

**Minutes**  
**Franklin-Simpson Planning & Zoning Commission**  
**Tuesday, February 20, 2024, 6:30 pm.**  
**City Commission Meeting Room**  
**117 West Cedar Street, Franklin, KY.**

Members in Attendance: Madam Chair Debbie Thornton, Chad Konow, Justin Henninger, Gary Sliger, Ronnie Stilts, Derrick Kepley, John Mayeur and George Weissinger.

Members Absent: None.

Others Present: Carter Munday, Mikala McClain, Aaron Allen, Jace Caldwell, Chris Robertson, Rodney McGaughey, Trent Rhodes, Rachel Jarvis, Mike Williams, Sara Peyton, Joel Peyton, Sam Shannon, and Renee Isaacs.

Madam Chair Debbie Thornton called the meeting to order at 6:30 p.m. Chad Konow opened with prayer.

A motion was made by Gary Sliger and seconded by Derrick Kepley to approve the February 6, 2024, meeting minutes. All members voted in favor of the motion.

**Duff Real Estate, LLC presented a Preliminary Development Plan for Franklin Southern Tire Mart located at 6 Geddes Road.**

Trent Rhodes from TL Wallace Construction stated that they had previously presented a development plan for Franklin Southern Tire Mart; however, the owner decided to make the project larger than what was previously presented. Mr. Rhodes explained that they will now be able to service large trucks as well as passenger vehicles. Mr. Rhodes also informed the board that they went ahead and added the architectural base that was requested for the previous development plan.

Carter Munday stated that on the first plan the building was facing Geddes Road, but the new one will be facing HWY 31-W making it more user friendly. Mr. Rhodes added that Geddes Road will be a secondary entry.

Gary Sliger inquired if this project is located near the new construction company on Geddes Road. Mr. Rhodes answered that Fisher Contracting will be located just to the right of Franklin Southern Tire Mart.

Madam Chair Debbie Thornton inquired about the lot size. Mr. Rhodes answered that it is a 4.35-acre lot. Madam Chair Debbie Thornton also inquired about the building meeting the setbacks for the zone. Mr. Munday informed her that it the building does meet the required setbacks.

Gary Sliger inquired about what services they will be offering for passenger vehicles. Mr. Rhodes answered that they will not be offering any heavy maintenance, just services such as tire changes and lubrications that would only take a few hours. Gary Sliger also inquired if there are more of these projects throughout the country. Mr. Rhodes stated that this project is the first of its kind.

A motion was made by Gary Sliger and seconded by George Weissinger to approve the preliminary development plan for Franklin Southern Tire Mart located at 6 Geddes Road. All members voted in favor of the motion.

**Chris Robertson presented a Preliminary Development Plan for Franklin Flex Space located at 104 State Street.**

Jace Caldwell from Van Meter & Slavey Engineering stated that the preliminary development plan for Franklin Flex Space is the same concept that was presented previously at the zone change hearing. Mr. Caldwell explained that the units are typically 1,500 square feet with a both a garage door and man door.

Justin Henninger inquired if the parking is the same as what was presented previously. Mr. Caldwell answered that it is the same, and it is one space above the minimum requirement.

Derrick Kepley inquired about a buffer between their property and the shopping center located behind them. Mr. Caldwell explained that they have not agreed to any specific buffer at this time because they have to be careful given that the back of the property is a basin. Mr. Caldwell stated that he believes trees would be the only option for a buffer.

Madam Chair Debbie Thornton inquired about the color of the structure. Mr. Robertson answered that they have multiple colors they are able to choose from, and they have also been adding some glass to the doors and windows plus awnings.

A motion was made by Gary Sliger and seconded by Chad Konow to approve the preliminary development plan for Franklin Flex Space located at 104 State Street with the stipulation that they add glass store front doors and windows, awnings, and have a buffer at the rear of the property. All members voted in favor of this motion.

