



City of Franklin

109 3rd Ave S
Franklin, TN 37064
(615)791-3217

Meeting Minutes

Franklin Municipal Planning Commission

Thursday, April 26, 2018

7:00 PM

Board Room

CALL TO ORDER

Present 9 - Commissioner McLemore, Commissioner Petersen, Commissioner Gregory, Commissioner Lindsey, Chairperson Hathaway, Commissioner Franks, Commissioner Allen, Commissioner Orr, and Commissioner Harrison

MINUTES

1. Approval of the March 22, 2018 FMPC Minutes.

Attachments: [DRAFT March 2018 FMPC Minutes](#)

Commissioner Harrison moved, seconded by Commissioner Allen, to approve the minutes from March 22, 2018, as presented. The motion carried by the following vote:

Aye: 9 - Commissioner McLemore, Commissioner Petersen, Commissioner Gregory, Commissioner Lindsey, Chairperson Hathaway, Commissioner Franks, Commissioner Allen, Commissioner Orr, and Commissioner Harrison

CITIZEN COMMENTS ON ITEMS NOT ON THE AGENDA

Chair Hathaway asked for citizen comments. There were none.

ANNOUNCEMENTS

Ms. Emily Hunter, Director of Planning and Sustainability, stated that the Board of Mayor and Alderman would have a special meeting on May 1, 2018, to discuss annexation and growth policy. There will be a lot of discussion and a presentation. She invited the Planning Commission to attend.

Ms. Hunter introduced Christopher Andrews as the new Principal Planner in Current Planning. Christopher will primarily be reviewing residential projects.

Mr. Vernon Gerth, Assistant City Administrator for Development Services, stated there is a new initiative the City is starting. Over the last two years, there has been \$1.6 billion of private investment in the Franklin community. He stated that the goal is to make Franklin's Development Services Department competitive with some of the larger cities. He stated that they had studied the way these cities conduct their development services process. They found that many of the cities had a Development Services Advisory Commission. This commission would be made up of eleven development professional volunteers from the community such as realtors, developers, and citizens. The commission would meet every other month. This commission would help advise the Planning Commission and Board of Mayor and Aldermen on what types of services will meet the needs of the community.

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

SITE PLAN SURETIES

Approval of the Consent Agenda

Alderman Petersen requested that Item 24 be pulled from the Consent Agenda.

A motion was made by Commissioner McLemore, seconded by Commissioner Harrison, to approve Items 2,3, 5-23,25,27,29,30 and 31, as presented on the Initial Consent Agenda. The motion carried by the following vote:

Aye: 9 - Commissioner McLemore, Commissioner Petersen, Commissioner Gregory, Commissioner Lindsey, Chairperson Hathaway, Commissioner Franks, Commissioner Allen, Commissioner Orr, and Commissioner Harrison

Approval of the Consent Agenda

Commissioner Gregory recused herself from Item 4.

A motion was made by Commissioner Lindsey, seconded by Commissioner Orr, to approve Item 4 on the Secondary Consent Agenda, as presented. The motion carried by the following vote:

Aye: 8 - Commissioner McLemore, Commissioner Petersen, Commissioner Lindsey, Chairperson Hathaway, Commissioner Franks, Commissioner Allen, Commissioner Orr, and Commissioner Harrison

Recused: 1 - Commissioner Gregory

2. 7007 Moores Lane PUD Subdivision, site plan, lot 2; extend the performance agreement for landscaping improvements. (CONSENT AGENDA)

This Planning Item was approved.

3. Amelia Park PUD Subdivision, site plan, sections 2-6; release the maintenance agreement for landscaping section 2 improvements; extend the performance agreement for landscaping section 3, landscaping section 4, landscaping section 5, landscaping section 6 and landscaping buffer management improvements. (CONSENT AGENDA)

This Planning Item was approved.

4. Berry Farms Town Center PUD Subdivision, site plan, section 2, revision 1; accept the landscaping Phase 2A, landscaping Phase 2B, landscaping Phase 2C and landscaping Phase 2D improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)

Commissioner Gregory recused herself from Item 4.

This Planning Item was approved.

5. Blossom Park PUD Subdivision, site plan; extend the performance agreement for landscaping street trees and landscaping west buffer improvements. (CONSENT AGENDA)

This Planning Item was approved.

