development Residential (SD-R 2.03) For The Property Located North Of South Carothers Road And East Of Surrey Lane, At 4338 & 4340 South Carothers Road (Carothers Glen PUD). (9/26/19 FMPC 6-1)

Attachments: [ORD 2019-34 Carothers Glen PUD Rez. with Map and Survey. Law Approved](#)
[MAP COF 7069 Carothers Glen RZ](#)
[SURVEY--Carothers Glen PUD](#)

Ms. Tomlin stated that the applicant is requesting rezoning from Detached Residential 1 District (R-1) to Specific Development - Residential District (SD-R 2.03). The zoning change is appropriate based on the Envision Franklin Design Concept for this property. The development is within the Single-Family Residential Design Concept, and the zoning change is requesting a single-family detached residential use.

A previous proposal was made on these parcels in the past. For the previous proposal, Planning commission recommended favorably to the Board of Mayor and Alderman on November 15, 2018, and February 28, 2019. The Board of Mayor and Alderman denied the previous proposal on April 23, 2019.

Staff recommended a favorable recommendation to the Board of Mayor and Aldermen.

Chair Hathaway asked if there were any citizen comments.

The following citizens spoke concerning Item 15:

- 1. Dan Horecka, 505 Biltmore Court: Opposed. Stated that the proposed plan is not the plan he was shown by the Applicant. The new plan shows 3 adjacent homes instead of 2. Mr. Horecka presented a handout showing the proposed plans to the Commission. The handout was added to the record.*
- 2. Andrew Friday, 2303 Surrey Lane: Opposed. Asked that Developer be held to full minimum buffer standards. Concerns included post-blast expenses and safety for children due to construction equipment. Mr. Friday presented a handout to the Commission. The handout was added to the record.*
- 3. Gwendolyn Humpal, 2305 Surrey Lane: Opposed. New homeowner with concerns about the buffer and number of proposed homes.*
- 4. Patrick Henchy, 2071 Upland Drive: Opposed. Concerned about the buffer zone being 5 feet instead of 15 feet.*
- 5. Doreen Caffyn-Parsons, 2301 Surrey Lane: Opposed. The new houses will be built behind her home. Concerns include post-blasting expenses, damage created by construction traffic, and children's safety.*
- 6. Heather Zimmerman, 317 Crooked Oak Court: Opposed. HOA Board member. Concerns include traffic and safety for children because of the size of driveways and the lots in Falcon Creek.*
- 7. J. Warren, 2240 Falcon Creek Drive: Opposed. Stated there is no need for this change because of the topography and infrastructure.*
- 8. Aaron Brown, 1062 Meandering Way: Opposed. Concerns about traffic on Meandering Way and safety for children.*

The Applicant was represented by Mr. Michael Dewey, Dewey Engineering. The Applicant

stated he had reached out to Mr. Horecka to revise the plan. The previous plan met the standards of Envision Franklin. It was recommended by the Planning Commission, but failed at BOMA. To address the neighbor's concerns, he stated they revised the plan to remove two lots. He stated that any other changes were very minor. He stated that Mr. Horecka was referring to where the lot line for lots 26 and 27 clip the corner of Mr. Horecka's property. He stated they removed the two lots and added open space next to Mr. Horecka's property. Mr. Dewey stated that the landscape easement was consistent with the amendment made at the previous Planning Commission. The amendment stated that there would be 15 feet between structures. He stated this was still part of the plan with a five foot setback on each property and a five foot landscape easement. He stated this is an extremely difficult property to develop since it is located between two existing subdivisions. The developer is facing opposition on both sides. He stated that they are trying to address the concerns of both existing neighborhoods and meet the standards of Envision Franklin. He stated the previous plan met Envision Franklin. He stated the proposed plan has more narrow lots. This is to meet the request of the neighbors. By doing this, he stated that they could not have rear-loaded garages due to the topography.

The Developer, Jeremy Boczulak, addressed the concerns about blasting expenses and insurance claims. He stated they offered to extend the blasting survey past 1,000 ft. He stated they are happy to do a pre-blast and post-blast survey.

Mr. Dewey stated that a note had been added to the plan that a pre-blast survey would be provided. He stated he was there to answer any questions.

Chair Hathaway asked for a motion.

Commissioner Franks moved that Resolution 2019-34 be recommended to the Board of Mayor and Aldermen for approval. The motion failed due to lack of a second.

Alderman Petersen moved that that Resolution 2019-34 be recommended to the Board of Mayor and Aldermen for disapproval. The motion failed due to lack of a second.

Commissioner Franks moved, seconded by Commissioner Orr, that Resolution 2019-34 be recommended to the Board of Mayor and Aldermen for approval.