**FCP, LLC presented a Preliminary Development Plan for Grove Park South Apartments located along Eddings Road.**

Rodney McGaughey from Van Meter & Slavey Engineering stated that the rezone for this piece of property was done in the Fall of 2022 and the number of units are the same as what was presented at that time; however, they have rearranged the layout of the buildings. Mr. McGaughey further stated that there will be a total of 256 apartments (16 buildings with 16 units each) making for an average of 12.56 units per acre. Mr. McGaughey went on to mention that there will be a club house with a swimming pool and mail kiosk, and it will be surrounded by additional parking for tenants and visitors.

Justin Henninger inquired about the water drainage on the property. Mr. McGaughey stated that there are 3 different elevations on site, and that they are currently working with the City Engineer to address any issues or concerns.

Sam Shannon, a citizen who lives on Eddings Road, stated that he helped to lay the sewer lines located in that area, and wanted to inform Mr. McGaughey that the sewer line is located on the opposite side of the road. Mr. McGaughey stated that he is aware of this, and they plan to have a lift station on their site for the private sewer that will then lead into the public sewer.

Mike Williams, a citizen who lives on Eddings Road, inquired about if the apartments will be gated. Mr. McGaughey stated that they have had no discussion of it being a gated community. Mr. Williams also inquired if there would be two entrances. Mr. McGaughey informed him that there would be an entrance on both sides of the property.

Gary Sliger inquired about dumpster areas. Mr. McGaughey stated that they would have a total of 16 dumpsters.

A motion was made by Derrick Kepley and seconded by Justin Henninger to approve the preliminary development plan for Grove Park South Apartments located along Eddings Road. All members voted in favor of the motion.

**Pilot Travel Centers, LLC presented a Preliminary Development Plan and Final Development Plan for an EV Charging Station and Canopy located at 4380 Nashville Road.**

Aaron Allen stated that this will be a free-standing canopy located in the parking lot of the Flying J Travel Center, and there will be 4 stalls with level 3 chargers that take around 20 minutes to charge a car. Mr. Allen expressed that this service would give people traveling along the highway a reason to stop in Franklin. Mr. Allen also addressed the stormwater by stating that they will be tying into existing drains. Mr. Allen stated that they will not be tearing up the surface to install the canopy and charging stations, instead they will be cutting into it.

Madam Chair Debbie Thornton inquired about how much it will cost someone to use the charging station. Mr. Allen answered that they usually charge around \$20.00.

Derrick Kepley inquired if there will be a sidewalk for the costumers to use to access the building while waiting for their vehicles to charge. Mr. Allen stated that they have an ADA compliant sidewalk leading to the building.

Carter Munday asked the board to consider granting both the preliminary development and final development plan unless they had any changes they wish to make to the plan. Madam Chair Debbie Thornton expressed that since there is little changes to the existing structure of the property, she feels comfortable taking a motion to approve the final development plan.

A motion was made by John Mayeur and seconded by Gary Sliger to approve the preliminary development plan for an EV Charging Station and Canopy located at 4380 Nashville Road. All members voted in favor of the motion.

A motion was made by Gary Sliger and seconded by Derrick Kepley to approve the final development plan for an EV Charging Station and Canopy located at 4380 Nashville Road. All members of the voted in favor of the motion.

Carter Munday presented the board with a discussion that had been had with Goodall Homes regarding Autumn Lake Subdivision. Mr. Munday informed the board that Goodall Homes wishes to put up a wooden fence to separate their property from Williamsburg Park and College Street.

Derrick Kepley stated that he believed they agreed to putting up a PVC fence not a wooden fence. Mr. Munday informed him that if they use the PVC material it will not match the existing fence on the Williamsburg Park side. Mr. Konow added that the wooden fence also will not match the existing fences.

Madam Chair Debbie Thornton made the suggestion for the Planning and Zoning Office to pull the minutes from previous meetings to see if a motion was made requiring Autumn Lake Subdivision to use PVC material for their fences.

A motion was made by Gary Sliger and seconded by Chad Konow to adjourn the meeting at 7:23 p.m. All members voted in favor of the motion.

Respectfully Submitted:



Mikala McClain, Administrative Assistant



Debbie Thornton, Madam Chair