



CITY OF FRANKLIN

DEPARTMENT OF PLANNING & ENGINEERING
DEPARTMENT OF COMMUNITY DEVELOPMENT

MINUTES

FRANKLIN CITY PLAN COMMISSION

March 15, 2022

Members Present

Joe Abban	Secretary
Suzanne Findley	Member
Janice Giles	Member
Debbie Gill	Member
Diane Gragg	Member
John Kempinski	Member
Jim Martin	President
Irene Nalley	Member
Charlotte Sullivan	Vice President

Others Present

Lynn Gray	Legal Counsel
Alex Getchell	Senior Planner I
Joanna Tennell	Senior Planner II

Members Not Present

Georganna Haltom	Member
Mark Richards	Member

Call to Order

Jim Martin called the meeting to order at 6:00 p.m.

Roll Call & Determination of Quorum

Pledge of Allegiance

Approval of Minutes

Debbie Gill made a motion to approve the February 15, 2022 minutes. Charlotte Sullivan seconded. Passed unanimously 9-0.

Swearing In

Ms. Gray swore en masse all intending to speak during the proceedings.

Report of Officers and Committees: February 17, 2022 – Joanna Tennell presented the five agenda items from the meeting. First was the primary plat for Winterfield, which will be heard at this meeting. The second item was Graham Street Storage: Buildings 5-9. The property is located at 1137 Graham Street. They propose to expand the existing mini warehouses to include four additional structures. There was a secondary plat and

site development plan for Neyer Logistics Park North - Lot 1. The property is approximately 274 acres located at the southwest corner of Paul Hand Boulevard and Graham Road. They propose to extend Essex Drive to connect from Earlywood Drive to Paul Hand Boulevard. The first structure will be on the east side of Essex Drive, immediately north of the power station and Blue Chip Court. The structure is just under one million square feet in area. The fifth agenda item was the site development plan for Hillview Country Club Ponds 2 & 9. The property is located at 1800 King Street. They propose to expand both ponds. They will use the excavated dirt for fill at Homesteads at Hillview, Section 3.

Old Business

None.

New Business

PC 2022-04 (PP): Winterfield – Ms. Tennell presented the need for a waiver from public notice requirements. The notices were sent by certified mail instead of the required certificate of mailing. It is a higher intensity mailing which the board has historically granted. Diane Gragg made a motion to waive the requirement and accept the notice as sufficient. Suzanne Findley seconded. Passed unanimously, 9-0.

Ms. Tennell introduced the request of a primary plat of 320 lots for a single-family residential subdivision. The property is located on approximately 130 acres on the west side of Hurricane Road and immediately north of Heritage subdivision. The property is currently zoned RS-2 (Residential: Suburban Two) and RS-3 (Residential: Suburban Three) with commitments. The rezoning and annexation of this property came before Plan Commission and City Council near the end of 2021. The plan previously presented to the commission during rezoning was a concept plan and has been revised after further engineering. The street names are still being reviewed to verify there is no duplication of names within Franklin. It will be added as a condition to the staff report that street names are to be reviewed and approved by staff.

Forestar Entitlements Manager Melissa Garrard presented. The subdivision name has been changed to Winterfield due to the fact that there is a Highlands subdivision elsewhere in Johnson County. It is named after a Scottish golf course and all the street names have golf names, apropos since it is across the street from the golf course. There is also a putting green to be provided in the amenity area. She stated that there has been a substantial reduction in the number of lots proposed. The last version before the Plan Commission was 347 lots and it is reduced to 320. There is also a reduction in density. The last version was 2.7 units per acre and it is now 2.45. The entrance has been shifted to the north to accommodate the developer across the street. The entrances needed to align to be compliant with City regulations. There is increased green space at the entrance. Only one lot has a rear abutting Hurricane Road. One lot that was at the entrance has been moved over toward the central green space area. Amenities are being provided which include a pool house, pool, fire pit, playground, putting green and trail. Three acres of open space has been added. This is due to the need to preserve wetlands areas. Forestar has been working with the two landowners across the street that they need to secure drainage easements from. They do not have any signed documents to date. The development is scheduled to be heard by the Johnson County Drainage Board on April 1. The property's final drainage outlet is going to be from the northeast pond. They are going to reduce the flow. Ms. Garrard stated that the developer held an additional meeting with the neighbors prior to this hearing.

Mr. Martin opened the public hearing. Duane Mercer lives north of the proposed area. He stated that he would like the back of the houses to look as nice as the front side. He was also concerned that the stub streets provide access to industrially zoned ground. Ms. Gray explained that it is required by ordinance to allow for connectivity of future development. Ms. Garrard stated that they are flexible about the west stub roads whether they remain part of the plan or are taken out. As far as the screening against the Mercer property, the tree line will remain and they will bring their drainage a little further south. If they have dirt, they will work with Mr. Mercer on the mounding. Mr. Mercer asked if they volunteered to be part of the city could they be taxed at the county rate. Ms. Gray explained that the city does not do hostile annexations. If they voluntarily

come in to the city, they would be taxed with the city rate. There are interlocal agreements with the county in different matters where the road improvement expense is shared.

