

REGULAR SESSION AGENDA
FRANKLIN COUNTY
BOARD OF COMMISSIONERS
7:00 PM
FRANKLIN COUNTY COURTHOUSE

Monday, September 16, 2024

- 1) CALL TO ORDER**
- | | |
|-------------------------------------|---------------------------|
| Opening & Pledge of Allegiance..... | Mayor Chris Guess |
| Invocation | Sheriff Tim Fuller |
| | Commissioner David Kelley |
|
ROLL CALL | |
| Declaration of Quorum | County Clerk Tina Sanders |
| | Mayor Chris Guess |

- 2) PUBLIC HEARING:**
1. Rezoning from A, Agricultural to R-2, General Residential. 16th Civil District. Franklin County Property Map No. 60, Parcel 2.00 (part). Location – TN State Highway 41A. Size – approximately 5.36 +/- acres. Applicant – Anna Maddox, agent for St. Andrews Sewanee School, Property Owner

- 3) APPROVAL OF MINUTES: (1-8)**
 Regular Called Session – August 19, 2024

Elect New Pro Tem

- 4) REPORT OF THE FINANCE DIRECTOR: (9-13)**

a) Finance Director Report July 2024 (R & F)

- 4) RECOMMENDATIONS/COMMUNICATIONS: NONE**

6) COMMITTEE/DEPARTMENT REPORTS: (14-20)

- a) Trustee's Interest Report July 2024 (R & F)
- b) Local Option Sales Tax Report July 2024 (R & F)
- c) Finance Committee Minutes August 8, 2024 (R & F)
- d) Legislative Committee Minutes July 2, 2024 (R & F)
- e) Department Quarterly/Annual Reports
 - i. Franklin County Clerk

7) OLD BUSINESS: NONE

8) NEW BUSINESS/RESOLUTIONS: (21-51)

- a) Resolution 9a-0924- Resolution Amending the Franklin CO Board of Education of General Fund & Education Capital Projects Fund Budgets of Franklin County, Tennessee for the Fiscal Year Ending June 30, 2025. (Approve)
- b) Resolution 9b-0924- Resolution Amending the Franklin CO Board of Education General Fund Budget of Franklin County, Tennessee for the Fiscal Year Ending June 30, 2025. (Approve)
- c) Resolution 9c- 0924- Resolution Amending the General & Drug Control Fund Budgets of Franklin County, Tennessee for the Fiscal Year Ending June 30, 2025. (Approve)
- d) Resolution 9d-0924- Resolution Amending the General Fixed Assets and Inventory Policy and Procedure for Franklin County, Tennessee. (Approve)
- e) Resolution 9e-0924- Resolution to approve addition to Franklin County Private Road- Clark Acres Lane in District 4,
- f) Resolution 9f-0924- Resolution to approve changes on the Franklin County Road List – Beth Page Road in District 4.
- g) Resolution 9g-0924- Resolution to approve a change to Norris Lane on the Franklin County Road List- Norris Lane in District 3.
- h) Resolution 9h-0924- Resolution to approve addition to the Franklin County Private Road List- Hollow Wood Lane in District 4.
- i) Resolution 9i-0924 Resolution to approve addition to the Franklin County Private Road List –Back Forty Lane in District 4.
- j) Resolution 9j-0924 Resolution to approve addition to the Franklin County Private Road List- Hilltop Lane in District 4.
- k) Resolution 9k-0924 Resolution to approve addition to the Franklin County Private Road List- Summers Farm Lane in District 4.
- l) Resolution 9l-0924 Resolution to approve addition to the Franklin County Private Road List- Mud Lane in District 4.
- m) Resolution 9m-0924 Resolution to approve addition to Franklin County Private Road List- Raven Hill Lane in District 2.
- n) Resolution 9n-0924- Resolution to approve addition to the Franklin County Private Road List- New Heritage Lane in District 3.

