

Minutes
Franklin-Simpson Planning & Zoning Commission
Tuesday, October 15, 2024, 6:30 pm.
Franklin Police Department
501 West Madison Street, Franklin, KY 42134

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, April Pearson, Brian Shirley, Amanda East, and Brad Edwards.

Madam Chair Debbie Thornton called the meeting to order at 6:32 p.m. Gary Sliger opened with prayer.

A motion was made by Gary Sliger and seconded by Ronnie Stilts to approve the October 1, 2024, meeting minutes. All members voted in favor of the motion.

Carter Munday, Planning and Zoning Administrator, informed the board that he prepared a text amendment to add childcare centers as a conditional use in AG zones per their request. Mr. Munday stated that he would like the board to set a date to have a public hearing for this text amendment.

A motion was made by Gary Sliger and seconded by Ronnie Stilts to cancel the November 5, 2024, meeting due to the election and to schedule a public hearing for the text amendment on November 19, 2024. All members voted in favor of the motion.

A motion was made by Justin Henninger and seconded by John Mayeur to exit the regular business meeting and enter the public hearing. All members voted in favor of the motion.

PUBLIC HEARING

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

KPII, LLC presented a zone change from R-1S (Single Family Small Lot) to B-4 (Highway Business) for a parcel located along US Highway 31-W/Nashville Road.

Amanda East, legal counsel for the petitioner, stated that this approximately 8.15-acre lot was rezoned to R-1S by the previous owners; however, it has since been sold, and the new owner desires for there to be commercial at the road with residential located behind it to create a mixed-use development. Ms. East also briefly mentioned that this development would be multi-level with commercial on the bottom level and condos on the top level.

Brian Shirley, engineer for the project, was sworn in and Ms. East proceeded with testimony. Mr. Shirley stated that this development would not be accessible from HWY 31-W; instead, access will be from a road that will be constructed for the subdivision portion of the development. Mr.

Shirley also stated that this road will be dedicated to the City of Franklin for upkeep and maintenance. Mr. Shirley went on to say that they are pulling the buildings back from the road to create more visibility.

Madam Chair Debbie Thornton inquired about how far back the buildings will be from the road. Mr. Shirley stated that will be 60 feet away, and he believes the minimum for this zone is 40 feet.

Mr. Shirley continued by saying that they are working with the Kentucky Department of Transportation, have verified that the utilities are available to support this development, and he believes this development will be compatible with the area.

Brad Edwards, member of KPIL, LLC, was sworn in and Ms. East proceeded with testimony. Mr. Edwards stated that he started building in Sumner County but moved to Kentucky 4 years ago where he has continued his work (including the Westbrook Development). Mr. Edwards stated that he got inspiration for this development from surrounding downtown areas such as Bowling Green and Nashville.

Madam Chair Debbie Thornton asked if the material in the examples provided was brick. Mr. Edwards answered yes, it is painted brick.

Mr. Edwards continued by saying that he wanted a mixed-use development with retail and commercial space for the residents to use, and that these properties will be for lease by a property management team.

Madam Chair Debbie Thornton inquired about the number of bedrooms for the condos. Mr. Edwards stated that has not been fully decided, but it would probably be 2 to 3.

Mr. Edwards added that he believes the commercial aspect will be consistent with the surrounding developments, and that R-1S is not appropriate given that it is located in a gateway area.

Gary Sliger inquired if Mr. Edwards also purchased the Liberty Station Subdivision. Mr. Edwards answered yes, and that it has been his idea to change the road frontage to a mixed-use development.

George Weissinger expressed concerns about the grade. Mr. Shirley stated that they are going to try to build the grade up to the road.

John Mayeur inquired about the number of buildings. Mr. Shirley answered that there will be 5 buildings.

A motion was made John Mayeur and seconded by George Weissinger to approve the zone change from R-1S (Single Family Small Lot) to B-4 (Highway Business) presented by KPIL, LLC for a parcel located along US Highway 31-W/Nashville Road, and to accept the Findings of Fact and Conclusions of Law. All members voted in favor of the motion.

