

**Minutes**  
**Franklin-Simpson Planning & Zoning Commission**  
**Tuesday, March 19, 2024, 6:30 pm.**  
**City Commission Meeting Room**  
**117 West Cedar Street, Franklin, KY.**

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

Members Absent: Chad Konow and Derrick Kepley.

Others Present: Robert Link, Carter Munday, Mikala McClain, Amy Kelley, Jason Baker, James Lyle, Amanda East, Ron Thornton, James Cook, Tai Nguyen, Chad Drake, Shannon Basham, Joseph Gibson, Lori Cline, Christina McCoy, Ray Malinowski, and Jon Chandler.

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

A motion was made by George Weissinger and seconded by Ronnie Stilts to approve the March 5, 2024, meeting minutes. All members voted in favor of the motion.

**James Cook presented a Plat Amendment to Lexington Place Section 3 and a Status Update of Franklin Place Phase 2.**

Carter Munday, Planning and Zoning Administrator, stated that Mr. Cook was not fully ready to present a final development plan for Franklin Place Phase 2; however, they would need approval to start cutting roads and building the three retention basins. Mr. Munday informed that the addition of these basins will provide protection for the residents living on Honeysuckle Road. Mr. Munday also mentioned that there would need to be a plat amendment made to Lexington Place Section 3 as Franklin Place Phase 2 will be connecting to it, and the road name will need to be the same throughout.

Jon Zambrano, GIS Administrator, stated that they would need to rename Calumet Circle to Thoroughbred Way given that it connects all the way through. Mr. Zambrano stated that with address blocking, the numbers must be a continuation from one end of the road to the other, and if they were separate road names, he would not be able to do this. Mr. Zambrano went on to mention that this would also be safer for Emergency Management.

James Cook, Developer, inquired if the approval would allow them to start installing the lift station. Mr. Munday informed him that it would.

A motion was made by Gary Sliger and seconded by Ronnie Stilts to approve the Plat Amendment for Lexington Place Section 3 as well as accept the status of Franklin Place Phase 2

in terms of items 19-27 on the Development Plan Checklist. All members voted in favor of the motion.

## **PUBLIC HEARING**

***NOTE: SEE ATTACHED TRANSCRIPT FOR DETAILED DISCUSSION, QUESTIONS & COMMENTS***

**Tai Nguyen presented a Zone Change from AG (Agricultural) to B-4 (Highway Business) and R-4 (High Density/Multi-Family) for a parcel located on the North Side of Kentucky Highway 100 (Scottsville Road).**

Hon. Amanda East, legal counsel for the petitioner, stated that they are looking to rezone the front 2 acres (approximately) of the lot as B-4 and the remaining 9 acres (approximately) as R-4. Ms. East also pointed out that this development is smaller than other developments that have been approved recently.

Jason Baker, engineer for the project, was sworn in and Ms. East proceeded with testimony. Mr. Baker stated that Arrington Downs, the development located across the road, is to have 3 entrances, and that the entrance for this development will align with their middle entrance. Mr. Baker informed that there is currently no plan for the commercial lots; however, when the time comes, the entrances for those lots will be coordinated with the State. Mr. Baker also pointed out that the State is currently in the process of widening Highway 100 as well as adding a stoplight. Mr. Baker mentioned that there are natural low points to this property and that is where they plan to locate the retention basins to collect the water and release it at a slower rate. Mr. Baker said that he believes that this development would make a good gateway property for the community and will help with the increased demand for housing due to the increase in population.

Madam Chair Debbie Thornton inquired about the number of buildings as well as if they would be completing this development in stages. Mr. Baker confirmed that there would be 18 buildings and that Mr. Nguyen plans to develop half now and the other half at a later time. Madam Chair Debbie Thornton also inquired about how wide the commercial lot will be as well as when it will be developed. Mr. Baker answered that the commercial lot is around 200 feet wide, and that they will be focusing on completing the multi-family first before starting on the commercial.