Mr. Martin closed the public hearing. Ms. Tennell gave staff's recommendation for approval of the primary plat with the following conditions:

1. Reconstruction of Hurricane Road along the entire frontage of the subject property shall be designed and constructed meeting current City of Franklin standards as required per Article 6.5(H) of the Franklin Subdivision Control Ordinance and consistent with Exhibit A – Hurricane Road Rehabilitation Cross-Section provided by Forestar Group with a prepared date of 2022/02/25.
2. If entrances to the future project on the east side of Hurricane Road are not constructed (and aligned with), or are not planned to be constructed within one year after the recordation of the secondary plat for Winterfield, Section 1, passing lanes shall be required to be installed across from the Winterfield Subdivision entrances by the developer of Winterfield. Passing lanes shall meet the requirements of the Franklin Subdivision Control Ordinance and City Engineer.
3. Johnson County Drainage Board approval is required and copies shall be provided to staff prior to issuance of a land disturbance permit for work associated with an approved set of construction plans.
4. Offsite easements shall be recorded and copies provided to staff prior to issuance of a land disturbance permit for work associated with an approved set of construction plans.
5. Development shall comply with all recorded commitments of Ordinance 2021-18, including but not limited to:
 - a. Ponds: All ponds installed on the Real Estate in connection with any development thereof, along with a minimum 20 ft. drainage easement from the top of bank, shall be located entirely within the common area of any subdivision and not on any lot(s) on the Real Estate.
 - b. Construction of the proposed amenities (pool, pool house, and associated parking lot) shall start during subdivision/home construction of Section 1 and shall be completed prior to recording the secondary plat of Section 2.
 - c. Hurricane Road Landscaping: At the time the area immediately adjacent to Hurricane Road is improved and prior to issuance of a final certificate of occupancy for a structure, a row of broad-leaf deciduous canopy trees shall be planted parallel to the property line and be placed within a common area adjacent to Hurricane Road with 1 tree placed every 40 feet along the boundary; provided, however, that such canopy trees required within the area comprising the 150 feet Electric Line Easement as recorded in Deed Record 137 Page 533 shall be small trees (30 ft. or less). The developer shall have a good faith obligation in obtaining approval from the easement Grantee. If approval is not obtained, the necessary plantings shall be planted outside the 150 feet easement but within the required common area adjacent to Hurricane Road.

At the time the area immediately adjacent to Hurricane Road is improved and prior to issuance of a final certificate of occupancy for a structure, a 3 to 5-foot tall undulating mound shall be provided parallel to the property line and placed within a common area adjacent to Hurricane Road, with the slope of said mounds not to exceed 3:1, and improved with shrubs and/or evergreen trees at a rate of one shrub for every 20 feet of continuous boundary or one evergreen for every 35 feet of continuous boundary or a combination thereof; provided, however, that shrubs and not evergreens shall be provided at the ratio above in the area comprising the 150 feet Electric Line Easement as recorded in Deed Record 137 Page 533. The developer shall have a good faith obligation in

obtaining approval from the easement Grantee for the plantings and mounding. If approval is not obtained, the necessary plantings shall be planted outside the 150 foot easement but within the required common area adjacent to Hurricane Road and the mounding only within the 150 foot easement shall be waived.

- i. All shrubs required pursuant to the terms above shall be 18 inches tall, measured from grade, at the time of planting, and all evergreen trees required pursuant to the terms above shall be 5 feet in height, measured from the top of the root ball, at the time of planting and be planted 2 feet laterally from the peak of the mound.
 - d. Trail System: An asphalt trail meeting the City Engineer and Department of Parks and Recreation requirements shall be provided along Hurricane Road as an extension of the Franklin Greenways Trail and shall be connected to the internal sidewalk system.
 - e. Minimum Lot Width for RS-3 zoning district: Notwithstanding the minimum Lot Width stated in the Table in Section 3.3 and in Section 3.9 of the City of Franklin Zoning Ordinance, the minimum Lot Width (as defined in the City of Franklin Zoning Ordinance) shall be 60 feet.
6. Street names to be reviewed and approved by staff.
7. To the degree possible, the existing tree line along the north property line will be preserved.

Ms. Garrard said she met the ordinance requirements. She expressed concern about the timing of some issues in the staff report. It has already been discussed with staff and counsel and she trusts their reasonability and working with them. Ms. Gray asked if they agree as much as possible that the existing tree line on the northwest property line will remain. Ms. Garrard confirmed.

Ms. Gragg made a motion for approval of the primary plat with staff's seven conditions. Irene Nalley seconded. Passed unanimously by roll call vote, 9-0.

Other Business

OpenGov Demonstration: Senior Planner Alex Getchell gave a presentation introducing the new online application submission program used in the Planning Department. He highlighted many of the special features and abilities the program affords.

Ms. Tennell reminded the commission about the upcoming training opportunity: Fundamentals of Citizen Planning. Anyone interested in attending needs to let Ms. Tennell know. It is two half days via Zoom on March 30 and 31.

Adjournment

There being no further business, the meeting was adjourned.

Respectfully submitted this 17th day of May, 2022.


Jim Martin, President


Joe Abban, Secretary