



City of Franklin

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Franklin, TN 37064
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Meeting Minutes - Draft

Franklin Municipal Planning Commission

Thursday, December 12, 2019

7:00 PM

Board Room

CALL TO ORDER

Present 8 - McLemore, Harrison, Hathaway, Petersen, Allen, Franks, Lindsey, and Szilagyi

Absent 1 - Orr

MINUTES

1. Approval of the October 24, 2019 FMPC minutes.

Attachments: [DRAFT FMPC Minutes October 2019](#)

Commissioner Harrison moved, seconded by Commissioner Lindsey, to approve the minutes from October 24, 2019, as presented. The motion carried by the following vote:

Aye: 8 - McLemore, Harrison, Hathaway, Petersen, Allen, Franks, Lindsey, and Szilagyi

Absent: 1 - Orr

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 Planning and Sustainability, stated the new Zoning Ordinance passed on Third Reading at the Board of Mayor and Aldermen (BOMA) meeting held on December 10, 2019. The new Zoning Ordinance will become effective on December 30, 2019. This date was chosen to align with the first submittal date for the February Planning Commission meeting. The February Planning Commission Meeting will be the first meeting with items under the new Zoning Ordinance.

Ms. Hunter stated that there were some amendments to the new Zoning Ordinance at the Board level. Some of the amendments were specifically related to the Short-term Rentals. Also, some of the amendments were for specific properties in the Scenic Corridor Overlay. Other amendments were for the tree canopy and setback requirements in the Planned District. There was also a minor change to the requirement for side porches on corner lots. Ms. Hunter stated that the majority of the Zoning Ordinance stayed intact. She stated they would study and evaluate, during the first year, how the standards were working. At the end of the first year, they would come back to BOMA with any necessary amendments based on the evaluation time frame. She stated there would also be some studies next year regarding the flood plain standards. Also, Ms. Hunter stated that, next year, there would be a task-force committee approach as to look at how to address citizen comments related to the flood plain standards, while maintaining the integrity of the flood plain protection standards. She stated she was available for questions from the Commissioners, if needed.

Ms. Hunter stated that the majority of the new Zoning Ordinance was created in-house by Staff, saving quite a bit of money for the City. Also, they were over three months ahead of schedule for the adoption date of the new Zoning Ordinance. She stated that several applicants had requested to submit under the new Zoning Ordinance in advance of the adoption. Ms. Hunter stated that they had heard positive comments about the usability of the new Zoning Ordinance.

Ms. Hunter also stated that there will be a development drive around tour on February 3, 2020 for the Planning Department staff, Planning Commissioners, and Aldermen. She stated that she had sent an email with the information. The tour will be from 9 am until noon. The tour will show local development with a concentration on multi-family and residential development. She stated they will also be discussing the lot sizes and lot widths that are in Envision Franklin for an upcoming study of those policies. From noon until 1 pm, lunch will be provided while there is a discussion. She stated this is a joint BOMA and Planning Commission tour.

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

Approval of the Consent Agenda

Commissioner Harrison moved, seconded by Commissioner McLemore, to approve items 2-9, and 11, as presented on the Consent Agenda. The motion carried by the following vote:

Aye: 8 - McLemore, Harrison, Hathaway, Petersen, Allen, Franks, Lindsey, and Szilagyi

Absent: 1 - Orr

SITE PLAN SURETIES

2. Cool Springs Galleria PUD Subdivision, site plan, section 3; release the maintenance agreement for green infrastructure improvements. (CONSENT AGENDA)
This Planning Item was approved.
3. Downs Boulevard Subdivision, site plan, lot 5; release the maintenance agreement for drainage improvements. (CONSENT AGENDA)
This Planning Item was approved.
4. Gateway Commons PUD Subdivision, site plan; accept the sidewalks improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)
This Planning Item was approved.
5. Get Ready Subdivision, site plan; extend the performance agreement for drainage improvements to December 10, 2020; extend the maintenance agreement for green infrastructure improvements to December 10, 2020. (CONSENT AGENDA)
This Planning Item was approved.
6. Gist Street PUD Subdivision, site plan; extend the performance agreement for green infrastructure improvements to December 10, 2020. (CONSENT AGENDA)
This Planning Item was approved.
7. Highlands at Ladd Park PUD Subdivision, site plan, section 13; release the maintenance agreement for streets improvements. (CONSENT AGENDA)
This Planning Item was approved.

8. Lockwood Glen PUD Subdivision, site plan, section 10; release the maintenance agreement for streets improvements. (CONSENT AGENDA)
This Planning Item was approved.

9. Longview Subdivision, site plan, section 1, lot 14 (Taco Bell); accept the green infrastructure improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)

This Planning Item was approved.

ENVISION FRANKLN PLAN AMENDMENTS

10. Consideration Of Resolution 2019-116: A Resolution To Adopt An Envision Franklin Plan Amendment For The Properties Located On Oak Meadow Drive East Of South Royal Oaks Boulevard, Known As Map 079 Parcels 10120 And 08800 To Change The Design Concept From Neighborhood Commercial And Regional Commerce To Neighborhood Mixed-Use (PUBLIC HEARING)

Attachments: [Location Map](#)
[Vintage at Watson Glen Submittal](#)
[RESOLUTION 2019-116 Law Approved](#)

Mr. Andrew Orr, Long Range Planning Supervisor, stated that the proposal is to amend the Envision Franklin Design Concepts Map for two parcels located on the south side of Oak Meadow Drive, east of South Royal Oaks Boulevard. The western parcel is currently designated as Neighborhood Commercial, and the eastern parcel is Regional Commerce. The applicant is requesting that both parcels receive the design concept of Neighborhood Mixed-Use. The applicant intends to develop the site with a master-planned project consisting mostly of multi-family residential, but would also include office and commercial uses.

There are three project considerations stated in the staff report. Mr. Orr stated that he would like to highlight the third one, which is the Envision Franklin recommendation of Neighborhood Commercial which stems partially from the Epoch Development PUD proposal that failed in 2016. He stated this amendment request differs from the Epoch Development PUD because it does not propose multifamily uses for the parcel located behind Home Depot, contains fewer residential units, and integrates commercial uses into the proposal. The completion of Somerby in 2017 has also altered the character of this corridor. The massing, scale, and nature of the facility is a significant change. The addition of multifamily residential uses on the south side of Oak Meadow Drive could be a complimentary transitional use between the higher intensity assisted living and the lower intensity single-family uses found in Creekstone.

