



City of Franklin

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

Meeting Minutes

Franklin Municipal Planning Commission

Thursday, July 25, 2019

7:00 PM

Board Room

Present 7 - McLemore, Harrison, Petersen, Orr, Allen, Lindsey, and Szilagyi

Absent 2 - Hathaway, and Franks

CALL TO ORDER

MINUTES

1. Approval of the June 27, 2019 FMPC minutes.

Attachments: [Draft FMPC Minutes June 2019](#)

Commissioner Harrison moved, seconded by Commissioner McLemore, to approve the minutes from June 27, 2019, as presented. The motion carried by the following vote:

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

Absent: 2 - Hathaway, and Franks

CITIZEN COMMENTS ON ITEMS NOT ON THE AGENDA

Vice-Chair Lindsey asked for citizen comments. There were none.

ANNOUNCEMENTS

Vice-Chair Lindsey asked if Staff had any announcements. There were none.

VOTE TO PLACE NON-AGENDA ITEMS ON THE AGENDA

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

CONSENT AGENDA

Approval of the Consent Agenda

Commissioner McLemore moved, seconded by Commissioner Allen, to approve items 2-8 and items 12-14 as presented on the Consent Agenda. The motion carried by the following vote:

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

Absent: 2 - Hathaway, and Franks

SITE PLAN SURETIES

2. Franklin Housing Authority PUD Subdivision, site plan, revision 2, Reddick Street Phase 2; release the maintenance agreement for streets improvements. (CONSENT AGENDA)
This Planning Item was approved.
3. Highlands at Ladd Park PUD Subdivision, site plan, section 24; release the maintenance agreement for green infrastructure improvements. (CONSENT AGENDA)
This Planning Item was approved.
4. Medcore Medical Building Subdivision, site plan, lot 2 (HealthSouth Rehab Center); extend the maintenance agreement for drainage improvements to July 23, 2020. (CONSENT AGENDA)
This Planning Item was approved.
5. Nissan North America North Parking Lot Addition Subdivision, site plan; extend the maintenance agreement for green infrastructure improvements to July 23, 2020. (CONSENT AGENDA)
This Planning Item was approved.
6. Quail Hollow Subdivision, site plan, section 2, lot 11 (O'Reilly Auto Parts); release the maintenance agreement for sidewalks improvements; extend the performance agreement for drainage improvements to July 23, 2020. (CONSENT AGENDA)
This Planning Item was approved.
7. South Park Subdivision, site plan, section 1, revision 2, lot 7 (Keystone Center); extend the maintenance agreement for drainage/detention improvements to July 23, 2020. (CONSENT AGENDA)
This Planning Item was approved.
8. Tywater Crossing PUD Subdivision, site plan, section 4; release the maintenance agreement for drainage improvements. (CONSENT AGENDA)
This Planning Item was approved.

REZONINGS AND DEVELOPMENT PLANS

9. Consideration Of Ordinance 2019-23: "An Ordinance to Rezone 0.28 Acres From R-3 to Office Residential (OR) for the Property Located At 1330 Columbia Avenue. (07-25-19 FMPC 6-1)"; Establishing a Public Hearing for September 24, 2019. (08/13/19 WS) FIRST of THREE READINGS

Attachments: [MAP 7022 Battle Ground Land Co Rez](#)
[ORD 2019-23 Battle Ground Park Land Co Rezone with Map and Survey.Law Approved](#)
[1330 Columbia Avenue Final Plat](#)

Mr. Joseph Bryan, Planner, stated that the proposed rezoning fits with the recommendation of the Envision Franklin Land Use Plan, which places this lot in the Office Residential Design Concept. Envision Franklin recommends any new construction maintain the single-family-style of the established residential character of the neighborhood. No corresponding site plan for development of the property has been submitted at this time.

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 Daniel Petersen, owner. The Applicant stated that previously the Planning Commission recommended approval for the property to allow for a Bed and Breakfast on the property. He stated that he now wanted to propose a similar plan, but zoned for simple office use.

Vice-Chair Lindsey asked for a motion.

Commissioner Harrison moved, seconded by Commissioner Orr, that Ordinance 2019-23 be recommended to the Board of Mayor and Aldermen for approval.

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

Alderman Petersen stated that Office Residential is different from doing a Bed and Breakfast. She asked to hear about the use of the property. She stated the access, which she stated was not really an alley, behind the house was unpaved and goes behind all of the homes on Everbright and that face Battle Ave. She stated some people had contacted her, and she also drove out the property herself. She stated she could see difficulties associated with access to the property. She asked Staff what uses were associated with Office Residential.