6. Dallas Downs PUD Subdivision, site plan, section 3; extend the performance agreement for landscaping street trees, landscaping specimen tree replacement and landscaping open space lots 26, 29, 30 and 31 improvements. (CONSENT AGENDA)

This Planning Item was approved.

7. Franklin Christian Academy PUD Subdivision, site plan, section 2 (Morning Pointe of Franklin); extend the performance agreement for drainage, streets and landscaping buffer improvements for one year. (CONSENT AGENDA)

This Planning Item was approved.

8. Franklin First United Methodist Church PUD Subdivision, site plan, section 1; accept the landscaping improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)
This Planning Item was approved.
9. Franklin Park Subdivision, site plan, (Open Space Lot/Parkland/Infrastructure); extend the performance agreement for landscaping Phase 2 improvements for one year. (CONSENT AGENDA)
This Planning Item was approved.
10. Gateway Commons PUD Subdivision, site plan; extend the performance agreement for streets and drainage improvements for one year. (CONSENT AGENDA)
This Planning Item was approved.
11. Highlands at Ladd Park PUD Subdivision, site plan, section 15; accept the landscaping improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)
This Planning Item was approved.
12. Highlands at Ladd Park PUD Subdivision, site plan, section 22; release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)
This Planning Item was approved.
13. Highlands at Ladd Park PUD Subdivision, site plan, section 24; accept the sidewalks improvements, release the performance agreement and establish a maintenance agreement for one year; extend the performance agreement for green infrastructure improvements. (CONSENT AGENDA)
This Planning Item was approved.
14. Lockwood Glen PUD Subdivision, site plan, sections 4-7; accept the landscaping section 5 improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)
This Planning Item was approved.

15. Medcore Medical Building Subdivision, site plan, lot 2 (HealthSouth Rehab Center); release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)
This Planning Item was approved.
16. Rizer Point PUD Subdivision, site plan, section 2; accept the landscaping improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)
This Planning Item was approved.
17. Rizer Point PUD Subdivision, site plan, section 3; accept the landscaping improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)
This Planning Item was approved.
18. Rucker Park PUD Subdivision, site plan; extend the performance agreement for landscaping improvements for six months. (CONSENT AGENDA)
This Planning Item was approved.
19. Through the Green PUD Subdivision, site plan, lot 5; accept the drainage and sidewalks improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)
This Planning Item was approved.
20. Through the Green PUD Subdivision, site plan, section 1 (The Grove at Shadow Green); release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)
This Planning Item was approved.
21. Tywater Crossing PUD Subdivision, site plan, section 1; extend the performance agreement for landscaping improvements. (CONSENT AGENDA)
This Planning Item was approved.
22. Westhaven PUD Subdivision, site plan, section 15, resubdivision of lot 4032 (Live-Work Units); extend the performance agreement for landscaping improvements. (CONSENT AGENDA)
This Planning Item was approved.

23. Westhaven PUD Subdivision, site plan, section 39; extend the performance agreement for landscaping improvements. (CONSENT AGENDA)

This Planning Item was approved.

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

24. 1st And Main, Site Plan, A Commercial Structure Consisting of 37,955 Square Feet On 2.23 Acres, Located At 95 & 99 East Main Street.
(CONSENT AGENDA)

Attachments: [MAP 6626 1st and Main SP](#)
[Conditions of Approval 01 1st and Main](#)
[1st and Main, site plan \(Mixed Use\) - submittal 004](#)
[PDF to FMPC Mixed Use project 1st and Main](#)
[COA 99 E Main St demolition + conceptual new construction 2.12.18](#)
[February 2018 HZC Meeting Minutes](#)
[HZC Staff report 99 E Main St demolition new construction 2.12.18](#)
[HZC Staff report 99 E Main St new construction \(architectural features materials\) 3.12.18](#)
[March 2018 HZC Meeting Minutes](#)

Alderman Petersen requested that Item 24 be pulled from the Consent Agenda.

Mr. Joseph Bryan, Planner, stated that 1st and Main is a commercial development featuring retail, office, and restaurant space. The two-story building will be 37,955 square feet on 2.23 acres located at 95 and 99 East Main Street. The property is zoned Central Commercial (CC) and is located in the Central Franklin Character Area Overlay District, Special Area 1 (CFCO-1). Staff reviewed and accepted the submitted parking study for shared parking between the uses on this site, and also with the adjacent bank. A final plat consolidating the two lots will need to be approved prior to issuance of a building permit.