Staff recommended approval of Resolution 2019-116.

Chair Hathaway asked if there were any citizen comments.

The following citizens spoke concerning Item 10:

- 1. Mr. Richard Berg, 608 Hunt Court: Against - Mr. Berg is the President of the Hunter's Chase Neighborhood Association and a member of the Elk's Lodge. His concerns include: density, increased traffic, and the effect on home values. He asked that this item be denied like the proposal in 2016.*
- 2. Mr. Lee Anderson, 412 Chatsworth Court: Against - Mr. Anderson lives in the Preserve at Forrest Crossing, where he the President of the HOA. He is a member of the Franklin Alliance of Home Owners Association which represents 13 HOA's. He stated he had concerns about increased traffic and that the impact fees would not cover the improvements to Royal Oaks and Mack Hatcher Parkway.*
- 3. Mr. Stephen Cummins Johnson, 1729 Forrest Crossing Circle: Against - Mr. Johnson stated he was concerned about traffic.*

4. *Mr. Barry Cullen, 425 Valley View Drive (Resident of Creekstone): Against - Mr. Cullen stated he was concerned about traffic and parking on Oak Meadow. He stated that this plan was worse than the plan that was voted down in 2016.*

5. *Mr. Soham, Resident of Creekstone: Against - Mr. Soham stated he was also concerned about traffic, especially from Moore Elementary to Mack Hatcher Parkway near the YMCA.*

6. *Mr. Red Williams, Resident of Creekstone: Against - Mr. Williams stated he was concerned about traffic and on-going construction.*

The Applicant was represented by Mr. Greg Gamble, Gamble Design Collaborative. The Applicant stated he was the land planner working with the developer, TDK. He stated that he was working for Bob Goodall and Warner Bass, the owners of the property. Mr. Gamble stated that Watson Glen Subdivision started in the early 1990's, with Royal Oaks being one of the first areas constructed. He stated that this area was planned to be entirely commercial. He stated that this changed in 2017 when Somerby, the assisted living and age-restricted facility, was approved. He stated this changed the character of Oak Meadow from being retail and commercial to more of a residential road. He stated this diminished the viability of the uses of the property. He stated the property located at the corner of Oak Meadow and Royal Oaks was still a great location for commercial use such as restaurants. He stated they were asking for the Neighborhood Mixed Use policy to allow for some of the residential live/work opportunities to be on the ground floor at sidewalk level. He stated that the site drops off approximately 11 feet from Oak Meadow as it transitions to the creek. He stated that the buildings would be three stories in the front and four stories in the back. The parking would be approximately 11 feet below Oak Meadow. He stated this works for office and residential, but not for retail. He stated that they understood the neighbor's concerns about traffic. He stated they had five neighborhood meetings. Traffic was the number one issue expressed at the meetings. The meetings included residents from Forrest Crossing, Creekstone, and Riverside. He stated that they showed the Master Plan at the Neighborhood Meetings but the plan had not been submitted yet. He stated the Master Plan needs to go through more discussion. He stated that more studies needed to be conducted to see how much office and live/work space could be permitted. He stated they wanted the opportunity to have the live/work at the sidewalk and ground floor level.

Mr. Gamble stated that they hired a traffic consultant to conduct a full traffic analysis for Oak Meadow and Royal Oaks to see what improvements could be made. He stated they know there are issues, and that there has not been re-investment in this area for over twenty years. He stated there are several vacant buildings on Royal Oaks. He stated that there needs to be investments in improvements to Royal Oaks, Mack Hatcher Parkway, and Highway 96. He stated that they are working with the City of Franklin Engineering Department and a third-party traffic reviewer to understand what improvements need to be made. He stated that there would be a time of conflict while construction was in process. He stated that no improvements had been made to Royal Oaks, even with Rachel Springs and other development along Royal Oaks. He stated now was the time to make the improvements for traffic.

Mr. Gamble stated he was there to answer any questions.

Chair Hathaway asked for a motion.

Commissioner Harrison moved, seconded by Commissioner Franks, that Resolution 2019-116 be approved.

Chair Hathaway asked for any discussion on the motion.

Commissioner Szilagyi asked how many units would be on the ground floor.

Mr. Gamble stated that there are five buildings in the Concept Plan. He stated that the two buildings closest to Interstate 65 would have all residential uses. He stated he did not have the percentages at this time, but this should give some idea. He stated the other three buildings would be Mixed-Use. He stated this would be further discussed as the development plan goes forward.

Commissioner McLemore stated that she understood the concerns about traffic. She asked what solutions could be made with the addition of 245 units.

Mr. Gamble stated that the turn lanes on Royal Oaks need to be longer. Also, there needs to be two left bound turn lanes from Royal Oaks to Mack Hatcher. He stated that sufficient space would need to be provided on Mack Hatcher for the two turn lanes to taper down to one lane. He stated they are also looking at safety considerations for Highway 96.

Commissioner Lindsey stated they had heard about the traffic flow concerns for a number of years. He asked if the City of Franklin Engineering Department knew of plans to add lanes from Highway 96 through Royal Oaks to Mack Hatcher Parkway to relieve some of the pressure.

Mr. Jimmy Wiseman, Assistant Director of Engineering, stated that extending of the turn lanes would provide a benefit. He stated they should also look at access management. This is where you reduce the number of left turn lanes on and off the corridor. He stated there is no plan at this time to add additional lanes. He stated that projects, such as this, help to plan those improvements when they see the traffic studies come in. He stated they would require a corridor study from the developer.

Commissioner Allen asked what the traffic rating was for this area.

Mr. Wiseman stated that it depended on the intersection. He stated that some of the legs area operating at a failed level of service.

Commissioner Allen asked what the intersection of South Royal Oaks and Highway 96 is.

Mr. Wiseman stated it was rated "E", which is below what the requirements are.

Commissioner Allen asked if this would still get a "thumbs up" even with this rating.