Mr. Bryan stated that it would not be used for retail. Ms. Diaz-Barriga, Current Planning Supervisor, stated that she believed Bed and Breakfast was permitted in Office Residential zoning. She stated that this was considered for this item.

Alderman Petersen asked how many parking spaces would be needed. She stated that she considered the access to this property difficult, even more than properties facing Columbia Ave.

Mr. Bryan stated it was 2 spaces per every 1000 square feet. Mr. Petersen stated the current property is 1000 square feet, and with the addition, the total square footage would

be around 3,000 to 3,500 square feet. He stated there would be 10 parking spots.

Alderman Petersen stated that 10 parking spaces would be problematic if someone was trying to pull out onto Columbia Avenue.

Mr. Jimmy Wiseman, Assistant Director of Engineering, stated that they would look at the sight distance.

Alderman Petersen stated that she noticed there would be no additional access onto Columbia Ave. She stated that the nearby house has a very tall fence, making site distance more difficult. She also stated that there are a dozen properties which use the alley for access. She stated the nearby school has a parking lot that is used for picnics. She stated that children also use this alley for access to the nearby library and County park, allowing them not to cross major streets. She stated the alley is not 20 feet wide and is not paved.

Mr. Wiseman stated that the alley did not look very wide and was not paved.

Commissioner Harrison stated the alley has 18 feet of right of way with 8 feet of gravel on final plat.

Alderman Petersen stated that the alley was not maintained by the City of Franklin. Mr. Wiseman stated it had not been paved. Commissioner Harrison stated it was designated "unclassified". Alderman Petersen stated, with 10 extra cars, there are concerns about the alley.

Ms. Diaz-Barriga listed the following uses for Office Residential:

*Attached Dwellings,
Detached Dwellings,
Charitable, Fraternal and Social Organizations,
Essential Services,
Passive Parks,
Offices,
Bed and Breakfast Establishments,
Private and Neighborhood Recreational Facilities,
and Telecommunication Towers.*

Ms. Diaz-Barriga stated all of these uses were dependent upon whether they could fit on the site.

Alderman Petersen stated she was concerned how ten cars would access and leave the property.

Commissioner Allen asked for confirmation concerning the number of parking spaces.

Ms. Emily Hunter, Director of Planning and Sustainability, stated that it is difficult to determine the number since a site plan has not been submitted. However, it would most likely be 6-10 parking spaces required.

Mr. Petersen stated that he thought it was 2.91 parking spaces per 1,000 square feet. Ms. Diaz-Barriga stated it was 2.85 per 1,000 square feet. He stated the Bed and Breakfast plans had 6-8 approved parking spots. He asked Alderman Petersen how she considered this plan different from the previously approved Bed and Breakfast.

Alderman Petersen stated that she attended the Neighborhood Meeting for the Bed and Breakfast. However, she had not driven down the alley at that point. Having driven down the alley, she now had concerns. The idea of the only access being through the alley, with the sight distance, causes concern. She stated a driveway turning onto Columbia Avenue would provide better sight distance.

Mr. Wiseman stated Engineering would evaluate this when the site plan was submitted.

Vice-Chair Lindsey asked if the alley was designated as a right of way, but not maintained.

Mr. Wiseman stated that it was a public right of way.

Vice-Chair Lindsey stated that he had received correspondence from a citizen stating that people were blocking the alley, resulting in problems.

Alderman Petersen stated that two vehicles, going opposite directions, could not pass each other on the road.

Mr. Wiseman stated that the alley is not a standard alley width.

Vice-Chair Lindsey stated that this item was for rezoning the property. He asked Mr. Petersen if the total area would be 3,000 to 3,500 square feet and if it would be a tear down or addition.

Mr. Petersen stated it would be an addition to a fully remodeled structure, which is currently used as a short term rental. He stated that the alley is a unique situation and a driveway off of Columbia Pike is not an option for parking. He stated that several people use the alley and pull out onto Columbia Avenue. He stated that his neighbor, Mr. Lehw, is the only neighbor who shares the same length as his property. He stated they have an 8 foot fence. He stated the neighbor's fence is not the issue, but the skip laurels that are planted in the right of way. Mr. Petersen stated he may ask his neighbor to remove the skip laurels.