- o) Resolution 9o-0924- Resolution to approve the 2024 Franklin County Road List.
- p) Resolution 9p-0924- Resolution to declare items as surplus property for Franklin County Highway Department.
- q) Approve and Accept resignation of Commissioner Grant Benere 7th District, Seat B. Resignation effective date August 23, 2024.
- r) Accept and Approve the Franklin County Government Service Animals Policy.

9) ELECTIONS/APPOINTMENTS (52-53)

- a) Appointments/Reappointments for September 16, 2024
 - a) **9-1-1 Consolidated Communications Board**
Appoint- Jimmy Davis- finish term until 2026
 - b) **Regional Planning Commission**
Appoint – Eddie Clark
- b) Approval of (10) Applications for Notary Public (Approve – RC)
- c) Nominating Committee
 - 1) Commissioners- Seat "A"

Comments

Adjournment

Benediction: Commissioner William Anderson, Jr.

F.C. Planning & Zoning Department

NOTICE OF PUBLIC HEARING

In conformity with TCA-13-7-105, a public hearing will be held by the Franklin County Board of Commissioners on September 16, 2024 at 7:00 P.M. at the Franklin County Courthouse to consider the adoption of amendment(s) to the Zoning Map of Franklin County.

THE FRANKLIN COUNTY REGIONAL PLANNING COMMISSION RECOMMENDED IN FAVOR FOR THE FOLLOWING ITEM FOR REZONING:

1. Rezoning from A, Agricultural to R-2, General Residential. 16th Civil District.
Franklin County Property Map No. 60, Parcel 2.00 (part). Location – TN State Highway 41A. Size – approximately 5.36 +/- acres. Applicant – Anna Maddox, agent for St. Andrews Sewanee School, Property Owner.

The proposed amendment(s) may be reviewed in the Planning/Zoning Department, Courthouse Basement Room 109, Winchester TN. All persons affected by the proposed amendment(s) are invited to appear in person or be represented by agent or petition for the purpose of expressing themselves in support of or in opposition to the rezoning and zoning text amendments.

This 23rd day of August, 2024.

Eric Bradford
Director/Building Commissioner
Franklin County Planning and Zoning Department
Winchester, TN 37398
Phone (931) 967-0981 E-mail at ebradford@franklincotn.us

Building Permits are required in Franklin County

Franklin County Planning & Zoning Department

Memo

September 9, 2024

To: Franklin County Board of Commissioners

From: Eric Bradford, Director/Building Commissioner

Re: Rezoning for Anna Maddox, Agent for St. Andrew's Sewanee School

THE FRANKLIN COUNTY REGIONAL PLANNING COMMISSION RECOMMENDS THE FOLLOWING ITEM FOR REZONING:

Rezoning from A, Agricultural to R-2, General Residential. 16th Civil District, Franklin County Property Map No. 60, Parcel 2.00 (part). Location – US Highway 41A. Size – approximately 5.36 +/- acres. Applicant – Anna Maddox, agent for St. Andrew's Sewanee School.

PLANNING/ZONING DEPARTMENT

No. 1 South Jefferson Street, Bsmt. Rm. 5, Winchester, TN 37398
931-967-0981 www.franklincotn.us/PlanZone.htm jpetrunich@franklincotn.us

Application for: Property Rezoning
Franklin County Regional Planning Commission
Franklin County Board of Zoning Appeals
Franklin County Board of Commissioners (rezoning petition)

Applicant: Anna Maddox Status of Applicant: Civil Engineer

Property Owner: St. Andrew's School

Mailing Address: 290 Quintard Road Sewanee, TN 37375

Phone#: (Day) (931) 598-5651 (Night) (Cell)

Requested Action: Rezone approximately 63.32 acres to R-2 Cluster

Purpose: To allow for future residential subdivision

Civil District: 14 Map #: Portion of 060 Parcel #: 002.00 Size: 63.32 Acres

Road Name: US HWY 41-A Existing Land Use: Vacant

Current Zoning District: R-2 and A

Name of Development: N/A

Proposed Building Size: N/A

Construction Type (ex. wood, block, etc.): N/A

Number of employees: N/A Hours of Operation: N/A

Signs (size/type): N/A

Flood Hazard Area: yes or (no) FEMA Map Number: 47051C0200E

Fire District: Sewanee Fire Department Fire Hydrant Location: See attached plans

Water Supplier: Sewanee Utility District Electrical Supplier: Duck River Electric