Mr. Wiseman stated that they had not fully vetted a traffic study, which would provide suggestions for improvements. He stated that after reviewing the study, if the intersection is still at a lower level of service, they would have that discussion. He stated the development plan would provide the traffic study. After that, they could provide recommendations that would bring the level of service up.

Commissioner Allen stated that she may have to vote against this because of the traffic rating.

Mr. Gamble stated they are planning to move forward with office development proposals along I-65, behind Home Depot. He stated this is an issue, regardless of what type of plan is proposed. He stated they want to look at this issue holistically and have a planned, managed approach working with Traffic and Engineering.

Commissioner Allen stated that is why she did not address this question to him, because this is a City issue.

Commissioner Lindsey asked about access to office complex from the north.

Mr. Gamble stated that Riverside Drive was previously abandoned. He stated that the State of Tennessee (TDOT) determined this to be access property and offered it to the adjacent land owner. This area was purchased by the land owner, Bob Goodall and Warner Bass. The owners plan to reconstruct the road to public road standards and dedicating it as a public street.

Commissioner Lindsey asked if the office complex would depend on access from Oak Meadow Drive.

Mr. Gamble stated that there would be access from behind Publix. It will be fully connected.

Chair Hathaway asked for a vote on the motion.

The motion carried by the following vote (6-2). Commissioner Lindsey and Commissioner Allen voted against the motion.

Commissioner Harrison moved, seconded by Commissioner Franks, that Resolution 2019-116 be approved. The motion carried by the following vote:

Aye: 6 - McLemore, Harrison, Hathaway, Petersen, Franks, and Szilagyi

No: 2 - Allen, and Lindsey

Absent: 1 - Orr

REZONINGS AND DEVELOPMENT PLANS

11. McEwen Place Town Center PUD Subdivision, Development Plan, Section 3, Revision 6 (Block A), Creating 158,750 Square Feet Of Commercial and Office Space And 150 Hotel Units On 4.88 Acres, Located At 5011 Aspen Grove Drive. (CONSENT AGENDA)

Attachments: [MAP 7107 McEwen TC PUD DP Sec 3 Rev 6 Block A](#)
[7107 McEwen Town PUD DP Sec 3 Rev 6 Block A Conditions of Approval_01](#)
[Plan 19098 McEwen Block A Revision 6 PUD Resubmittal archive](#)

This Planning Item was approved.

12. Consideration Of Ordinance 2019-43: An Ordinance To Rezone 7.0 Acres From General Office (GO) District To General Commercial (GC) District For The Property Located North Of Goose Creek Bypass And West Of Interstate 65 South, Located At 2406 Old Peytonsville Road.

Attachments: [MAP 7080 2406 Old Peytonsville Rd \(Goose Creek Inn\) Rez](#)
[ORD 2019-43 2406 Old Peytonsville Rd \(Goose Creek Inn\) with Exhibit.Law Approved](#)
[7080 2406 Old Peytonsville_ Rezoning Exhibit](#)
[7080 2406 Old Peytonsville Rd Rez Comment](#)
[Applicant Withdrawal request](#)

Mr. Joseph Bryan, Planner, stated that because the new Zoning Ordinance and Zoning Map had been approved by BOMA, the uses now conform with what the Applicant would like to use for the property. Therefore, the Applicant requested to withdraw the item from the agenda.

Chair Hathaway asked if they still needed to have a public discussion.

Ms. Hunter stated since public notices were sent out, Chair Hathaway should ask if there was any public comment.

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

Ms. Hunter asked if they could make a motion to withdraw the item.

Chair Hathaway asked for a motion.

Commissioner Allen moved, seconded by Commissioner McLemore, that Ordinance 2019-43 be withdrawn.

Chair Hathaway asked for any discussion on the motion.

There being none, Chair Hathaway asked for a vote on the motion.

The motion carried unanimously.

Commissioner Allen moved, seconded by Commissioner McLemore, that Ordinance 2019-43 be withdrawn. The motion carried by the following vote:

Aye: 8 - McLemore, Harrison, Hathaway, Petersen, Allen, Franks, Lindsey, and Szilagyi

Absent: 1 - Orr

13. Consideration Of Resolution 2019-111: A Resolution Approving A Development Plan For Downs Boulevard Properties PUD Subdivision With 2 Modifications Of Development Standards, For The Property Located North Of Downs Boulevard And West Of Columbia Avenue, On 2.68 Acres, Located At 1536 Columbia Avenue.

Attachments: [MAP 7081 Downs Blvd Prop PUD \(Twice Daily\) DP](#)
[RES 2019-111 Downs Blvd Prop PUD \(Twice Daily\) with Exhibits.Law Approved 2](#)
[7081 Downs Blvd PUD Twice Daily Conditions of Approval 01](#)
[7081 Downs Blvd-Twice Daily PUD Plans archive](#)
[Fwd Twice Daily Development Plan Deferral Request \(COF 7081\)](#)

Mr. Bryan stated that due to on-going discussions with Staff for Conditions of Approval, the Applicant requested to defer the item until the next Planning Commission meeting on January 23, 2020.

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

Chair Hathaway asked for a motion.

Commissioner Harrison moved, seconded by Commissioner Lindsey, that Resolution 2019-111 be deferred until the January 23, 2020 Planning Commission Meeting.

Chair Hathaway asked for any discussion on the motion.

There being none, Chair Hathaway asked for a vote on the motion.

The motion carried unanimously.

Commissioner Harrison moved, seconded by Commissioner Lindsey, that Resolution 2019-111 be deferred until the January 23, 2020, Planning Commission Meeting. The motion carried by the following vote:

Aye: 8 - McLemore, Harrison, Hathaway, Petersen, Allen, Franks, Lindsey, and Szilagyi

Absent: 1 - Orr

14. *Consideration Of Ordinance 2019-45, An Ordinance To Rezone 1.95 Acres From Detached Residential (R-2) District To Planned (PD 3.59) District, For The Property Located West Of Carothers Parkway And South Of Dandridge Drive, 3513 Carothers Parkway (Carothers Stacked Flats PUD Subdivision); Establishing A Public Hearing For February 11, 2020. (FMPC 12/12/19, 8-0) FIRST OF THREE READINGS

Attachments: [ORD 2019-45 Carothers Stacked Flats Rez. with exhibits.Law Approved 2](#)
[MAP UPDATE COF 7012 & 7013 Carothers Stacked Flats PUD UPDATE TO PD](#)
[2019-10-14 Carothers Stacked Flats Survey](#)

Chair Hathaway recused himself from Item 14. The Chair was passed to Vice-Chair Lindsey.