Alderman Petersen asked how would you know what the right of way is.

Commissioner McLemore stated that the plat showed it as 18 feet. She asked who the right of way belongs to.

Mr. Wiseman stated it was a public right of way.

Mr. Petersen stated that the City of Franklin trimmed branches and took care of fallen trees.

Vice-Chair Lindsey asked for a vote on the motion.

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

Commissioner Harrison moved, seconded by Commissioner Orr, that Ordinance 2019-23 be recommended to the Board of Mayor and Aldermen for approval. The motion carried by the following vote:

Aye: 6 - McLemore, Harrison, Orr, Allen, Lindsey, and Szilagyi

No: 1 - Petersen

Absent: 2 - Hathaway, and Franks

10. PUBLIC HEARING: Consideration Of Ordinance 2019-20: "An Ordinance To Rezone 20.90 Acres From General Commercial (GC) District To Specific Development-Residential (SD-R 11.34) District For The Property Located East Of Carothers Parkway And South Of Murfreesboro Road, 250 Rosa Helm Way, 2050 And 2051 Wood Duck Court (Wood Duck Court PUD Subdivision). (07-25-19 FMPC 6-0; 08/13/19 1st Reading 8-0)". SECOND OF THREE READINGS.

Attachments: [MAP ORD 2019-20 and RES 2019-56 Wood Duck Court PUD](#)
[ORD 2019-20 Wood Duck Court PUD with Exhibit.Law Approved](#)
[6991 Wood Duck Rezoning package](#)

Commissioner Harrison recused himself from Item 10.

Ms. Amy Diaz-Barriga, Current Planning Supervisor, stated that these three properties are within the Regional Commerce Design Concept. The Regional Commerce Design Concept contains high-intensity centers that attract large numbers of people and employers from both within and outside of the City. The Regional Commerce area should transition in intensity and scale across this design concept. In terms of multifamily uses, Envision Franklin states:

New multifamily residential is encouraged within Regional Commerce to create lively, walkable neighborhoods near restaurants, shops, grocery stores, and workplaces. In locations where commercial use on the first floor is not viable, multifamily units should provide individual ground floor entrances, stoops, or front porches, and pedestrian connections to the street or to a drive resembling a street.

In terms of location, this site is not a viable location for commercial uses. The three properties are only accessed from a cul-de-sac located off a local road. The site also has stream buffer and floodplain constraints along its frontage. Therefore, Multifamily is appropriate as a single use on this site.

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. Mr. Gamble stated that the property is currently zoned General Commercial. He stated that in Envision Franklin there are aspects of the guiding policies that encourage a mix of uses. He stated that this is an excellent opportunity and example of how we can bring Residential within an area of existing Non-Residential/Commercial uses. The Williamson County Housing Partnership (WCHP) is tirelessly looking for opportunities around Franklin and Williamson County for developments. These developments will offer For Sale/Buyer Owned opportunities for families that have combined incomes of less than 80% of the Nashville MSA (not Williamson County or Franklin MSA). Mr. Gamble stated that they are extremely excited to have the opportunity that will have a major impact to 273 families. The Applicant stated he was there to answer any questions about the rezoning.

Vice-Chair Lindsey asked for a motion.

Commissioner McLemore moved, seconded by Commissioner Szilagyi, that Ordinance 2019-20 be recommended to the Board of Mayor and Aldermen for approval.

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

Alderman Petersen stated that her discussion items were more for the Development Plan.

Vice-Chair Lindsey asked for a vote on the motion.

The motion carried unanimously.

Commissioner McLemore moved, seconded by Commissioner Szilagyi, that Ordinance 2019-20 be recommended to the Board of Mayor and Aldermen for approval. The motion carried by the following vote:

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

Absent: 2 - Hathaway, and Franks

Recused: 1 - Harrison

11. PUBLIC HEARING: Consideration Of Resolution 2019-56: "A Resolution Approving A Development Plan For Wood Duck Court PUD Subdivision With 1 Modification Of Development Standards (Parking Requirements) For The Property Located East Of Carothers Parkway And South Of Murfreesboro Road (250 Rosa Helm Way, 2050 And 2051 Wood Duck Court). (07-25-19 FMPC 6-0)" (08/13/19 WS).