Sewage Disposal System: Force main Solid Waste Disposal: Franklin County Solid Waste Management

Lighting (type/location): N/A Fencing: N/A

Other:

A CONTRACTOR OR A BUSINESS, OPERATING WITHIN FRANKLIN COUNTY WITHOUT A FRANKLIN COUNTY BUSINESS LICENSE, SHOULD MAKE CONTACT WITH THE COUNTY CLERK'S OFFICE TO VERIFY THAT THE BUSINESS OPERATION IS IN COMPLIANCE WITH THE LAWS GOVERNING THE BUSINESS TAX ACT.

I hereby certify that the above information is true and correct to the best of my knowledge; and I hereby acknowledge that I, as the property owner and/or agent, am responsible for complying with all deed restrictions that apply to the property mentioned in the above application.

APPLICANT SIGNATURE: Anna Maddox Date: 6-6-24

STAFF REPORT

Date: July 30, 2024
To: Franklin County Regional Planning Commission
From: Staff

General Information

Applicant: Anna Maddox.
Status of Applicant: Agent for St. Andrews School, Property Owner.
Requested Action: Rezoning a portion of a parcel from A, Agricultural to R-2, General Residential.
Purpose: To unify the zoning of a parcel and to allow the development of a multi-family dwelling and/or any other Use Permitted in an R-2, General Residential zoned district.
Existing Zoning: A, Agricultural.
Location: 16th Civil District; Parcel 02.00, Franklin County, TN Property Map No. 60, located on US Highway 41A.
Size: Approximately 5.36 +/- acres.
Existing Land Use: Wooded and Open.
Surrounding Land Use/Zoning:
North – Wooded, Educational/R-2, General Residential and A, Agricultural.
South – Wooded/A, Agricultural.
East – Wooded, Residential, Open/A, Agricultural.
West – Educational, Wooded, Residential/R-2, General Residential and A, Agricultural.

Specific Information

Previous Actions: This parcel was zoned R-2, General Residential and A, Agricultural with the adoption of Zoning in 1974.
Access: The subject parcel fronts US Highway 41A for over two-thousand (2,000) feet. US Highway 41A is a Federal Highway with a varying ROW and Asphalt surface.
Utilities A six (6) inch water line runs along the south side of US Highway 41A, according to Ben Beaver with Sewanee Utility District. Potable water is provided by Sewanee Utility District. Power is provided by the Duck River Electric Membership Corporation.
Fire Protection: Fire protection service is provided by the Sewanee Volunteer Fire Department. There is a fire hydrant located directly southeast of the property on Airport road.
Other Public Services: Police protection is provided by the Franklin County Sheriff's Department.

Drainage/Flood: Drainage is generalized to the northeast. There does not appear to be any low lying or ponding areas according to the USGS Quad Map. The site is not in an identified FEMA flood hazard area per Map No. 47051C0200E.

Area Characteristics: The immediate area is characterized by forestry, residential and commercial activities along the roadways. The general area is characterized by residential and commercial activities along the roadways with forestry beyond.

Comprehensive Growth Plan: The site is located within the Franklin County Planned Growth Area (PGA).

Applicable Regulations

Franklin County Zoning Resolution - Article X Section 3(Page 80); Article VI Section 2 (page 38)

Analysis

Staff recommends approval of the requested rezoning of the subject parcel from A, Agricultural to R-2, General Residential.