Chair Hathaway asked for any discussion on the motion.

Commissioner Allen asked if this was the exact same proposal that was recommended by the Planning Commission earlier in November, 2018.

Ms. Hunter stated that there was a similar proposal that was recommended by the Planning Commission, but it was not exactly the same.

Commissioner Allen asked if there were a greater number of lots in the previous proposal.

Ms. Hunter stated that she thought it was the same number of lots.

Ms. Tomlin stated the November 2018 proposal was for 44 lots and the January 2019 proposal was for 45 lots. The new plan has 45 lots proposed. She stated it is a rearrangement of the lots.

Commissioner Allen stated that this was the same plan but just a rearrangement of the

lots. She confirmed that the Planning Commission recommended approval previously.

Chair Hathaway stated that this was motion for approval of the rezoning, as submitted.

Chair Hathaway asked for a vote on the motion.

The motion carried by the following vote (6-1). Alderman Petersen voted against the motion.

Commissioner Franks moved, seconded by Commissioner Orr, that Resolution 2019-34 be recommended to the Board of Mayor and Aldermen for approval. The motion carried by the following vote:

Aye: 6 - McLemore, Hathaway, Orr, Allen, Franks, and Szilagyi

No: 1 - Petersen

Absent: 2 - Harrison, and Lindsey

16. Consideration Of Resolution 2019-88: A Resolution Approving A Development Plan For Carothers Glen PUD Subdivision For The Property Located North Of South Carothers Road And East Of Surrey Lane, At 4338 & 4340 South Carothers Road. Establishing a Public Hearing on December 10, 2019. (09/26/19 FMPC 6-1)

Attachments: [RES 2019 -88 Carothers Glen PUD with map and survey.Law Approved](#)
[Map COF 7070 Carothers Glen DP](#)
[7070 Conditions of Approval](#)
[Site Plan 7070 Carothers Glen DP](#)
[Carothers Glen - Development Plan \(9-5-19\)](#)
[Carothers Glen - Architectural Elevations \(9-5-19\)](#)
[citizen letter 01 Carothers Glen](#)

Ms. Tomlin stated that the applicant is requesting the approval of a development plan for Carothers Glen PUD Subdivision. The proposed subdivision is 22.07 acres and proposing 45 single family lots. A project for these same parcels was denied at the April 23, 2019 Board of Mayor and Alderman meeting. The new development plan proposes 45 lots (the November 2018 proposal was for 44 lots and the January 2019 proposal was for 45 lots). The size of the lots is smaller, but the number of lots is the same. Additional changes proposed include front-loading garages on smaller lots, the removal of the portion of the walking trail near the existing County homes, and more open space between the proposed development and the existing homes.

The density request of 2.03 creates a transition between the two existing neighborhoods per the concept outlined in Envision Franklin for infill development. Lot sizes reflected on the perimeter of the property meet the requirements in the Zoning Ordinance that new lots along the perimeter of an existing development must either be at least 75 percent, in size, of those existing lots, or there must be a Class C buffer between the new and existing lots. This proposal meets that 75 percent requirement. In keeping with connectivity standards established within the City of Franklin Zoning Ordinance, the applicant proposes to pave and extend Meandering Way from the existing subdivision of Falcon Creek. This extension and connection are consistent with the standards found in Section 5.10.4.2 (a), External Street Connectivity, of the City of Franklin Zoning Ordinance.

In 2018, Williamson County abandoned the five feet of right of way from Biltmore Court adjacent to the east of the proposed Carothers Glen PUD Subdivision eastern boundary. The applicant has not proposed providing pavement to the property line, but has provided right of way dedication in the event that the Meandering Way connection is ever necessary.

Elevations are not approved at Development Plan stage, but the conceptual elevations submitted for lots proposed are not consistent with Envision Franklin. A policy for minimum lot dimensions was adopted as part of Envision Franklin for a variety of reasons. Because of the proportion of house to garage and the desire to emphasize pedestrian rather than vehicular flow, a standard of 65 feet in width was set for front-loaded garages. This Development plan has conceptual elevations for front loaded garages on lots less than 65 feet in width. Staff has added a condition of approval (#33)

stating architectural elevations should comply with Envision Franklin, which would mean that the houses would need to be designed with front-facing, detached garages behind the homes. If the topography makes this impossible, they should widen the lots to be consistent with Envision Franklin.

Project Considerations include that lots 41-45 have been deemed critical lots due to the need for specific elevations to ensure gravity flow of sanitary sewer.

Staff recommended a favorable recommendation, with conditions, to the Board of Mayor and Aldermen.

Chair Hathaway asked if there were any citizen comments.

