

NEIGHBORHOOD MEETING NOTICE

June 30, 2021

Hello! You are receiving this letter regarding an upcoming Teleconference Neighborhood Meeting that will provide information to a proposed development located at Berry Farms Town Center in Franklin, TN. The meeting will be held on **July 08, 2021 at 5:00 pm CST** and you are invited to join the virtual GOTO Meeting Neighborhood Meeting.

You may join this meeting from your computer, tablet or smartphone with this URL:

<https://www.gotomeet.me/KiserVogrinDesign/bftc>

If this is your first time using GoTo Meeting please start this process a few minutes early for set-up.

You can also dial in using your phone.

United States: +1 (571) 317-3122

When prompted enter Access Code: 870-258-949

Please mute your audio unless speaking for the duration of the meeting.

Project Description:

A revision to the Development Plan for Berry Farms Town Center PUD, to allow 406 proposed dwelling units, and 151,711 of commercial square footage, which offsets the previously unaccounted for 223,410 sf of hotel entitlements debited from the commercial takedown square footage. This revision also removes 25.18 acres from the northeast portion of the PUD.

Why are you receiving this letter?

The proposed project is within 500 feet of your property.

What is the purpose of the meeting?

The purpose of the meeting is to provide a progress update for citizens of a potential portion of the development within your immediate vicinity and allow you to engage with the applicant early in the review process. The meeting is meant to be informative and provide an opportunity to ask questions directly to the developers/designers about the project. If the project continues with a formal application to the city, it will go through a Public Hearing process. Please be aware that Public Hearings do **not** involve a question-and-answer session.

Will the project be voted on at this meeting?

No. The Neighborhood Meeting is for informational purposes only. The project, should the applicant continue with a formal application, will be reviewed by the Franklin Municipal Planning Commission (FMPC) and will also be reviewed by the Board of Mayor and Aldermen (BOMA). Both the FMPC and BOMA meetings will be publicly noticed and will include time for citizens to speak to the project at formal Public Hearing sessions.

Format of the meeting:

5:00 – 5:05 pm directions on how/when to comment; time to ask quick format questions

5:05 – 5:40 pm formal presentation by the applicant to discuss the main points of the plan

5:40 – 6:00 pm question and answer time; citizens will ask questions within the forum so all in attendance can hear and/or read each question

Can you see the proposed plans prior to the meeting?

Absolutely! There is a copy of the proposed plan included with this mailing. If you have any questions prior to the meeting, feel free to contact the applicant: Their contact information is:

Gary Vogrin, Kiser + Vogrin Design, LLC

Email: gary@kiservogrin.com Phone: 615-708-0567

Can you watch the Neighborhood Meeting after 07/08/2021?

Absolutely! A recording of the meeting will be posted:

<https://www.franklintn.gov/government/departments-k-z/planning-and-sustainability/find-out-more/neighborhood-meetings/-fsiteid-1>

Meeting Date: 07/08/2021 Time: 5:00 pm CST -

<https://www.gotomeet.me/KiserVogrinDesign/bftc>



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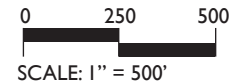
HISTORICAL CONCEPTS



KISER VOGGIN DESIGN

MASTER PLAN
BERRY FARMS TOWN CENTER
FRANKLIN, WILLIAMSON COUNTY, TN

June 28, 2021
Project # 21010





HISTORIC
FRANKLIN
TENNESSEE

Neighborhood Meeting Notice Application

Department of Planning and Sustainability

APPLICANT INFORMATION:

Name:	Gary Vogrin		
Organization:	Kiser Vogrin Design		
Phone:	615-708-0567	Fax:	
Email:	gary@kiservogrin.com		
Street:	5005 Meridian Blvd., Ste. 100		
State:	TN	ZIP:	37067

PROJECT INFORMATION:

Proposed Name of Project:	Berry Farms Town Center PUD, Revision 3	Address or Parcel(s) of Property:	Tax Map 106 Parcels 03202, 03215, & 03213
Project Type:	<input type="checkbox"/> Site Plan; Bed and Breakfast <input checked="" type="checkbox"/> Development Plan & Rezoning <input type="checkbox"/> Development Plan only <input type="checkbox"/> Envision Franklin Amendment		
Describe proposed development: (proposed uses, square footages, dwelling unit count, etc.)	REVISION 3 IS TO UPDATE THE DEVELOPMENT PLAN AND TAKEDOWN CHARTS FOR THE RURAL PLAINS PUD TO RECONCILE THE REMAINING ENTITLEMENTS, WHILE ALSO ADDING 406 PROPOSED DWELLING UNITS, AND 151,711 OF COMMERCIAL SQUARE FOOTAGE, WHICH OFFSETS THE PREVIOUSLY UNACCOUNTED FOR 223,410 SF OF HOTEL ENTITLEMENTS DEBITED FROM THE COMMERCIAL TAKEDOWN SQUARE FOOTAGE. THIS REVISION ALSO REMOVES PARCEL 03213 (25.18 ACRES) FROM THE NORTHEAST PORTION OF THE PUD.		
Base Zoning District:	PD	Proposed Base Zoning District (if applicable):	Rezone only Parcel 03213 to RC6
Any Existing Overlay Districts? HPO/FFO/FWO/HHO/CAO	FFO/FWO	Pre-application Meeting Date:	7/6/2021

NEIGHBORHOOD MEETING INFORMATION:

Location of the Neighborhood Meeting (please check one):	<input type="checkbox"/> City Hall 109 3 rd Avenue South Franklin, TN 37064	<input checked="" type="checkbox"/> Other (specify): Virtual GoTo Meeting
Date & Time of the Neighborhood Meeting (1st and 2nd choices):	1 st Thursday, 7/8, at 5pm	2 nd Wednesday, 7/7, at 5pm
Aldermanic Ward: <input type="checkbox"/> Ward 1 <input type="checkbox"/> Ward 2 <input checked="" type="checkbox"/> Ward 3 <input type="checkbox"/> Ward 4	City of Franklin Planner Contact: Joseph Bryan	