Ms. Dianna Tomlin, Principal Planner, stated that the applicant was requesting rezoning from Detached Residential (R-2) to Specific Development - Residential (SD-R 3.59) District. The zoning change is appropriate based on the Envision Franklin Design Concept for this property. The development is within the Mixed Residential Design Concept, and the zoning change requested is for an attached residential use.

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

Vice-Chair Lindsey asked if there were any citizen comments. There were none.

The Applicant was represented by Mr. Greg Gamble, Gamble Design Collaborative. He stated this development plan was being proposed for two Big Houses. He stated that one of the Big Houses was an existing duplex. He stated they would be adding a third apartment to an existing garage in the back. He stated that the second building is a new Big House with two units on the top floor and two on the bottom floor. The Applicant stated he was there to answer any questions.

Vice-Chair Lindsey asked for a motion.

Commissioner McLemore moved, seconded by Commissioner Allen, that Ordinance 2019-45 be recommended to the Board of Mayor and Aldermen for approval.

Vice-Chair Lindsey asked for any discussion on the motion.

There being none, Vice-Chair Lindsey asked for a vote on the motion.

The motion carried unanimously.

** With the adoption of the new Zoning Ordinance on December 10, 2019, staff updated the requested zoning district on this ordinance to reflect the effective zoning nomenclature, Plan Development (PD).*

Commissioner McLemore moved, seconded by Commissioner Allen, that Ordinance 2019-45 be recommended to the Board of Mayor and Aldermen for approval.

Aye: 7 - McLemore, Harrison, Petersen, Allen, Franks, Lindsey, and Szilagyi

Absent: 1 - Orr

Recused: 1 - Hathaway

15. Consideration Of Resolution 2019-114, A Resolution Approving A Development Plan For Carothers Stacked Flats PUD Subdivision, For The Property Located West Of Carothers Parkway And South Of Dandridge Drive, 3513 & 3515 Carothers Parkway; Establishing a Public Hearing For February 11, 2020. (FMPC 12/12/19, 8-0)

Attachments: [RES 2019-114 Carothers Stacked Flats with Exhibits.Law Approved 2](#)
[MAP UPDATE COF 7012 & 7013 Carothers Stacked Flats PUD UPDATE TO PD](#)
[RES2019-114 Carothers Stacked Flats Resubmittal](#)
[Carothers Stacked Flats Conditions of Approval 01](#)
[Carothers Stacked Flats Conceptual Elevations](#)
[citizen letter in opposition carothers stacked flats](#)
[Citizen Comments on 3513 Carothers Parkway Proposal](#)

Chair Hathaway recused himself from Item 15.

The Chair was passed to Vice-Chair Lindsey.

Ms. Dianna Tomlin stated that the applicant is requesting the approval of a development plan for Carothers Stacked Flats PUD Subdivision.

The proposed development plan is 2.96 acres and proposing 7 dwelling units between two structures. She stated that, as Mr. Gamble stated, both structures would be in a Big House design. Both structures have the appearance of single-family homes from the exterior. The requested density is 3.59 dwelling units per acre, which is appropriate based on Envision Franklin. Envision Franklin places this property in the Mixed Residential concept.

Elevations are not approved at the Development Plan stage, but conceptual elevations submitted for the proposed lots have given special consideration to ensure transitioning between the duplex and single-family homes surrounding the property is appropriate.

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

Vice-Chair Lindsey asked if there were any citizen comments. There were none.

The Applicant was represented by Mr. Greg Gamble, Gamble Design Collaborative. The Applicant stated he was there to answer any questions.

Vice-Chair Lindsey asked for a motion.

Commissioner Harrison moved, seconded by Commissioner Allen, that Resolution 2019-114 be recommended to the Board of Mayor and Aldermen for approval, with conditions.

Alderman Petersen stated that this motion, and the last, were to recommend approval.

Vice-Chair Lindsey asked for any discussion on the motion.

There being none, Vice-Chair Lindsey asked for a vote on the motion.

The motion carried unanimously.

Commissioner Harrison moved, seconded by Commissioner Allen, that Resolution 2019-114 be recommended to the Board of Mayor and Aldermen for approval, with conditions.

Aye: 7 - McLemore, Harrison, Petersen, Allen, Franks, Lindsey, and Szilagyi

Absent: 1 - Orr

Recused: 1 - Hathaway

16. *Consideration Of Ordinance 2019-46, An Ordinance To Rezone 17.53 Acres From Specific Development Mixed-Use (SD-X 3.39/68,961) District To Planned (PD 2.74/68,961) District For The Property Located South Of Churchill Place And North Of Murfreesboro Road, 1111 & 1123 Murfreesboro Road (Township PUD Subdivision); Establishing A Public Hearing For February 11, 2020. (FMPC 12/12/19, 8-0) FIRST OF THREE READINGS

Attachments: [ORD 2019-46 Township PUD Rez. with Exhibits.Law Approved 2](#)
[MAP UPDATE 7112 & 7113 Township PUD UPDATE TO PD](#)
[COR 7112 7113 Township PUD survey](#)

Ms. Dianna Tomlin stated that the applicant is requesting rezoning from Specific Development Mixed Residential (3.39) to Specific Development Mixed Residential (2.39). The zoning change is based on a reduction on the number of units proposed for the associated development plan (Township PUD). She stated this is essentially a clean up to reflect appropriately what will be developed there.

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

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

The Applicant was represented by Mr. Greg Gamble, Gamble Design Collaborative. The Applicant stated he was there to answer any questions.

Chair Hathaway asked for a motion.

Commissioner McLemore moved, seconded by Commissioner Szilagyi, that Ordinance 2019-46 be recommended to the Board of Mayor and Aldermen for approval.

Chair Hathaway asked for any discussion on the motion.

There being none, Chair Hathaway asked for a vote on the motion.

The motion carried unanimously.