Staff recommended approval of Item 24, with conditions.

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

The Applicant was represented by Mr. Jeff Heinze, Catalyst Design Group. The Applicant stated he was there to answer any questions.

Chair Hathaway asked for a motion.

Commissioner Harrison moved, seconded by Commissioner Franks, that Item 24 be approved, with conditions.

Alderman Petersen stated that this was a special lot and development. Specifically, she wanted to discuss the cut and fill since this lot is in the floodplain.

Mr. Heinze referred to a cut-fill color coded exhibit. He stated that most of the cut was in the parking lot area, which was permeable pavers in the back part of the site. The building area was closer to Main Street.

Alderman Petersen asked how deep was the area going to be, below the current surface.

Mr. Heinze stated that the deepest cut is near the stormwater basin. The deepest point in the parking lot was approximately 1.5 ft.

Alderman Petersen asked if they were using 2/3 of the area to off-set the other area.

Mr. Heinze stated that they may not use the same material. The material would balance what was cut versus what was filled.

Alderman Petersen stated that was a very good point. She also stated she noticed there was a comment in the conditions about putting vents in the foundation underneath where the fill is.

Mr. Heinze stated a portion of the building toward the river is crawl space. There will be vents in the foundation in this area. The portion toward the corner is slab.

Alderman Petersen stated she did not see the vents in the plan for the elevations, but confirmed this would be what was wanted.

Mr. Heinze stated that it was sitting with a knee wall above Main Street, similar to an arcade along the front, that allows accessible entry into each of the shops because the commercial use must sit at least one foot above the floodplain.

Alderman Petersen stated FFE is above the elevation.

Mr. Heinze confirmed that the FFE is forty and the corner of the intersection is 39 ft. The FFE drops as you go toward the bridge.

Alderman Petersen said she liked the facade and the whole setup.

Commissioner Lindsey asked if the cut from the parking lot area would be a compensating amount under the pad of the main structure.

Mr. Heinze stated that if it had to be taken off site, it would be taken off site as an organic. Mr. Heinze referred to the color coded reference page.

Commissioner Orr asked how far above the hundred year flood elevation would they be going.

Mr. Heinze confirmed that it would be one foot as required for commercial, office uses would be on second floor.

Commissioner Orr and Mr. Heinze discussed that the one hundred year flood elevation had increased two feet after the 2010 flood. Mr. Heinze stated some studies show that the floodplain elevation would lower with the storm drainage improvements planned to the bridge.

Alderman Petersen asked if anyone wanted to discuss the work being done to the bridge which includes two large culverts being added.

Mr. Jimmy Wiseman, Assistant Director of Engineering, stated that if the culvert is part of the project, the floodplain elevation would be reduced by approximately one foot.

Chair Hathaway asked for a vote on the motion.

The motion carried unanimously by the following vote (9-0).

Commissioner Harrison moved, seconded by Commissioner Franks, that Item 24

be approved, with conditions. The motion carried by the following vote:

Aye: 9 - Commissioner McLemore, Commissioner Petersen, Commissioner Gregory,
Commissioner Lindsey, Chairperson Hathaway, Commissioner Franks,
Commissioner Allen, Commissioner Orr, and Commissioner Harrison

- 25.** 11 South Subdivision, Final Plat, Creating 4 Single-Family Lots and 2
Open Space Lots on 1.52 Acres, Located At 155 11th Avenue South.
(CONSENT AGENDA)

Attachments: [MAP 6656 11 South FP](#)
[Conditions of Approval 01](#)
[11 South Final Plat 4-05-18](#)

This Planning Item was approved.

26. Franklin Park Subdivision, Site Plan, Revision 2, Lot 8, (Three Franklin Park Building), 330,575 Square Foot Office with 7-Level Attached Parking Garage on 4.99 Acres, Located near the Intersection of East McEwen Drive, I-65, and Tower Circle (Private Road), with One Design Modification Request (Façade Variation).

