



## Legislation Details (With Text)

<b>File #:</b>	17-0614	<b>Version:</b>	1	<b>Name:</b>	Zone 244 Old Peytonsville Road HPO, Historic Presv Overlay
<b>Type:</b>	Ordinance	<b>Status:</b>		<b>Status:</b>	Consent Agenda
<b>File created:</b>	6/29/2017	<b>In control:</b>		<b>In control:</b>	Board of Mayor & Aldermen
<b>On agenda:</b>	9/26/2017	<b>Final action:</b>		<b>Final action:</b>	9/26/2017
<b>Title:</b>	Consideration Of Ordinance 2017-36, To Be Entitled: "An Ordinance To Zone 1.46 Acres Into The Historic Preservation Overlay (HPO) For the Property Located South Of Old Peytonsville Road And East Of Hughes Lane, 244 Old Peytonsville Road." (07/27/17 FMPC 8-0; 08/08/17 BOMA 1st Reading 7-0; 9/12/17 2ND Reading 8-0) THIRD AND FINAL READING				
<b>Sponsors:</b>	Emily Hunter, Amy Diaz-Barriga				
<b>Indexes:</b>					
<b>Code sections:</b>					
<b>Attachments:</b>	1. MAP 6463 Berry Farms Town Ctr PUD Sub, HPO Rezoning, Sec 7, Lot 7110, 2. ORD 2017-36 Berry Farms HPO Rezoning Sec 7, Lot 7110_with Map.Law Approved, 3. 6463 2017-07-06 Lot 7110 Rezoning Resubmittal				

Date	Ver.	Action By	Action	Result
9/26/2017	1	Board of Mayor & Aldermen	approved	Pass
9/12/2017	1	Board of Mayor & Aldermen	referred as a Consent Item	Pass
8/8/2017	1	Work Session	acknowledged	
8/8/2017	1	Board of Mayor & Aldermen	referred as a Public Hearing Item	Pass
7/27/2017	1	Franklin Municipal Planning Commission	recommended favorably to the Board of Alderman and	Pass

**DATE:** July 19, 2017

**TO:** Franklin Municipal Planning Commission

**FROM:** Emily Hunter, Director of Planning and Sustainability  
Amy Diaz-Barriga, Current Planning Supervisor  
Joey Bryan, Planner

### Subject

Consideration Of Ordinance 2017-36, To Be Entitled: "An Ordinance To Zone 1.46 Acres Into The Historic Preservation Overlay (HPO) For the Property Located South Of Old Peytonsville Road And East Of Hughes Lane, 244 Old Peytonsville Road." (07/27/17 FMPC 8-0; 08/08/17 BOMA 1<sup>st</sup> Reading 7-0; 9/12/17 2<sup>ND</sup> Reading 8-0) THIRD AND FINAL READING

### Project Information

**COF Project Number:** 6463

**Applicant:** Ryan McMaster, Kimley-Horn

**Owner:** Rural Plains Partnership, Adam Ballash, Rep.

**Background/Staff Comments**

The purpose of this ordinance is to rezone Berry Farms Town Center, Section 7, Lot 7110 into the Historic Preservation Overlay (HPO). Lot 7110 contains the physical remains of the homestead known as “Rural Plains,” including the 1830s-era brick Federal-style building and several outbuildings.

In recognition of the property’s historic significance, the Rural Plains portion of the Berry Farms Subdivision concept plan was approved in 2004 with a condition stating that “in conjunction with the preparation of the final plat that includes the Rural Plains’ home site with surrounding outbuildings, the lot on which those structures are located shall be rezoned with a Historic Preservation (HP) District.” Representatives of the Berry Farms Subdivision have worked with the Preservation Planner to define the boundaries of the property (Lot 7110) to include all historically significant outbuildings. The final plat was filed recently, which now allows for the consideration of HPO district rezoning.

As an advisory body on the identification and designation of historic properties, the Franklin Historic Zoning Commission (HZN) considered a recommendation request from the applicant regarding the proposed HPO district rezoning at its June 12, 2017 meeting. The HZN approved a favorable recommendation to the FMPC and the Board of Mayor and Aldermen (BOMA) for the rezoning of this property into the HPO district, based on the property’s historic and architectural significance to the overall community.

**Recommendation**

**Recommend favorably to the Board of Mayor and Aldermen.**

**PROCEDURAL REQUIREMENTS:**

1. The city’s project identification number shall be included on all correspondence with any city department relative to this project.