** With the adoption of the new Zoning Ordinance on December 10, 2019, staff updated the requested zoning district on this ordinance to reflect the effective zoning nomenclature, Plan Development (PD).*

Commissioner McLemore moved, seconded by Commissioner Szilagyi, that Ordinance 2019-46 be recommended to the Board of Mayor and Aldermen for approval. The motion carried by the following vote:

Aye: 8 - McLemore, Harrison, Hathaway, Petersen, Allen, Franks, Lindsey, and Szilagyi

Absent: 1 - Orr

17. Consideration Of Resolution 2019-115, A Resolution Approving A Revised Development Plan For Township PUD Subdivision, For The Property Located South Of Churchill Place And North Of Murfreesboro Road, 1111 & 1123 Murfreesboro Road; Establishing A Public Hearing For February 11, 2020. (FMPC 12/12/19, 8-0)

Attachments: [RES 2019-115 Township PUD_with Exhibits.Law Approved 2](#)
[MAP UPDATE 7112 & 7113 Township PUD UPDATE TO PD](#)
[township Conditions of Approval_01](#)
[COR 7112 7113 Township PUD survey](#)
[Township Conceptual Elevations](#)

Ms. Dianna Tomlin stated that the applicant is requesting the approval of a revised development plan for Township PUD Subdivision. The proposed subdivision is 17.53 acres. They are seeking approval of an additional 34 assisted-living units and 43 three bedroom townhomes. The new development plan is eliminating 8 townhomes that were previously approved on the west side of the property.

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

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

The Applicant was represented by Mr. Greg Gamble, Gamble Design Collaborative. Mr. Gamble stated that eight townhomes were being removed to address stormwater concerns. The Applicant stated he was there to answer any questions.

Chair Hathaway asked for a motion.

Commissioner Harrison moved, seconded by Commissioner Franks, that Resolution 2019-115 be recommended to the Board of Mayor and Aldermen for approval, with conditions.

Chair Hathaway asked for any discussion on the motion.

Alderman Petersen stated Chair Hathaway had said "McEwen" and it should be "Murfreesboro Road". She then asked if this was at the back of Williamson Square.

Chair Hathaway confirmed that it was at the back of Williamson Square.

Chair Hathaway asked for a vote on the motion.

The motion carried unanimously.

Commissioner Harrison moved, seconded by Commissioner Franks, that Resolution 2019-115 be recommended to the Board of Mayor and Aldermen for approval, with conditions. The motion carried by the following vote:

Aye: 8 - McLemore, Harrison, Hathaway, Petersen, Allen, Franks, Lindsey, and Szilagyi

Absent: 1 - Orr

PLANS OF SERVICE, ANNEXATIONS, AND ASSOCIATED ZONINGS AND DEVELOPMENT PLANS

18. Consideration Of Resolution 2019-117, A Resolution Adopting A Plan Of Services For The Annexation Of Two Properties Located East Of Lewisburg Pike And North And South Of The Intersection At Stream Valley Boulevard (Meadows And Villages At Southbrooke PUD Subdivision), By The City Of Franklin, Tennessee; Establishing a Public Hearing for February 11, 2020. (FMPC 12/12/19, 8-0)

Attachments: [MAP - Southbrooke - Annexation-POS Map December 2019](#)
[RES 2019-117 - Meadows and Villages at Southbrooke PUD Subdivision POS with Map.Law Approved 2](#)
[2019-11-05 Southbrooke Rezoning Request-Survey_archive](#)

Mr. Joseph Bryan, Planner, stated that water is located within the Hillsboro, Burwood, and Thompson Station Utility Districts, and will be required to have availability approved prior to development. Reclaimed water will not be required to be extended to serve the properties. The property is within the Goose Creek Sewer Basin and an unnamed sewer basin. Development will be required to extend sewer mains approximately 14,500 feet. Additional traffic control devices will be installed in the future, as needs are established with a traffic study corresponding to development. No additional manpower or equipment will be necessary for either Fire or Police Protection. Development will need to comply with the Single-Family and Conservation Subdivision Design Concepts, as outlined in Envision Franklin.

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

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

The Applicant was represented by Mr. Greg Gamble, Gamble Design Collaborative. The Applicant stated he was there to answer any questions about the Plan of Services.

Chair Hathaway asked for a motion.

Commissioner McLemore moved, seconded by Commissioner Harrison, that Resolution 2019-117 be recommended to the Board of Mayor and Aldermen for approval.

Chair Hathaway asked for any discussion on the motion.

There being none, Chair Hathaway asked for a vote on the motion.

The motion carried unanimously.

Commissioner McLemore moved, seconded by Commissioner Harrison, that Resolution 2019-117 be recommended to the Board of Mayor and Aldermen for approval. The motion carried by the following vote:

Aye: 8 - McLemore, Harrison, Hathaway, Petersen, Allen, Franks, Lindsey, and Szilagyi

Absent: 1 - Orr

19. *Consideration Of Resolution 2019-121, A Resolution To Annex Two Properties At Or Near 1445 Lewisburg Pike, Consisting Of 74.95 Acres, Property Located East Of Lewisburg Pike And North And South Of Stream Valley Boulevard And Within The Southern Part Of The Franklin Urban Growth Boundary (UGB) (Meadows And Villages At Southbrooke PUD). Establishing A Public Hearing For February 11, 2020. (FMPC 12/12/19, 8-0) FIRST OF THREE READINGS

Attachments: [RES 2019-121 Meadows and Villages at Southbrooke PUD Annex Annexation with Map.Law Approved 2](#)
[MAP - Southbrooke - Annexation-POS Map December 2019](#)
[2019-11-05 Southbrooke Rezoning Request-Survey archive](#)

Mr. Joseph Bryan, Planner, stated that the property is within the City's Urban Growth Boundary (UGB) and designated in Envision Franklin as appropriate for Conservation Subdivision and Single-Family Residential uses. A separate Zoning request, Development Plan, and Plan of Services accompany this annexation request. The associated development proposed in this location is the Meadows and Villages at Southbrooke PUD Subdivision.

As a Project Consideration, a development plan and associated zoning accompany this annexation request, per the City of Franklin Zoning Ordinance. Should the development plan and zoning not be approved as requested, an appropriate Zoning District should be applied to these properties. Agricultural (AG) or Estate Residential (ER) would be the appropriate districts, in the event that the development plan is not approved.

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

Chair Hathaway asked if there were any citizen comments.