Attachments: [MAP_3FranklinPark.pdf](#)
[3FranklinPark_SP_Conditions of Approval_02.pdf](#)
[GarageElevations_3Franklin-2.pdf](#)
[Layout_FranklinPark3.pdf](#)
[ARCH_Elevations_3Franklin.pdf](#)
[FULLPLAN_3Franklin Park.pdf](#)
[LandscapingPlan_FP3.pdf](#)
[CharacterImagery_FP3.pdf](#)

Ms. Emily Hunter, Director of Planning and Sustainability, stated that the applicant is proposing an 11-story commercial office building with a 7-level attached parking garage located near the intersection of McEwen Drive, I-65, and Tower Circle (a private road). The applicant is proposing the third building of a multi-phase plan. The proposed office building meets the requirements of the Zoning Ordinance. The parking structure, as proposed, requires one design modification.

The City of Franklin Zoning Ordinances classifies parking structures as buildings and regulates them under the same standards as other nonresidential building types. The applicant is requesting a design modification from Chapter 5, Section 3, Subsection 6, (4) and (6) of the Franklin Zoning Ordinance.

There are a couple of sections regarding the building facades, specific to facade variation, that this proposed parking structure does not comply with.

These are a few of the high points:

5.3.6(4) Building Facades- (a) Rear and side façades, if visible from public streets, shall have a similar architectural treatment as used on the primary or front façade; (b) Blank building walls are prohibited; ... (e) Windows and Doors shall have a vertical orientation and be vertically aligned between floors; (f) Buildings shall be constructed (Through the use of materials, design elements, or architectural details) to emphasize the proportion of height to width so that building facades are vertically oriented.

5.3.6(6)- Façade Variation Requirement Standards- Buildings shall use wall offsets or other variations, such as material changes, to break up the mass of a building, maintain building rhythm along a street, and to establish a human scale in accordance with the standards: ... (b) Building façades containing the primary building entrance, visible from a street, or visible from land used by or intended for residential development shall incorporate façade variations a minimum of every 35 feet; buildings over 20,000 square feet may increase the minimum requirement for façade variations to every 50 feet.

The two visible facades of the proposed garage are the North elevation and West elevation of the proposed parking garage. These are the only two facades visible from the public right of way and therefore the only two facades subject to these façade

requirements. Staff is considering both facades as one deviation of standards from the Zoning Ordinance.

It is staff's understanding that the applicant would desire that the proposed parking structure for Building 3 match the adjacent parking structure for Building 2, which is already constructed. Buildings 1 and 2 were some of the first approved parking structures under the current Zoning Ordinance, and it was a staff oversight, primarily due to complexity of the Zoning Ordinance, that the façade variation standards were not originally applied. Since that time, several other parking structures have been approved in the city, and they were consistently required to meet basic façade variation standards to help soften the appearance of these large garages. While staff understands the reasoning behind the applicant's request, staff must consistently enforce the Zoning standards, and only the Planning Commission can hear and decide on modifications to design features. For this reason, staff recommends disapproval of this design modification request.

Ms. Hunter stated that, to add a note, Staff will be looking to have specific parking structure design standards that are clearer with the new Zoning Ordinance.

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

The Applicant was represented by Brad Slayden, Ragan Smith and Associates. He stated that Pat Emery, with Hall-Emery, and the design team were available, also. They were available to answer questions. He stated that the parking garage was three parking structures that were connected. It would be a seamless design. He stated they were asking for the approval of the Modification of Standards.

Chair Hathaway asked for a motion.

Commissioner Franks moved, seconded by Commissioner Harrison, that Item 26 be approved. Commissioner Franks originally wanted to include the approval of the Modification of Standards with the main motion. Chair Hathaway stated that there needed to be a separate motion for the Modification of Standards.

A discussion ensued between Commissioner Allen, Commissioner Franks, Chair Hathaway, Alderman Petersen, and Ms. Shauna Billingsley (City Attorney) concerning how to phrase a motion to amend the main motion to approve the Modification of Standards.

Commissioner Franks moved, seconded by Commissioner Gregory, that the main motion be amended to approve the Modification of Standards.

Commissioner Allen stated that she understood that the Applicant was originally able to build the first two parking structures without a facade because Staff mistakenly did not enforce the regulations. However, this puts Staff in a precarious position for future parking structures, because this regulation has now been enforced for other parking structures. She stated because of this, she would vote to disapprove the Modification of Standards.