The following citizens spoke concerning Item 15:

- 1. Dan Horecka, 505 Biltmore Court: Opposed. Stated that the proposed plan is not the plan he was shown. The new plan shows 3 adjacent homes instead of 2.*
- 2. Andrew Friday, 2303 Surrey Lane: Opposed. Concerns included the number of proposed homes in and buffer width. He asked about the Class C Buffer Zone. Ms. Tomlin stated that a Class C Buffer Zone is required if they did not meet the 75% requirement. This plan does meet the 75% requirement, so the buffer zone is not required. Mr. Friday stated that he was not notified about the meeting to discuss the blasting issues. He lives within 300 feet of the proposed build site.*
- 3. Patrick Henchy, 2071 Upland Drive: Opposed. Concerns included landscape easement, construction access, and safety for children.*
- 4. Gwendolyn Humpal, 2305 Surrey Lane: Opposed. Concerned about the size of the proposed homes in comparison to the size of homes in Falcon Creek.*
- 5. J. Warren, 2240 Falcon Creek Drive: Opposed. Stated that he felt the proposal was ridiculous and encouraged Commissioners to look at property.*
- 6. Doreen Caffyn-Parsons, 2301 Surrey Lane: Opposed. Stated that this would affect her property directly. Stated this was a dangerous route for exiting her home due to construction traffic. Also concerned about the separate HOA and effect on the natural creek area.*
- 7. Heather Zimmerman, 317 Crooked Oak Court: Opposed. HOA Board member. Concern included waterflow from the construction.*

The Applicant was represented by Mr. Michael Dewey, Dewey Engineering. The Applicant stated there is a way to develop this property under Envision Franklin. The previous plan met Envision Franklin and was recommended for approval by the Planning Commission. At BOMA, the plan was denied because of the neighbor's concerns. He stated that they have revised the plan to meet those concerns. He stated that one of the concerns was on Upland Drive, the new homes would "tower" over the existing homes. To address this concern, the lots are now smaller. Another concern was that Mr. Horecka asked them to remove two lots from adjoining his property. The lots were nine 65 ft. wide lots before. Now, with this plan, the road alignment and lot size has changed, two lots have been removed, and more open space has been created. They have also agreed to remove two lots adjoining another neighbor. They are honoring the stream buffer. They want to keep the stream environmental feature natural. They feel that creating a permanent cul-de-sac on Upland is the responsible thing to do. To address the mailing for the blasting meeting, they were given a list and the neighborhood meeting did not require a certified mailing. He stated he was there to answer any questions.

Chair Hathaway asked for a motion.

Commissioner Franks moved, seconded by Commissioner Orr, that Resolution 2019-88 be recommended to the Board of Mayor and Aldermen for approval.

Chair Hathaway asked for any discussion on the motion.

Mr. Dewey asked to address two conditions. Due to the topography, rear-garages are not possible. He stated that making the lots wider is not the will of the neighbors. He asked that the motion approve the condition that lots that are less than 65 ft. allow for front-loaded garages.

Chair Hathaway asked if this was a Modification of Standards or a Condition.

Alderman Petersen stated that the recommended approval by staff included this condition.

Ms. Hunter stated they would need to amend the main motion if they wanted to remove conditions 33 and 38.

Commissioner McLemore asked the developer to address the construction traffic.

Jeremy Boczulak stated that there are two components. First, there is the new development stage, which they will try to complete in a timely manner (90-120 days). He stated they would probably just move the equipment once, set time limits, and notify neighbors via signage for work hours. Second, is the new construction phase. The expected build time is 5-6 months. They would keep the streets clean, storm water compliant, and take care of construction trash.

Commissioner Szilagyi asked about the post-blast survey.

Jeremy Boczulak stated the pre-blast and post-blast expenses are picked up by the blasting contractor. If someone has a concern, they notify the developer or contractor. They are happy to send an inspector over to the property.

Commissioner McLemore asked if they would have a HOA.

Jeremy Boczulak confirmed that they would have their own HOA.

Commissioner Franks moved, seconded by Commissioner Orr, that the main motion be amended to remove Conditions 33 and 38.

Chair Hathaway asked for any discussion on the motion to amend the main motion.

Chair Hathaway asked for a vote on the motion to amend the main motion.

The motion to amend the main motion carried by the following vote (6-1). Alderman Petersen voted against the motion.

Chair Hathaway asked for any discussion on the main motion, as amended.

Alderman Petersen asked Staff to explain a Class C buffer.

Ms. Amy Diaz-Barriga, Current Planning Supervisor, stated it is 50 ft. in width. It is

required when lots are smaller than 75% of the adjacent platted subdivision. Because the lots are equal or larger, it is not required along the Falcon Creek side per the Zoning Ordinance. There is a Class C Buffer provided on the Cross Creek side because those lots are larger.