Mr. Brian Davis, 115 Gosling Drive in Goose Creek Estates - Against: Mr. Davis stated that he was concerned about traffic and would like to see the PUD modified.

The Applicant was represented by Mr. Greg Gamble, Gamble Design Collaborative. Mr. Gamble stated that these two properties are a portion of the previous Southbrooke plan. Previously, the plan included over 325 acres on both sides of Lewisburg Pike. At the BOMA meeting, there was concern about bringing all of Southbrooke forward at one time. They are intentionally phasing this proposal and incrementally submitting this development plan. He stated this was the first part. However, there are intentions to look at the other side of Lewisburg Pike. He stated there are certain milestones that were discussed. The first issue is the opening of the new school on Gosey Hill. Second, there is the issue of the new middle school on Henpeck Lane. The third issue to be discussed is the fire station on Goose Creek By-Pass. The fourth issue to discuss is the new I-65 interchange at Buckner. He stated these are the reasons they are introducing the plan in phases.

Chair Hathaway asked for a motion.

Commissioner Franks moved, seconded by Commissioner Harrison, that Resolution 2019-121 be recommended to the Board of Mayor and Aldermen for approval.

Chair Hathaway asked for any discussion on the motion.

Commissioner McLemore asked if annexation has to be requested by the homeowner.

Chair Hathaway confirmed that the property owner must make the request for annexation.

Commissioner McLemore asked if they could deny the annexation if requested.

Chair Hathaway stated this was correct.

Commissioner Harrison stated that this was only a recommendation to BOMA.

Chair Hathaway asked for a vote on the motion.

The motion carried unanimously.

Commissioner Franks moved, seconded by Commissioner Harrison, that Resolution 2019-121 be recommended to the Board of Mayor and Aldermen for approval. The motion carried by the following vote:

Aye: 8 - McLemore, Harrison, Hathaway, Petersen, Allen, Franks, Lindsey, and Szilagyi

Absent: 1 - Orr

20. *Consideration Of Ordinance 2019-48, An Ordinance To Zone 74.95 Acres Planned (PD 2.74) District And Scenic Corridor Overlay (SCO) District For The Property Located East Of Lewisburg And North And South Of Stream Valley Boulevard, At And Near 1445 Lewisburg Pike (Meadows And Villages At Southbrooke PUD); Establishing A Public Hearing For February 11, 2020. (FMPC 12/12/19, 8-0) FIRST OF THREE READINGS

Attachments: [ORD 2019-48 Meadows and Villages at Southbrooke PUD Ordinance to Zone Annexed Area with Exhibits.Law Approved 3](#)
[MAP UPDATED RES 2019-119 ORD 2019-48 SOUTHBROOKE PUD](#)
[2019-11-05 Southbrooke Rezoning Request-Survey archive](#)

Mr. Joseph Bryan, Planner, stated that the requested zoning for the parcels is Specific Development-Residential (SD-R). Envision Franklin places Area A in the Single-Family Design Concept and Area B in the Conservation Subdivision Design Concept.

Envision Franklin places the southern property into the Conservation Subdivision Design Concept and states the following:

"New development should preserve a minimum of 50 percent open space, strategically targeted toward scenic vistas, greenways, pastures, trails, woodlands, or other uses that maintain scenic character, protect habitat value, and contribute to the quality of life for residents."

The request for SD-R zoning is appropriate based on the Envision Franklin concepts described. The density request of 2.74 supports clustering the lots and creating a diversity in dwelling and lot sizes.

As a project consideration, the associated development plan does include lots that are smaller than what could be supported with Envision Franklin, which ultimately increases the density of the project. However, the intent of the density request is to be a maximum for a development. It should be understood that, as plans are further refined in the site plan stage, overall density may be reduced in order for the plan to meet all city ordinances and standards.

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 about Item 20.

1. Mr. Steve Ritchie, 644 Streamside Lane - Against: Mr. Ritchie was concerned about the rezoning from Conservation Subdivision which would allow more density and smaller lots.

Mr. Bryan addressed Mr. Ritchie's question about rezoning. Mr. Bryan stated that the proposal was to rezone the property to a City based district. The Conservation Subdivision is a design concept in the Land Use Plan.

Chair Hathaway asked Mr. Ritchie to address his questions to the Commission.

Mr. Ritchie asked if they are changing the current zoning from Conservation Subdivision

to a zoning which would allow for higher density with smaller lots.

2. Ms. Stephanie Rainey, 611 Cattail Lane - Against: Ms. Rainey stated she lived in Goose Creek Estates and had a one-acre lot. She stated that she wants the zoning to remain Conservation Subdivision to preserve larger lots.

The Applicant was represented by Mr. Greg Gamble, Gamble Design Collaborative. Mr. Gamble asked for clarification concerning SD-R 2.74 in the old Zoning Ordinance vs. PD 2.47 in the new Zoning Ordinance.

Ms. Hunter stated that they will be updating the zoning for the ordinances at this meeting where they are zoned SD-R or SD-X to PD district with the same density when the items go to BOMA. Since the new Zoning Ordinance does not go into effect until December 30th, the Commission should vote on the items as presented under the current Zoning Ordinance. The items will be updated for final consideration when presented to BOMA.

Mr. Gamble stated that many of the concerns expressed by the public are addressed in the Development Plan regarding lot sizes, transitional features and significant open spaces that are set aside in Conservation, preserving natural features.

The Applicant stated he was there to answer any questions.

Chair Hathaway asked for a motion.

Commissioner Franks moved, seconded by Commissioner McLemore, that Ordinance 2019-48 be recommended to the Board of Mayor and Aldermen for approval.

Chair Hathaway asked for any discussion on the motion.

There being none, Chair Hathaway asked for a vote on the motion.

The motion carried unanimously.