Commissioner Orr stated the issue is that, if enforced, they would have two parking structures, located next to each other, that would not look alike. He asked if there was a way to add facade to the other parking structures with money from the proposed building fund.

Mr. Pat Emery stated that they had been working on Franklin Park for five years. He stated Franklin Park looks very attractive and has attracted many businesses. He stated the structures are close to each other and need to be consistent.

Commissioner Allen asked if this would be a hardship for the Applicant. Mr. Emery stated that it would be a large cost. Commissioner Allen stated that, for that reason, she would change her vote to approve the Modification of Standards.

Commissioner Lindsey asked to confirm that after this structure, there would be two more buildings and parking structures built. Mr. Emery confirmed this, but stated these structures would be separate and could be transitioned to meet the Zoning Ordinance requirements.

Commissioner Franks stated this plan was developed years ago. This master plan was well received by the Planning Commission and the Board of Mayor and Alderman. He stated that the current facade for the parking structures was very expensive and high standard. Mr. Emery confirmed this.

Commissioner Allen stated that Staff had done the right thing by recommending disapproval of the Modification of Standards.

Chair Hathaway asked for a vote on the motion to amend the main motion to approve of the Modification of Standards.

The motion carried unanimously by the following vote (9-0).

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

The motion, as amended, carried unanimously by the following vote (9-0).

Commissioner Franks moved, seconded by Commissioner Harrison, that Item 26 be approved. Commissioner Franks moved, seconded by Commissioner Gregory, that the main motion be amended to approve the Modification of Standards. The main motion, as amended, carried by the following vote:

Aye: 9 - Commissioner McLemore, Commissioner Petersen, Commissioner Gregory, Commissioner Lindsey, Chairperson Hathaway, Commissioner Franks, Commissioner Allen, Commissioner Orr, and Commissioner Harrison

- 27.** Gateway Village PUD Subdivision, Final Plat, Section 3, Revision 7, Lot 135, Dedicating Easements For Lot 135 And A Portion of Right-Of-Way, On 1.34 Acres, Located At 1350 Perrone Way. (CONSENT AGENDA)

Attachments: [MAP 6655 Gateway Village PUD Subdivision, final plat, section 3, revision 7, lot 135](#)
[6655 - Conditions of Approval 01 \(1\)](#)

[Final Plat - 6655 Gateway Village PUD Subdivision, final plat, section 3, revision 7, lot 135](#)

This Planning Item was approved.

28. Lockwood Commercial Subdivision, Preliminary Plat, Creation of 2 Commercial Lots and 1 Open Space Lot on 7.97 Acres, Located at the North Quadrant of the Intersection of Longpoint Way, Carothers Parkway, and South Carothers Way.

Attachments: [MAP LockwoodCommercialPP.pdf](#)
[Lockwood Commercial Conditions of Approval_01.pdf](#)
[COF 6650 Lockwood Commercial Preliminary Plat.pdf](#)

Mr. Josh King, Principal Planner, stated that the applicant is seeking to create a total of 2 commercial lots and one open space lot on 7.97 acres.

Envision Franklin recommends a Neighborhood Commercial design concept for this parcel.

The existing zoning on this site is Neighborhood Commercial (NC). The preliminary plat is consistent with Envision Franklin.

Staff recommended approval, with conditions, of Item 28.

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

The Applicant was represented by Jeff Rosiak, Gamble Design. The Applicant stated he was there to answer any questions.

Chair Hathaway asked for a motion.

Commissioner Harrison moved, seconded by Commissioner McLemore, that Item 28 be approved, with conditions.

Alderman Petersen asked how this would work since alot of the area is in a floodplain.

Mr. King stated that this site was part of the Lockwood Glen commercial subdivision and was part of the land swap with the City for the land across the street. There is some cut-fill balance that must occur between the City and the developer of this lot. The fill on this lot will be done under a separate process to take it out of the floodplain.

Alderman Petersen asked how many commercial nodes are successful? She stated this should be looked at in the bigger picture.

Ms. Hunter stated that Envision Franklin has provisions concerning the commercial nodes including not being spaced too close together. She stated there were several factors involved. She stated the this was complicated issue and could be discussed at a later time.

Chair Hathaway asked for a vote on the motion.

The motion carried unanimously by the following vote (9-0).