Alderman Petersen asked where this requirement is located in the Zoning Ordinance.

Ms. Diaz-Barriga stated that it is in the Residential Development portion of the Zoning Ordinance, Section 5.3.5. It states that the lots have to be within 75% of the adjacent platted subdivision along the perimeter. If they don't meet that, this could be changed with a PUD. The PUD would reference what type of buffer they would need to use.

Alderman Petersen asked if the Zoning Ordinance used the words "within" or "at least" . She asked Ms. Diaz-Barriga to send her the information later.

Chair Hathaway asked for a vote on the main motion, as amended.

The main motion, as amended, carried by the following vote (6-1). Alderman Petersen voted against the motion.

Commissioner Franks moved, seconded by Commissioner Orr, that Resolution 2019-88 be recommended to the Board of Mayor and Aldermen for approval. Commissioner Franks moved, seconded by Commissioner Orr, that the main motion be amended to remove Conditions 33 and 38. The motion to amend the main motion carried by the following vote (6-1). The main motion, as amended, carried by the following vote:

Aye: 6 - McLemore, Hathaway, Orr, Allen, Franks, and Szilagyi

No: 1 - Petersen

Absent: 2 - Harrison, and Lindsey

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

- 17.** Cool Springs Market Subdivision, Final Plat, Revision 1, (Resubdivision of Lots 1 & 5), Creating Three New Commercial Lots On 32.33 Acres, Located At 2000 Mallory Lane. (CONSENT AGENDA)

Attachments: [MAP 7064 Cool Springs Mkt, FP, Rev 1](#)
[7064 Cool Springs Mkt FP Conditions of Approval 01](#)
[COF7064-Cool Springs Market, Final Plat Revision 1-2019-09-05](#)

This Planning Item was approved.

18. Forrest Crossing Subdivision, Final Plat, Revision 12, Resubdivision Of Lots 1286-1291, Consolidating Existing Lots Into Two Lots, On 8.68 Acres, Located Near The Intersection Of Forrest Crossing Boulevard and South Royal Oaks Boulevard. (CONSENT AGENDA)

Attachments: [MAP COF 7071 Forrest Crossing Sub FP](#)
[7071 Conditions of Approval](#)
[Forrest Crossing Subdivision, Lots 1286-1291 - Unified Site Plan \(9-5-19\)-8](#)

This Planning Item was approved.

19. Huffines Ridge PUD Subdivision, Final Plat, Creating Three Lots To Align With Zoning Districts, On 22.69 Acres, Located At 1343 Huffines Ridge Road. (CONSENT AGENDA)

Attachments: [Map COF 7073 Huffine Ridge PUD Sub FP](#)
[7073 Conditions of Approval](#)
[HUFFINES RIDGE PUD SUBDIVISION PLAT](#)

This Planning Item was approved.

20. Splendor Ridge Subdivision, Final Plat, Creating 12 Single-Family Residential Lots and 4 Open Space Lots On 27.5 Acres, Located At 151 Franklin Road. (CONSENT AGENDA)

Attachments: [MAP 7021 Splendor Ridge FP](#)
[7021 Splendor Ridge FP Conditions of Approval 01](#)
[7021 Splendor Ridge Plat](#)

Chair Hathaway recused himself from Item 9.

This Planning Item was approved.

21. Wards Mill PUD Subdivision, Final Plat, Creating 18 Single-Family Residential Lots and 4 Open Space Lots On 18.68 Acres, Located at 3206 Boyd Mill Avenue (Bishops Gate). (CONSENT AGENDA)

Attachments: [MAP 6771 Wards Mill PUD FP](#)
[6771 Wards Mill PUD FP Conditions of Approval 01](#)
[6771 Bishops Gate Plat 09-05-19](#)

This Planning Item was approved.

22. Westhaven PUD Subdivision, Final Plat, Section 49, Revision 1 (Resub lot 1901), Creating Two Single-Family Residential Lots From Lot 1901, On .31 Acre, Located At 531 Rowan Street. (CONSENT AGENDA)

Attachments: [MAP Weshaven](#)
[7075 Conditions of Approval_01](#)
[Resub of Lot 1901](#)

This Planning Item was approved.

NON-AGENDA ITEMS

Chair Hathaway asked if there were any other non-agenda items to discuss. There were none.

ANY OTHER BUSINESS

Chair Hathaway asked if there was any further business. There was none.

ADJOURN

There being no further business, the meeting adjourned at 8:05 p.m.

Chair, Mike Hathaway