Attachments: [MAP ORD 2019-20 and RES 2019-56 Wood Duck Court PUD](#)
[2019-56 RES Wood Duck Court PUD with Exhibits.Law Approved](#)
[6992 Wood Duck PUD DP Conditions of Approval 01](#)
[6992 Wood Duck Development Plan site layout only](#)
[6992 Wood Duck Development Plan elevations](#)
[6992 Wood Duck Development Plan Full package](#)
[Wood Duck Court Updated Parking Analysis Technical Memo](#)

Commissioner Harrison recused himself from Item 11.

Ms. Diaz-Barriga stated that this development plan proposes 237 multifamily units houses in eight buildings across three properties. Envision Franklin places these properties in the Regional Commerce Design Concept, and supports the multifamily use as described in staff report for the associated rezoning. Further, Envision Franklin supports this less-intense type of use as a transition to established residential areas.

In terms of the site design, the properties have numerous site constraints, including steeper slopes along the south property lines, and floodplain and stream buffers on the north property lines. This leaves a small, linear corridor in which to place buildings. Because of this, the plan is not able to fully meet the intent of Envision Franklin's goal of placing parking to the rear of the property. However, the project attempts to break up the parking areas into smaller nodes and include formal open spaces and sidewalks adjacent to all buildings. The plan also provides for a secondary access point along the north east limits of the property, connecting to an existing access easement. This connection point will be required to span above the floodplain, and provides a secondary access point for emergency services.

Transitioning to the adjacent existing neighborhood is a goal of Envision Franklin and a requirement of the Zoning Ordinance. The plan accomplishes this in two ways. The height of the buildings on the easternmost property are a maximum height of three stories, as prescribed in Envision Franklin's Interstate Corridor Building Heights Map found in Appendix G. Also, the plan implements an Incompatible Land Use Buffer along the eastern property line, as required by the Zoning Ordinance.

This Development Plan includes one Modifications of Standards (MOS #1) for the Minimum Parking Requirements.

The City of Franklin Zoning Ordinance Table 5-9: Minimum Off-Street Parking requires that development within the Conventional Development Standards areas provide 1.5 parking spaces for any attached dwelling unit with 0-1 bedroom. The applicant has requested that this minimum requirement be reduced to 1.4 parking spaces. The Board of Mayor and Aldermen (BOMA) approved this exact request on a previous project by the same development team, for the Village at West Main Development. The applicant has

also provided a study, showing the current parking demand at the Village at West Main Development. The study evaluated the parking lot at both AM And PM peak demand times and shows that, even with the approved parking reduction, the parking lot is not full.

Staff Recommended Approval of Modification of Standards #1.

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. Mr. Gamble stated that they are proposing 237 for sale condominiums by the Williamson County Housing Partnership (WCHP). WCHP has been working hard to put the financing in place for this development. They have currently secured a \$300,000 THDA grant. That grant requires that a covenant be placed on the property. The covenant requires that families who meet the threshold of less than 80% of the median income qualify for the purchase. These homes cannot be rented, but have to be owner occupied. We will have a mix of 149 one bedroom condominiums and 88 two bedroom condominiums. Mr. Gamble stated that Ms. Diaz-Barriga had mentioned that they were asking for a Modification of Standards to reduce the parking count for the one bedroom units. This is based off of their experience at the West Main Street development. He stated that the report shows that the parking counts were done during peak hours. Mr. Gamble's consultant team stated that they need to count the parking spaces at 9 p.m. at night. He stated they will provide that information to the Board of Mayor and Aldermen. He stated that they know that, even in the evenings, they have an additional 15-16 parking spaces at the West Main Street development. The West Main Street development only has one bedroom units. The proposed development has a mix of both one and two bedroom units. Mr. Gamble stated that they are not asking for a compromise for the parking requirement for the two bedroom units (2.5 per unit). For the one bedroom units, they are asking for 1.4 parking spaces instead of 1.5.

Mr. Gamble stated that he had provided an 11x17 handout to the Commissioners (added to the record). He stated that this handout was not new information but it highlighted some information pertaining to the development plan. He referred to the blue area, showing the floodway for the Watkins Branch stream, which flows across the property. He stated that the bridge at Wood Duck Court was constructed in error with the floodway going over the bridge. Mr. Gamble stated that they would be taking the bridge out and reconstruct the bridge so that it is above the 100 year flood plain. In fact, the finished elevation will be 3 feet above the 100 year flood plain and, also, above the 500 year flood plain. This is important because removing the bridge changes the dynamics of the 100 year flood plain. Mr. Gamble discussed details pertaining to the handout. Mr. Gamble stated that this change would provide people in the three building safe access to a public right of way, even during a 100 year storm event. Mr. Gamble stated that some of the parking spaces may be in the 100 year flood plain. Parking is allowed to be in the 100 year flood plain. Mr. Gamble stated that they wanted to make sure emergency vehicles had safe access to the property. He stated there is a proposed secondary access through Hendrix Automotive's property. He stated this may be manipulated slightly in the future site plan. Mr. Gamble stated he had his team of experts available for any questions.