Commissioner Harrison moved, seconded by Commissioner McLemore, that Item 28 be approved. The motion carried by the following vote:

Aye: 9 - Commissioner McLemore, Commissioner Petersen, Commissioner Gregory, Commissioner Lindsey, Chairperson Hathaway, Commissioner Franks, Commissioner Allen, Commissioner Orr, and Commissioner Harrison

- 29.** Longview Subdivision, Final Plat, Section 1, Revision 1, Lots 14 And 23, (Resubdivision Of Lot 14 And 23), Recording Of Easements, On 2.27 Acres, Located At Southwest Corner Of Columbia Avenue And Werthan Circle, 1710 Columbia Ave. (CONSENT AGENDA)

Attachments: [MAP LongviewTacoBell .pdf](#)
[TacoBell_Conditions of Approval_01.pdf](#)
[2015212.52 COF # 6652 Resub Lots 14 & 23.pdf](#)

This Planning Item was approved.

- 30.** Synergy Bank Annex Building At Ninth Avenue Subdivision, Final Plat, Creating One Commercial Lot, On 0.58 Acres, Located At 204 9th Avenue South. (CONSENT AGENDA)

Attachments: [MAP 6662 Synergy Bank Annex Building FP](#)
[Conditions of Approval_01](#)
[204 9th Ave Final Plat Rev COF 4-4](#)

This Planning Item was approved.

- 31.** Westhaven PUD Subdivision, Final Plat, Section 50, Creation of 8 Attached Residential Lots, 42 Detached Residential Lots, and 3 Open Space Lots on 11.96 Acres, Located Near the Intersection of Championship Blvd and Jewell Ave Within the Westhaven Development. (CONSENT AGENDA)

Attachments: [Westhaven FP Sec 50 Map](#)
[Westhaven_Sec50_Conditions of Approval_01.pdf](#)
[Westhaven50 COF 6665 Final Plat.pdf](#)

This Planning Item was approved.

ZONING ORDINANCE TEXT AMENDMENTS

32. PUBLIC HEARING: Consideration of Ordinance 2018-06, To Be Entitled: "An Ordinance To Amend Chapter 5 Of The Zoning Ordinance Of The City Of Franklin, Tennessee, To Amend Various Sections Of The Sign Regulations Pertaining To Temporary Signs, And Adding A New Temporary Sign Type For Temporary Multi-Story Building Development-In-Progress Signs." (04/26/18 FMPC 9-0, 05/08/18 1st Reading 7-0) SECOND OF THREE READINGS

Attachments: [Ordinance 2018-06 Temporary Multi-Story Building Development In Progress Signs.Law Approved](#)

Mr. James Svoboda, Assistant Director of Planning, stated that this is a Text Amendment to the Sign Regulations in Chapter 5 of the Zoning Ordinance. The Building and Neighborhood Services Department (BNS) has received requests for "topping off" banners to be placed at the top of multi-story buildings under construction.

The existing sign ordinance currently only permits freestanding temporary development-in-progress signs but does not permit temporary signs that can be attached to the building (maximum of 6-feet tall and maximum sign area of 32 sq.ft)

The proposed text amendment was discussed at a BOMA worksession in January and at the March Joint Conceptual Workshop.

The purpose of the proposed Ordinance is to add a new temporary sign type for Multi-Story Building Development-in-progress signs.

These sign types would be permitted in any base district and limited to buildings of 3 stories or more in height.

One temporary sign would be permitted per building and the temporary sign would not be permitted to be illuminated or installed to exceed the height of the roofline.

The temporary sign would be required to be removed when the final Certificate of Occupancy is issued for the building.

The proposed Ordinance also makes several minor revisions to Section 5.12 that are described in the staff report.

Staff recommended approval to the Board of Mayor and Aldermen.

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

Chair Hathaway asked for a motion.

Commissioner Harrison moved, seconded by Commissioner Orr, that Ordinance 2018-06 be recommended to the Board of Mayor and Aldermen for approval.

Chair Hathaway asked for a vote on the motion.

The motion carried unanimously by the following vote (9-0).

Commissioner Harrison moved, seconded by Commissioner Orr, that Ordinance 2018-06 be recommended to the Board of Mayor and Aldermen for approval. The

motion carried by the following vote:

NON-AGENDA ITEMS

Chair Hathaway asked if there were any other 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 7:37 p.m.

Chair, Mike Hathaway