** With the adoption of the new Zoning Ordinance on December 10, 2019, staff updated the requested zoning district on this ordinance to reflect the effective zoning nomenclature, Plan Development (PD).*

Commissioner Franks moved, seconded by Commissioner McLemore, that Ordinance 2019-48 be recommended to the Board of Mayor and Aldermen for approval. The motion carried by the following vote:

21. Consideration Of Resolution 2019-119, A Resolution Approving A Development Plan For The Meadows And Villages At Southbrooke PUD Subdivision, For The Two Properties Located East Of Lewisburg Pike And North And South Of The Intersection Of Stream Valley Boulevard, At And Near 1445 Lewisburg Pike; Establishing a Public Hearing for February 11, 2020. (FMPC 12/12/19, 3-4)

Attachments: [RES 2019-119 Meadows and Villages at Southbrooke PUD DP_with Exhibits.Law Approved 2](#)
[MAP UPDATED RES 2019-119 ORD 2019-48 SOUTHBROOKE PUD 7110 Southbrooke PUD DP Conditions of Approval 01](#)
[2019-11-07 Southbrooke Resubmittal_Plan](#)

Mr. Joseph Bryan stated that Envision Franklin places Area A, the northern property, in the Single Family Design Concept. Envision Franklin places the Area B south of Stream Valley Boulevard into the Conservation Subdivision Design Concept.

As stated in Envision Franklin:

“Conservation Subdivision supports primarily single-family residential development that clusters lots and infrastructure and sets aside a substantial amount of property as permanently protected open space in its natural state. New development should preserve a minimum of 50 percent open space.”

Both Design Concepts have similar recommendations to lot size and layout.

“Larger developments are expected to have a wide range of sizes. Single-family lots with dwellings accessed by an alley should have a minimum lot width of 45 feet and a minimum lot size of 4,950 feet.”

Conservation Subdivision also has a special consideration for Lewisburg Pike.

“New development should have deep setbacks to respect the existing character and should be sensitively designed around historic structures. Informal landscape design and rural features, such as stone walls, wood plank fencing, and informal tree plantings, should be utilized to sustain the scenic and rural quality of the area.”

The proposed development plan meets many of the goals for the Conservation Subdivision and the Single-Family Residential Design Concepts. It promotes lot placement that faces homes onto streets or open spaces, and avoids reverse frontage lots, even along Lewisburg Pike. In terms of Lewisburg Pike, this development does change the character of Lewisburg Pike, as any development of a certain density would. However, the plan has deeper setbacks, similar to the Stream Valley setbacks, and it has taken steps to make the development seem more organic in building placement than a typical subdivision. It uses wide setbacks (30') between the buildings along Lewisburg, and staggers the front setbacks of the buildings, so there is variety in building placement along the corridor. It clusters the buildings into groups of three or four, providing open spaces in between these clusters. It also proposes an informal tree planting plan along the frontage of these buildings.

In terms of lot dimensions, this plan has about 77 lots that do not meet the minimum lot

width policy in Envision Franklin. Envision Franklin recommends a minimum lot width of 45 feet for single-family lots accessed by an alley. These narrower lots account for 38% of the proposed dwelling units and 48% of the single-family lots within the development.

A policy for minimum lot dimensions was adopted as part of Envision Franklin for a variety of reasons: to address architectural considerations such as preferences regarding façade width/rhythm and proportion of front-facing garages along street frontage, to ensure adequate room for easements between lots as needed, and to give more specific land use and density guidance to other departments regarding sewer and infrastructure demands. The Envision Franklin minimum lot dimensions will be revisited in Spring 2020 through a separate study. Such a change to Envision Franklin may warrant sewer basin studies and transportation plans to be revisited, as well.

Staff recommended disapproval to the Board of Mayor and Aldermen.

Chair Hathaway asked if there were any citizen comments.

The following citizens spoke about Item 21.

1. Mr. Brian Davis, 115 Gosling Drive - Against: Mr. Davis requested that the PUD be revised to support Envision Franklin lot requirements for the 45 ft. lot size. He also stated that he would like to see the emergency access gate road be turf-based gravel instead of asphalt. He also asked that the street lighting prevent light glare to their side.
2. Mr. Steve Ritchie, 644 Streamside Lane - Against: Mr. Ritchie spoke about the August 2019 BOMA meeting. He stated that this Southbrooke cannot be compared to Berry Farms and should remain zoned Conservation Subdivision.
3. Mott Hunter, Cattail Lane, Resident of Goose Creek Estates - Against: Stated he was concerned about the design and landscape buffer.

The Applicant was represented by Mr. Greg Gamble, Gamble Design Collaborative. He stated many of these concerns were addressed in the development plan. He stated that they were not required to have a landscape buffer alongside Goose Creek Estates, however, they have a 50 ft. landscape buffer. He stated that the northern portion has four single family lots that are 3/4 of an acre in size. These lots are within 75% of the adjacent lot sizes. Going south along the Goose Creek Estates boundary, they have area that ranges between 53 ft. to 172 ft. of width that will be landscape buffer and have stormwater elements to treat and clean stormwater through bioretention areas. He stated that they have a requirement from the Tennessee Highway Commission for the final design of the emergency gates to the HOA for their review. He stated that they should be able to do this in Summer 2020. He stated they will share their landscape and buffer plans at that time. He stated that privacy for both neighborhoods is equally important. The Applicant stated he was there to answer any questions.

Chair Hathaway asked for a motion.

Commissioner McLemore moved, seconded by Commissioner Harrison, that Resolution 209-119 be recommended to the Board of Mayor and Aldermen for approval, with conditions.

Chair Hathaway asked for any discussion on the motion.

Commissioner Szilagyi stated that she was concerned that 38% of the lots did not meet the minimum requirement. She thought this was a high percentage. She commented on the 50 ft buffer at the of Cattail Lane. She stated she appreciated the consideration because this was not required.

Commissioner Allen stated that she could not support the item due to the high percentage of lots that did not meet the minimum requirement.

Commissioner Lindsey stated that he had addressed the minimum lot widths in previous comments. He stated that an exception in an unusual circumstance could be appropriate. However, he could not support it when it becomes more the rule where percentages begin to climb, such as section B, where 59% of the lots do not meet the minimum requirement.

Mr. Gamble stated they are looking at creating economic diversity in the neighborhood. He stated when they started the process, the Zoning Ordinance minimum lot requirement was 40 ft. for SD-R when loaded off of an alley, with the opportunity to go less than 40 ft. in a PUD. He stated that this is consistent with many other neighborhoods which have been approved over the last twenty years. Lots sizes that are less than 40 ft. were approved in Simmons Ridge, Lockwood Glen, Westhaven and throughout the City of Franklin. Mr. Gamble stated that this is a price point issue which will affect the price of the house. They believe it is significant, especially within the jobs corridor for Berry Farms. They are going to see more potential development along Lewisburg Pike because sewer and water are available. He stated that growth should take place where the infrastructure is available and roads can be approved.