Tennessee Construction Associates, LLC presented a zone change from B-2 (General Business) to R-4 (High Density/Multi-Family) for a parcel located on the west side of West Madison Street.

Amanda East, legal counsel for the petitioner, stated that this property was zoned B-2 in hopes of commercial development, but unfortunately the owners have not had any real interest from developers for this use. Ms. East explained that they would like to rezone the property to residential to develop townhomes.

Brian Shirley, engineer for the project, began testimony and stated that this project fronts McLendon Road where there will be a single access point, and they will be constructing a berm and sidewalks along the roadway. Mr. Shirley addressed the plan for stormwater by saying there is a storm pipe located to the north-west of the property where the water naturally drains to, and this water will go to an existing stormwater management system constructed by the owners of Westbrook Subdivision.

Ronnie Stilts stated that many residents of this area have expressed concerns to him already in regard to the stormwater management for the Westbrook Development. Mr. Shirley insured Mr. Stilts that their stormwater management systems will have to be approved by Planning and Zoning and the City Engineer before their development can continue. Mr. Stilts also inquired if they would be building the elevation up or taking it down. Mr. Edwards answered that half would be going up and half would be going down for the Westbrook Development.

Brad Edwards, member of Tennessee Construction Associates, LLC, began testimony and stated that he plans for these townhomes to be 2 and 3 bedrooms and would like the outside to be a mix of brick and hardie board. Mr. Edwards also stated that these townhomes will be sold individually.

Madam Chair Debbie Thornton inquired if they could build a bigger porch and overhang. Mr. Edwards answered yes, and that they are open to suggestions as far as appearance goes.

Brad Edwards continued by mentioning that there was no interest with the commercial space; therefore, he would like to rezone the property for residential use as this will still fit the character of the area.

Ronnie Stilts inquired about green space for children and families. Mr. Edwards answered that there will be quite a bit of green space and stated that they are keeping this development separate from Westbrook to prevent thru traffic to make it safer for children at play.

John Mayeur inquired if this property had been rezoned recently. Ms. East stated that she believes it was rezoned in the last couple of years.

A motion was made by Gary Sliger and seconded by George Weissinger to approve the zone change from B-2 (General Business) to R-4 (High Density/Multi-Family) presented by Tennessee Construction Associates, LLC for a parcel located on the west side of West Madison

Street, and to accept the Findings of Fact and Conclusions of Law. All members voted in favor of the motion.

Text Amendment to Franklin-Simpson Zoning Regulations for Article 8: revisions to 8.2.3, revisions to 8.2.5, revisions to 8.13.2, and revisions to 8.16.3 and **Article 9:** addition of 9.10, addition of 9.10.1, addition of 9.10.3, addition of 9.10.4, and addition of 9.10.5.

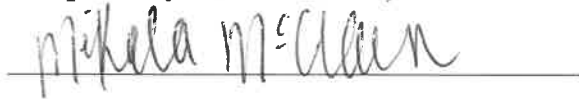
Mr. Munday informed the board that they discussed the revisions to Article 8 at the September 17 meeting, but they were unable to discuss the revisions to Article 9 as they learned it had not been advertised. Mr. Munday stated that the revisions to Article 9 consisted of adding definitions to define medical cannabis and related terms.

Madam Chair Debbie Thornton stated that these revisions need to be added to the regulations prior to the upcoming election.

A motion was made by Madam Chair Debbie Thornton and seconded by Ronnie Stilts to approve the text amendments to the Franklin-Simpson Zoning Regulations for **Article 8:** revisions to 8.2.3, revisions to 8.2.5, revisions to 8.13.2, and revisions to 8.16.3 and **Article 9:** addition of 9.10, addition of 9.10.1, addition of 9.10.3, addition of 9.10.4, and addition of 9.10.5. All members voted in favor of the motion.

A motion was made by Justin Henninger and seconded by John Mayeur to exit the public hearing and to adjourn the meeting at 7:39 PM. All members voted in favor of the motion.

Respectfully Submitted:



Mikala McClain, Administrative Assistant



Debbie Thornton, Madam Chair