



Legislation Text

File #: 17-0614, **Version:** 1

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 1st Reading 7-0; 9/12/17 2ND 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 (HZC) considered a recommendation request from the applicant regarding the proposed HPO district rezoning at its June 12, 2017 meeting. The HZC 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.