Commissioner Franks stated that Stream Valley has attached lots facing the interstate. He stated these lots are 24 ft. wide.

Mr. Gamble stated that those are attached townhomes with alley-loaded single family lots that are 48 ft. in width. They removed the rest of the alley loaded lots from the development plan coming out of the recession.

Commissioner Franks stated that an alternative to this request could be attached housing.

Mr. Gamble stated that they have Big Houses as part of this development plan. He stated that Big Houses can be two or three units side-by-side or two units on top with two units on the bottom. This is only on the southern piece. The property to the north of Stream Valley's entrance are all single family detached homes. He stated that at the Joint Conceptual Workshop, the smaller lots that are less than 45 ft. width, need to be on the interior. All lots that front on Lewisburg Pike conform to Envision Franklin.

Commissioner McLemore stated she would support the plan because the smaller lots will provide lower price points. She stated that smaller lots needed to be approved to have lower price homes available.

Commissioner Harrison stated he is a proponent of the smaller lots to have lower price points. He stated that continuing to build larger lots will not enable many people who work here to live here. He stated he supported this plan.

Commissioner McLemore stated that communities such as Westhaven already have smaller lots sizes. She stated if they do not approve the smaller lot sizes, that only

homes over \$600,000 will be approved.

Commissioner Lindsey stated that he did not think that the smaller lot sizes were a direct correlation to smaller price points.

Mr. Gamble stated that, in Envision Franklin, in Conservation Subdivision, 50% of the land had to be set aside for conservation. This means the land cost twice as much per lot as compared to a single policy area. It directly affects the price of the house.

Commissioner Allen stated that she wanted to see direct numbers. She stated that they were allowing developers to build more houses and make more money. She stated that allowing smaller lots sizes may save \$15-20,000 off of the price of a \$350,000 home. She stated this will still not enable many people to buy a home in this area. She stated even changing a \$350,000 home to \$300,000 does not allow for work force housing. She stated that changing the lot size does not allow for work force housing.

Commissioner Allen and Commissioner McLemore stated that they would like to see facts to support smaller lots.

Commissioner Franks stated that some people do not want wide lots (45 ft.). He stated that he'd rather have a smaller lot and have the amenities in the neighborhood. He stated that you could still build a higher price home on the smaller lots. His point was that some people want the smaller lots and felt that this was needed.

Commissioner Lindsey stated that they discussed this at the Joint Conceptual Workshop concerning the Westhaven plan. He stated that the concept of the precedent was finding ways to put more people in a finite space. This will create more traffic and congestion issues.

Commissioner Allen stated that she felt strongly that they should abide by the 45 ft. requirement in Envision Franklin.

Commissioner Franks stated that they had just recommended the development for 200 apartments, and yet they were discussing 35 ft. lots.

Chair Hathaway asked for a vote on the motion.

The motion failed by the following vote (3-4). Commissioner Lindsey, Alderman Petersen, Commissioner Allen, and Commissioner Szilagyi voted against the motion.

Commissioner McLemore moved, seconded by Commissioner Harrison, that Resolution 209-119 be recommended to the Board of Mayor and Aldermen for approval, with conditions. The motion carried by the following vote:

Aye: 3 - McLemore, Harrison, and Franks

No: 4 - Petersen, Allen, Lindsey, and Szilagyi

Absent: 1 - Orr

Abstain: 1 - Hathaway

SUBDIVISION REGULATIONS

22. Consideration Of Resolution 2019-107: A Resolution By The Franklin Municipal Planning Commission To Amend The Franklin Subdivision Regulations. (PUBLIC HEARING)

Attachments: [RESOLUTION 2019-107](#)
[Subdivision Regulations](#)

Mr. Andrew Orr stated that the FMPC is responsible for adopting, administering, and amending the Subdivision Regulations, per the authority granted by the Tennessee General Assembly. The Subdivision Regulations serve as a foundational planning document designed to provide for the harmonious development of the City by providing standards to secure the adequate provision for light, air, recreation, transportation, water, wastewater, drainage, and other facilities. They establish the procedures for the preparation and submittal of preliminary and final plats. They were first adopted in 1966 and last underwent a minor update in 2013.

He stated that the major changes include modernizing the overall organization and formatting of the document, providing references to applicable external standards and plans, ensuring compliance with state law, and providing specificity to the plat submittal and approval process. As the City has grown and evolved over time, many plans and documents have been adopted, negating the need for overly detailed Subdivision Regulations. However, the need remains to provide references to the other documents and standards that are applied during the platting process. The Subdivision Regulations remain a concise document and has been reordered to make it more user-friendly. The same format that was used for the new Zoning Ordinance has also been used for this document.

Mr. Orr stated that Chapter 4, Procedures, is the most detailed chapter and establishes the process for submitting preliminary and final plats for approval. It clearly outlines the steps, lists the approval criteria, and identifies the grounds for plat revisions. The Departmental Review Team (DRT) also updated the list of information required to be shown on preliminary and final plats, which has been reflected with this update.

He added that they are recommending that the effective date be December 30, 2019 to line up with the new Zoning Ordinance.

Staff recommended approval of Resolution 2019-107.

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

Chair Hathaway asked for a motion.

Commissioner Harrison moved, seconded by Commissioner Lindsey, that Resolution 2019-107 be approved.

Chair Hathaway asked for any discussion on the motion.

Alderman Petersen stated that she had not studied the changes to the Subdivision Regulations until after the passing of the new Zoning Ordinance. She stated it would have been helpful to have further information and discussion earlier. She stated she would vote for it.

Chair Hathaway asked for a vote on the motion.

The motion carried unanimously.

Commissioner Harrison moved, seconded by Commissioner Lindsey, that Resolution 2019-107 be approved. The motion carried by the following vote:

Aye: 8 - McLemore, Harrison, Hathaway, Petersen, Allen, Franks, Lindsey, and Szilagyi

Absent: 1 - Orr

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 8:28 p.m.

Chair, Mike Hathaway