



109 3rd Ave S
Franklin, TN 37064
(615) 791-3217

City of Franklin Meeting Agenda Historic Zoning Commission

June 13, 2022

5:00 p.m.

Boardroom

Notice is hereby given that a meeting of the Historic Zoning Commission will be held on the date and time listed above at 109 3rd Ave. S., Franklin, TN 37064. 615.791.3212

For accommodations due to disabilities or other special arrangements, please contact the Human Resources Department at (615) 791-3216, at least 24 hours prior to the meeting.

Accommodations have been made to ensure that the public is able to participate in the meeting. The public may participate in the following ways:

- Watch the meeting on FranklinTV or the City of Franklin website.
- Watch the live stream through the City of Franklin Facebook and YouTube accounts.
- Email comments to planningintake@franklintn.gov to be provided in full to the Commission and included in the minutes, but not read aloud in their entirety during the meeting. Emailed comments are accepted until 12:00 PM (noon) on the day before the meeting.
- Comment in-person in the Boardroom. Speakers may sit in the Boardroom or wait in the lobby.

CALL TO ORDER

APPROVAL OF MINUTES

Consideration of Approval of the May 9, 2022 Meeting Minutes.

ANNOUNCEMENTS

VOTE TO PLACE NON-AGENDA ITEMS ON THE AGENDA

The non-agenda process, by design, is reserved for emergency instances. Non-agenda items shall be considered only upon the unanimous approval of all the HZC members.

CITIZEN COMMENTS ON ITEMS NOT ON THE AGENDA

Open for Franklin citizens to be heard on items not included on this Agenda. As provided by law, the HZC shall make no decisions or consideration of action of citizen comments, except to refer the matter to the Planning Director for administrative consideration, or to schedule the matter for HZC consideration at a later date.

CONSENT AGENDA

The items under the consent agenda are deemed by the commission to be routine in nature and will be approved by one motion adopting the staff comments as part of the approval. The items on the consent agenda will not be discussed. Any member of the commission or the public

desiring to discuss an item on the consent agenda may request that it be removed and placed on the regular agenda. It will then be considered in its printed order. **Staff recommends that items 3-6 be placed on the consent agenda.**

RECOMMENDATION REQUESTS

1. Consideration of Preliminary HZC Recommendation for Final Plat Proposal at 228 Franklin Rd.; Christopher Wood, Applicant.
[21065 The Village at 228 HZC Submittal.pdf](#)
[Alpheus Truett House HZC Narrative.pdf](#)
[Owners Affidavit.pdf](#)
[Checklist for Preliminary HZC Recommendation.pdf](#)
[Plan Review Application.pdf](#)
2. Consideration of Preliminary HZC Recommendation for Modifications of Standards Requests specific to Signage at 230 Franklin Rd. (the Factory at Franklin); Tim Rucker, Applicant.
[1787_001.pdf](#)
[22015 Factory CSP rev22.05.09.pdf](#)
[Checklist Design Review Committee \(DRC\) Application .pdf](#)
[Plan Review Application.pdf](#)

COA APPLICATIONS

3. Consideration of Extension for Previously Approved Plan (Principal: Addition; Accessory: Additions, Elevation of Existing Grade, Window/Door Alterations, Siding Replacement) at 208 Lewisburg Ave.; Scott Monen, Applicant.
[Monen_052521.pdf](#)
[SM-owneraffidavit.pdf](#)
[Accessory Dwelling Conversion Process \(202105\).pdf](#)
[Plan Review Application.pdf](#)
4. Consideration of Alterations to Previously Approved Plan (Rear Stair Alterations/Walk-In Cooler Placement) at 110 4th Ave. S.; Don Burke, Applicant.
[A1.pdf](#)
[A2.pdf](#)
[A3.pdf](#)
[A4.pdf](#)
[Tommy Shell Affidavit.pdf](#)
[Plan Review Application.pdf](#)
5. Consideration of Alterations to Previously Approved Plan (Addition Roofline) at 117 Lewisburg Ave.; Kevin Coffey, Applicant.
[SKMBT_C35321110815330.pdf](#)
[Stark FHZ Submission 5.27.22.pdf](#)
[Plan Review Application.pdf](#)

6. Consideration of Alterations (Dormer Construction) at 1034 Benelli Park Ct.; John Dilenschneider, Applicant.
[001B 1034 Benelli Park Ct. COA Application ALL revised 5.21.22.pdf](#)
[002B 1034 Benelli Park Ct. Formal Attic Plans Revised 5.21.22.pdf](#)
[003B 1034 Benelli Park Ct. OWNER AFFIDAVIT notarized.pdf](#)
[Plan Review Application.pdf](#)
7. Consideration of New Construction (Accessory) & Alterations (Select Window Replacement) at 324 3rd Ave. S.; Brandon Hutcheson, Applicant.
[324 3rd Ave S CD R 05202022.pdf](#)
[executed affidavit.pdf](#)
[Accessory Dwelling Conversion Process \(202105\).pdf](#)
[Plan Review Application.pdf](#)
8. Consideration of New Construction at 203 Splendor Ridge Dr.; Chad Gore, Applicant.
[owner affidavit 20220315.pdf](#)
[SR018-20220527-HZC letter.pdf](#)
[SR018-20220527-HZCall.pdf](#)
[Plan Review Application.pdf](#)
9. Consideration of Fencing at 900 Fair St.; Stephen Scott, Applicant.
[Doc May 23, 2022, 2.40.pdf](#)
[Doc May 27, 2022, 7.01.pdf](#)
[Doc Sketch.pdf](#)
[900ir st 1.jpg](#)
[900ir st 2.jpg](#)
[900ir st 3.jpg](#)
[image of fence.jpg](#)
[Plan Review Application.pdf](#)
10. Consideration of Alterations (Window Replacement, Siding Replacement, Roofline Modification) at 319 S. Margin St.; Donna Johnson, Applicant.
[owner affiid.pdf](#)
[319 South Margin Street.pdf](#)
[Plan Review Application.pdf](#)
11. Consideration of Alterations (Window Alterations to Create Entrances, Storefront Replacement, Canopy Removal/Replacement, Siding Alterations, HVAC Screening Replacement) at 230 Franklin Rd. (the Factory at Franklin); Luke Dougal, Applicant.
[Factory at Franklin B13 HZC Reduced.pdf](#)
[Letter HZC Submittal The Factory 05 27 22.pdf](#)
[Owner Affidavit Jan. 2022 Signed.pdf](#)
[Plan Review Application.pdf](#)
12. Consideration of Alterations (Parking, Hardscapes, Ramp & Deck Construction, Walls) at 230 Franklin Rd. (the Factory at Franklin); Greg Gamble, Applicant.
[2022-05-27 Factory - HZC Packet.pdf](#)
[Owner affidavit.pdf](#)

[Checklist for Preliminary HZC Recommendation.pdf](#)
[Plan Review Application.pdf](#)

OTHER BUSINESS

RECEIPT OF ADMINISTRATIVE COA APPROVALS ON BEHALF OF THE HZC

- 1ST COA Extension for Partial Demolition (Principal) at 212 Lewisburg Ave.; Lauren Binkley, Applicant.
- 1ST COA Extension for Addition & Alterations (Principal) at 212 Lewisburg Ave.; Lauren Binkley, Applicant.
- Signage (Wall) at 118 4th Ave. S.; Ginger Wilder, Applicant.
- Signage (Projecting Arm) at 118 4th Ave. S.; Ginger Wilder, Applicant.
- Signage (Corner Building Wall) at 118 4th Ave. S.; Ginger Wilder, Applicant.

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