

City of Franklin Battlefield Preservation Commission
Regular Meeting
Thursday, September 10, 2015—7:30 AM
City Training Room
Meeting Minutes

Present: David Eagan, Sam Gant, Sam Huffman, Mary Pearce (arrived at 7:43 a.m.), Mike Skinner (arrived at 7:55 a.m.), Ernie Bacon (arrived at 7:55 a.m.), Thomas Cartwright (arrived at 7:50 a.m.), Thomas Flagel (left at 7:46 am), Sam Whitson (left at 8:16 a.m.), Dianne Christian, Mike Grainger

Staff Present: Brian Walker, Susan Coleman, Amanda Hall, Bob Martin

Chair Whitson called the meeting to order at 7:40 a.m.

Minutes: August 13, 2015 Meetings

Mr. Gant moved to approve the August meeting minutes. Mr. Eagan seconded the motion, and the motion passed unanimously (10-0).

Discussion of Carter Hill Battlefield Park Master Plan Proposal

Chair Whitson stated they were still waiting to receive the funds.

Discussion of Columbia Avenue Overlay Standards

Chair Whitson requested to know if Columbia Avenue is being widened.

Ms. Hall stated it is to be widened from Downs Boulevard south to Mack Hatcher. Ms. Hall stated the City is getting ready to select the contractor.

Ms. Hall stated at the last meeting the Columbia Avenue Overlay was discussed and a subcommittee was set up with an interest in providing recommendations to the City. Ms. Hall stated one of the best ways to look at this is to review the current design standards in the Zoning Ordinance. Ms. Hall stated she has provided everyone with a copy of the US 31 Design Standards that Ms. Pearce mentioned at the previous meeting. Ms. Hall explained this document was completed a long time ago by the Heritage Foundation and that the City took this to the Board of Mayor and Alderman for review. Ms. Hall stated that the document serves as the basis of what was adopted into the Zoning Ordinance.

Chair Whitson stated that even though this is not an Overlay District that these design standards are required to be used.

Ms. Hall explained it is in an Overlay District and explained.

Chair Whitson requested to know if this is what Ms. Pearce did in 2005.

Ms. Pearce stated yes but that it was weakened.

Ms. Hall explained the City is now looking more at long-range planning initiatives. Ms. Hall stated she would like to go through four quadrants of the overlay and see what changes need to be made.

Ms. Pearce stated the only way they kept a three-story townhome from going into the property where the car wash was located was for Mr. Heller to buy the land due to not having any control over the use.

Ms. Hall stated that if you look through these guidelines, you will see prescription design standards for each of the quadrants. Ms. Hall explained that Planned Unit Developments (PUDs) are considered a negotiated development some developers choose to go through to be able to obtain a product that might be better suited for the area with some relaxed setbacks.

Ms. Pearce stated a PUD is an escape route for a developer.

Discussion ensued on Planned Unit Developments.

Chair Whitson voiced his concern that this commission's recommendations will not be heard.

Ms. Hall stated a PUD can alter some of the requirements to some degree that they must be approved by BOMA and that they cannot be approved administratively by City staff. Ms. Hall stated this commission can make recommendations to be taken to the planning staff.

Ms. Pearce stated she felt this commission should look at some type of height requirements but that she wants to make sure if this commission makes recommendations, something meaningful will come out of it for going through the trouble.

Ms. Hall proceeded to go through the sections of the Columbia Avenue Overlay in the Zoning Ordinance from the documents she had passed out. Ms. Hall stated they would start with Transitional Features.

Ms. Pearce stated she felt a change was needed with transitional features.

Mr. Skinner stated he could see a difference up to Fowlkes and Five Points, but not past the Carter House.

Ms. Pearce stated we need some way to get more attention on the importance of the walkability to the Carter House and Lotz House.

Mr. Skinner stated he did not think we should build up all the way to Fowlkes with three stories.

Chair Whitson stated the Hill Property is what forces us to press this issue.

Ms. Pearce stated if the Hill Property could step down or have some green space to soften it, it may relate to the national landmark.

Ms. Hall requested to know if they were asking for a lowering of height, a setback adjustment, or one or the other. Ms. Hall suggested the commissioners take notes as well.

Discussion ensued on the Hill Property and gym property with Ms. Pearce requesting to know if the City had the capacity to do scale images.

Ms. Hall stated she would talk with staff about doing a scaled image with a three-story building on the Hill Property.

Ms. Pearce stated she would like staff to have projects comply with Figure 3.2 of the Columbia Avenue Overlay standards.

Mr. Whitson requested to know if that in the future for any changes or developments that come in for along this corridor if staff could inform the commission so it can review and make comments.

Ms. Hall stated she would discuss this with Mr. Martin.

Ms. Pearce stated she thought maybe there should be a joint meeting with this commission and Historic Zoning Commission. Everyone thought this would be a good idea.

Mr. Martin arrived and stated this could be examined.

Discussion ensued about this idea.

Chair Whitson had to leave, and Mr. Bacon took over as Vice-Chair.

Mr. Martin stated he understood everyone's concern and explained changes are being made in the Planning Department and that Columbia Avenue is about to be studied and will be raised in the priority list.

Discussion ensued on what had been discussed so far.

Ms. Hall stated the next section is about roofs and seems to be okay. Ms. Hall stated the next section, Section E, discusses facades.

Ms. Pearce mentioned the façade for Auto Zone and what a fight it was to have the entrance located in the front.

Mr. Martin stated the department plans on focusing on design in the future.

Ms. Pearce stated it should state the main entrance of the building shall be on the front façade.

Ms. Hall stated reviewing these sections will take more than one meeting.

Ms. Pearce requested everyone go to page 355 and look at Figure 3.9 concerning setbacks.

Ms. Hall explained this was made for another section and requested to know if they wanted this added to Section E.

Mr. Skinner stated maybe the boundary lines should be looked at to see if they need moving.

Everyone agreed.

Ms. Hall stated that Section 4 spans from Downs Boulevard and Mack Hatcher. Ms. Hall stated this is where the street will be widened and that she would like to have feedback on this. Ms. Hall stated there is not a lot of guidance in this section about historic walls.

Mr. Bacon stated we need protective language for these walls, and discussion ensued on walls being able to be relocated.

After more discussion Ms. Hall stated she and Mr. Martin would work further with the subcommittee on these issues.

Discussion of Battlefield Signage

Ms. Hall stated this had been delayed and believes a new time and date should be selected for these subcommittee meetings.

Organizational Announcements

Chair Whitson stated the Carter Hill work group meets tomorrow at 4 p.m. and that there will be a board meeting next Friday at 4 p.m.

Mr. Walker stated the Parks Department is now maintaining the Carter Hill area.

Mr. Cartwright stated a DVD has come out about the 150th anniversary of the Battle of Franklin and is available at the Lotz House.

Mr. Gant stated there will be a Dedication of Restoration ceremony at the old City Cemetery on October 11th, which is on the 125th anniversary of the Daughters of the American Revolution.

Ms. Pearce stated she is looking for someone who would like to move the flower shop house from the Lovell property.

Other Business

No other business.

Adjournment

With no further business, the meeting was adjourned at 8:30 a.m.

Acting Secretary