Vice-Chair Lindsey asked for a motion for the main motion.

Commissioner Allen moved, seconded by Commissioner McLemore, that Resolution 2019-56 be recommended to the Board of Mayor and Aldermen for approval.

Vice Chair Lindsey asked for discussion on the main motion.

Commissioner Szilagyi asked about adding a condition so that the flood plain is not in conflict with the buildings.

Vice Chair Lindsey asked for a motion for the Modification of Standards.

Alderman Petersen moved, seconded by Commissioner Allen, to approve the Modification of Standards.

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

Alderman Petersen stated that the hours for the parking study for the development plan should be at night. She stated she would like to use the example of the West Main Street development. She felt that the 1.4 parking space ratio would be adequate. She stated that the peak hours for parking are at night, not during the day.

Commissioner Orr asked if all of the West Main Street development units were sold. Mr. Gamble stated that there was one unit available.

Vice-Chair Lindsey asked to confirm that the Modification of Standards did not change the 2.5 parking space ratio for the two bedroom units. The change would be to allow 1.4 parking spaces for each one bedroom unit instead of the 1.5 requirement.

Alderman Petersen stated she would like to get the new counts using the night hours before it went before the Board of Mayor and Aldermen.

Vice-Chair Lindsey asked for a vote on the motion for the Modification of Standards.

The motion carried unanimously .

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

Commissioner Szilagyi stated that she would like to add a condition that the 100 year flood plain does not interfere with the buildings.

Ms. Diaz-Barriga stated that this was already a Condition of Approval.

Alderman Petersen stated that she was happy that changing the bridge would take care of some of the flood issues. She asked for details about the cut and fill. She stated that the three buildings definitely needed to be out of the flood plain. She asked how the Applicant planned to manage this.

Mr. Steve Casey stated they would be working this out as they went through the site plan process. He stated that they would be filling and pushing the flood plain line closer to the stream. He stated that this would speed up the flow which would lower the depth. However, the biggest thing that they were doing was pulling out the culvert at Wood Duck Court. He stated that this would reduce the constriction and give a greater capacity to put fill in the flood plain. He stated they would have a no rise condition for the base flood

elevation.

Alderman Petersen asked if they were going to have to cut in the area, and if removing the bridge would take care of the flood issues. Mr. Casey stated that they are still working through the details. He stated they are still looking at other opportunities to compensate to cut to compensate for the fill. He stated they had some detention basins in the flood plain. They discussed the level of study that they will be conducting. They stated they would be going through FEMA for a Conditional Letter of Map Revision, as required by the City of Franklin and FEMA for this change. He stated that by removing the current culvert, which is causing constriction for the floodway, they will be spanning the floodway allowing both accesses to be kept free of the floodway. He stated that they would be doing hydraulic modeling to prove a no rise condition over the existing condition.

Vice-Chair Lindsey asked if the secondary access road would be constructed as part of the project. The Applicant confirmed this and they would use a culvert that was sized in accordance. Mr. Casey stated that they had done preliminary modeling for this and are still working through a configuration which will produce the no rise. Mr. Casey stated the other variable was the location. He stated they may work further down stream.

Alderman Petersen stated that, at present, the culvert was hard to see.

Vice-Chair Lindsey asked for a vote on the main motion, as amended.

The motion carried unanimously.

Commissioner Allen moved, seconded by Commissioner McLemore, that Resolution 2019-56 be recommended to the Board of Mayor and Aldermen for approval, as amended. Alderman Petersen moved, seconded by Commissioner Allen, to approve the Modification of Standards (6-0). The main motion, as amended, carried by the following vote:

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

Absent: 2 - Hathaway, and Franks

Recused: 1 - Harrison

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

- 12.** Riverbluff PUD Subdivision, Final Plat, Section 3, Creating 20 Single-Family Residential Lots And Three Open Space Lots, On 17.28 Acres, Located Near The Intersection Of Lewisburg Pike And River Bluff Drive. (CONSENT AGENDA)

Attachments: [MAP 7013 Riverbluff FP Sec 3](#)
[7013 Riverbluff FP Sec 3 Conditions of Approval 01](#)
[7013 Riverbluff Sec 3 Final Plat](#)

This Planning Item was approved.