Ronnie Stilts inquired about the access from Highway 100. Mr. Baker informed him that there is currently one entrance from Highway 100, and that there could potentially be more depending on what businesses will eventually occupy the commercial lots.

Gary Sliger inquired about the easement located on the west side of the property. Mr. Baker answered that this is due to the multi-family being separated into two tracts for financial reasons. Mr. Sliger also inquired if the existing house on the property will be leveled. Mr. Baker informed him that it will be.

Tai Nguyen, Developer, was sworn in and Ms. East proceeded with testimony. Mr. Nguyen stated that he has been building for the last 9 years and has certain standards for his properties such as the buildings being all brick and no vinyl. Mr. Nguyen also stated that the apartments will be 2 bedrooms, 2 baths, and 1,100 square feet, and they will all be managed by SKY Properties. Mr. Nguyen mentioned that there has been a demand for the projects he has been

doing in the surrounding areas, and he believes that there is a demand for it in Simpson County as well. Mr. Nguyen explained that many people are moving to Simpson County from Nashville, and the location of this property will allow them easy access to the interstate. Mr. Nguyen also stated that this piece of property has been annexed by the City.

Gary Sliger inquired if Mr. Nguyen has any other projects in Simpson County. Mr. Nguyen answered that he has another project located on West Madison Street.

Ray Malinowski, a resident of Simpson County, was sworn in and proceeded with testimony. Mr. Malinowski expressed concerns about the fact that there will be only one access point from Highway 100 and that there will be an increase in the already heavy traffic that travels that road. Mr. Malinowski stated that he would be fine with the residential portion if they were to present a more suitable entrance and exit, but he does not want to see the commercial lots be approved. Mr. Malinowski also stated that he believes that there should be a stoplight located near this development.

Jason Baker said that it is not a good idea to place stoplights too close together, and that this is a matter that will be regulated by the State.

Madam Chair Debbie Thornton inquired if it would be possible to add another entrance. Mr. Baker answered that it is possible, they are just not sure where it should be located at this time; also, he believes that the sight distance at the current entrance/exit is safe.

Christina McCoy, a resident at 4570 Scottsville Road, was sworn in and proceeded with testimony. Ms. McCoy inquired about the rent of the latest property that Mr. Nguyen developed in Bowling Green, Kentucky. Mr. Nguyen informed her that the rent is \$1,200.00 a month. Ms. McCoy went on to state that the new comprehensive plan has not yet been approved, and that the current comprehensive plan is outdated, being that it is 17 years old. Ms. McCoy believes that the changes that have been made have not been positive for the people that live in the area. Ms. McCoy went on to mention that there is no pool or clubhouse indicated for the project, and that it does not seem to encourage families or long-term renters.

Mr. Nguyen stated that this development does not have amenities such as a pool because that would lead to an increase in rent. Mr. Nguyen further stated that in his experience he believes people would prefer to pay less in rent than to have said amenities.

Christina McCoy went on to mention that she previously lived in a neighborhood that had only one entrance and exit, and this presented many problems when there were emergency situations such as fires. Ms. McCoy also expressed concerns with the commercial lots being that there is no current direction in which these lots will go.


Mr. Malinowski inquired if the Board could approve the residential portion but not the commercial portion. Hon. Bob Link expressed that they could do that; however, he informed them that the conceptual plan presented is not set in stone, and that they will have to come back before the Board to approve the development plan before they can proceed.

A motion was made by Gary Sliger and seconded by John Mayeur to approve the zone change from AG (Agricultural) to B-4 (Highway Business) and R-4 (High Density/Multi-Family) for a parcel located on the North Side of Kentucky Highway 100 (Scottsville Road) that was presented by Tai Nguyen and to accept the Findings of Fact and Conclusions of Law. All members voted in favor of the motion.

A motion was made by George Weissinger and seconded by Justin Henninger to exit the public hearing. All members voted in favor of the motion.

Madam Chair Debbie Thornton adjourned the meeting at 7:43 p.m.

Respectfully Submitted:



Mikala McClain, Administrative Assistant



Debbie Thornton, Madam Chair