13. Shadow Green PUD Subdivision, Final Plat, Section 1, Revision 1, Creating 5 Multifamily Residential Lots, On 5.75 Acres, Located Along Vintage Green Lane and Shadow Green Drive. (CONSENT AGENDA)

Attachments: [MAP 7023 Shadow Green PUD FP Rev 1](#)
[7023 Shadow Green FP Rev 1 Conditions of Approval_01](#)
[7023 Shadow Green Sec 1 Rev 1 Final Plat](#)

This Planning Item was approved.

14. Simmons Ridge PUD Subdivision, Site Plan, Section 10, Creating 36 Townhome Lots And One Open Space Lot, On 11.54 Acres, Located At The Intersection Of Longpoint Way And South Carothers Road. (CONSENT AGENDA)

Attachments: [MAP 7014 Simmons Ridge SP Sec 10](#)
[7014 Simmons Ridge SP Sec 10 Conditions of Approval_01](#)
[7014 Simmons Ridge Site Plan sheet only](#)
[7014 Simmons Ridge Site Plan elevations](#)
[7014 Simmons Ridge Site Plan Sec 10 full set](#)

This Planning Item was approved.

MAJOR THOROUGHFARE PLAN AMENDMENTS

15. Consideration Of Resolution 2019-67: "A Resolution To Adopt An Amendment To The 2016 Comprehensive Transportation Network Plan (Major Thoroughfare Plan)", An Amendment Related To The Connectivity Between Goose Creek Bypass And Lewisburg Pike, Near Mclemore Road.

Attachments: [Res 2019-67 MTP-Amendment 2 with Exhibit.Law Approved 2](#)
[Res 2019-67 - Exhibit A.pdf](#)
[EX vs PR.pdf](#)

Mr. Jimmy Wiseman, Assistant Director of Engineering, stated that the Comprehensive Transportation Network Plan (Major Thoroughfare Plan) was updated initially adopted on August 25, 2016. City staff has worked with the Southbrooke Development team to make proposed modifications to the Comprehensive Transportation Network Plan to accommodate both our long term growth within the City and the proposed development. Below is list of the proposed modifications:

· Staff worked with the developer to realign Project 91 [McLemore Road (Goose Creek Bypass to Lewisburg Pike)]. Project 91 will be able to provide the connectivity necessary between Goose Creek Bypass and Lewisburg Pike allowing us to remove Projects 82 [Snowbird Hollow Road (Goose Creek Bypass to Lewisburg Pike)].

· Staff also removed Project 85 [McLemore Road Extension (Lewisburg Pike to Lewisburg Pike)] and we are looking at future roadway plans within that area to accommodate the future growth. Staff will present other opportunities within that area of the City in the near future to the Board of Mayor and Aldermen and to the Planning Commission.

This modification to the Comprehensive Transportation Network Plan is required prior to allowing the Board of Mayor and Aldermen to approve the proposed Southbrooke Development Plan.

Staff recommended approval of Resolution 2019-67 contingent upon any changes by our Law Department.

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

Vice-Chair Lindsey asked for a motion.

Commissioner Orr moved, seconded by Commissioner Harrison, that Resolution 2019-67 be recommended for approval.

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

Alderman Petersen referenced the citizen who spoke at the June, 2019, Planning Commission concerning Snowbird Hollow Road.

Mr. Wiseman stated that Snowbird Hollow Road would not be a collector road, but would have local road way connections.

Alderman Petersen and Mr. Wiseman discussed that this plan would be easier to construct.

Vice-Chair Lindsey asked for a vote on the motion.

The motion carried unanimously by the following vote (7-0).

Commissioner Orr moved, seconded by Commissioner Harrison, that Resolution 2019-67 be recommended for approval. The motion carried by the following vote:

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

Absent: 2 - Hathaway, and Franks

NON-AGENDA ITEMS

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

ANY OTHER BUSINESS

Vice-Chair Lindsey asked if there was any further business. There was none.

ADJOURN

There being no further business, the meeting adjourned at 7:48 p.m.

Chair, Mike Hathaway