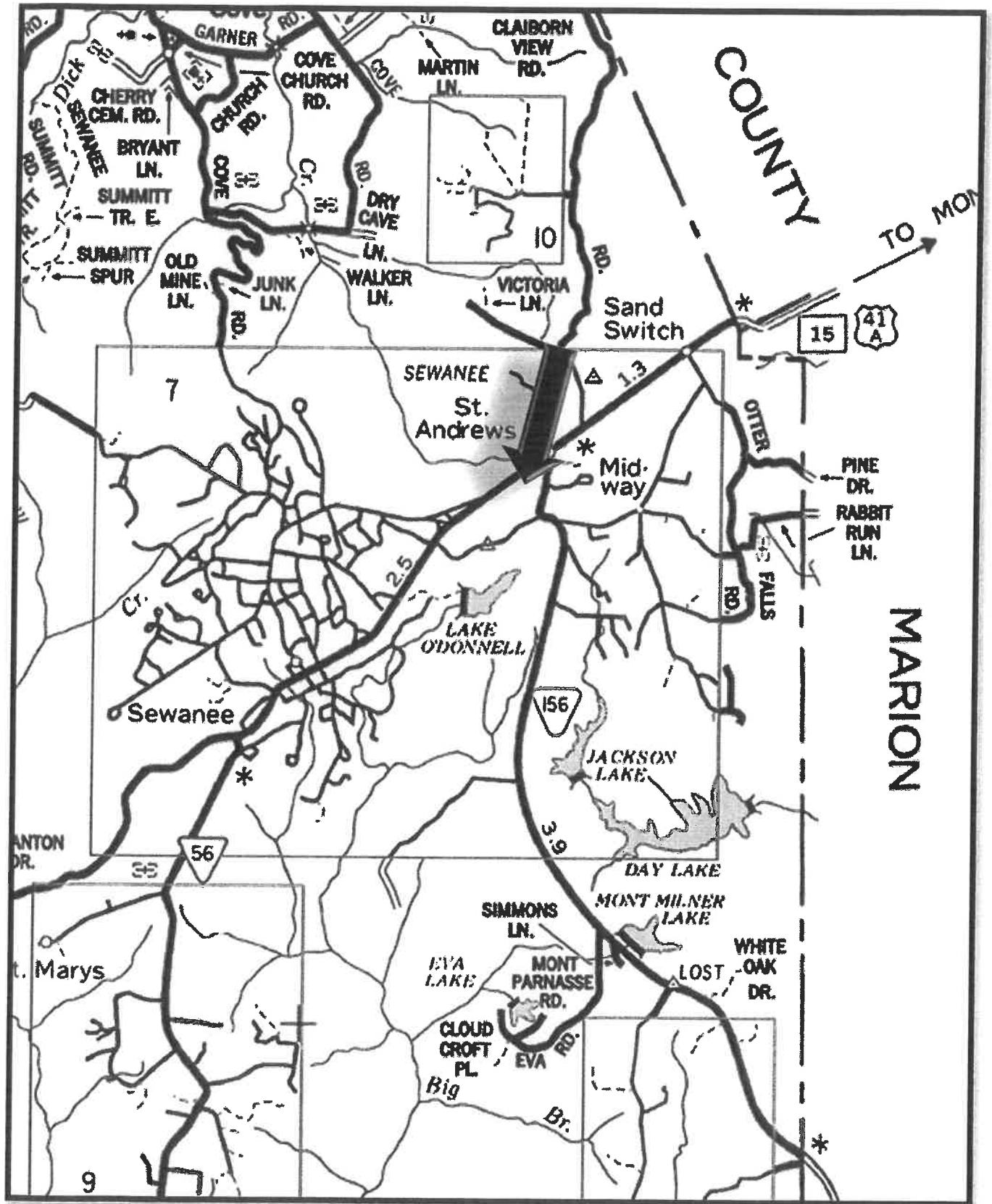
1. The proposal is generally in compliance with the intent of the R-2, General Residential zoning district provisions of the Franklin County Zoning Resolution.
2. There is R-2, General Residential zoning on the subject parcel and in the general area.
3. The subject parcel is located within the Franklin County Planned Growth Area (PGA).

Attachments

- a) General Location Map.
- b) Survey.
- c) GIS View.

EB/JK

General Area Map – Maddox for St. Andrews #18-24
Map 60 Parcel 2.00 (part)
FC Planning Commission 7-30-24



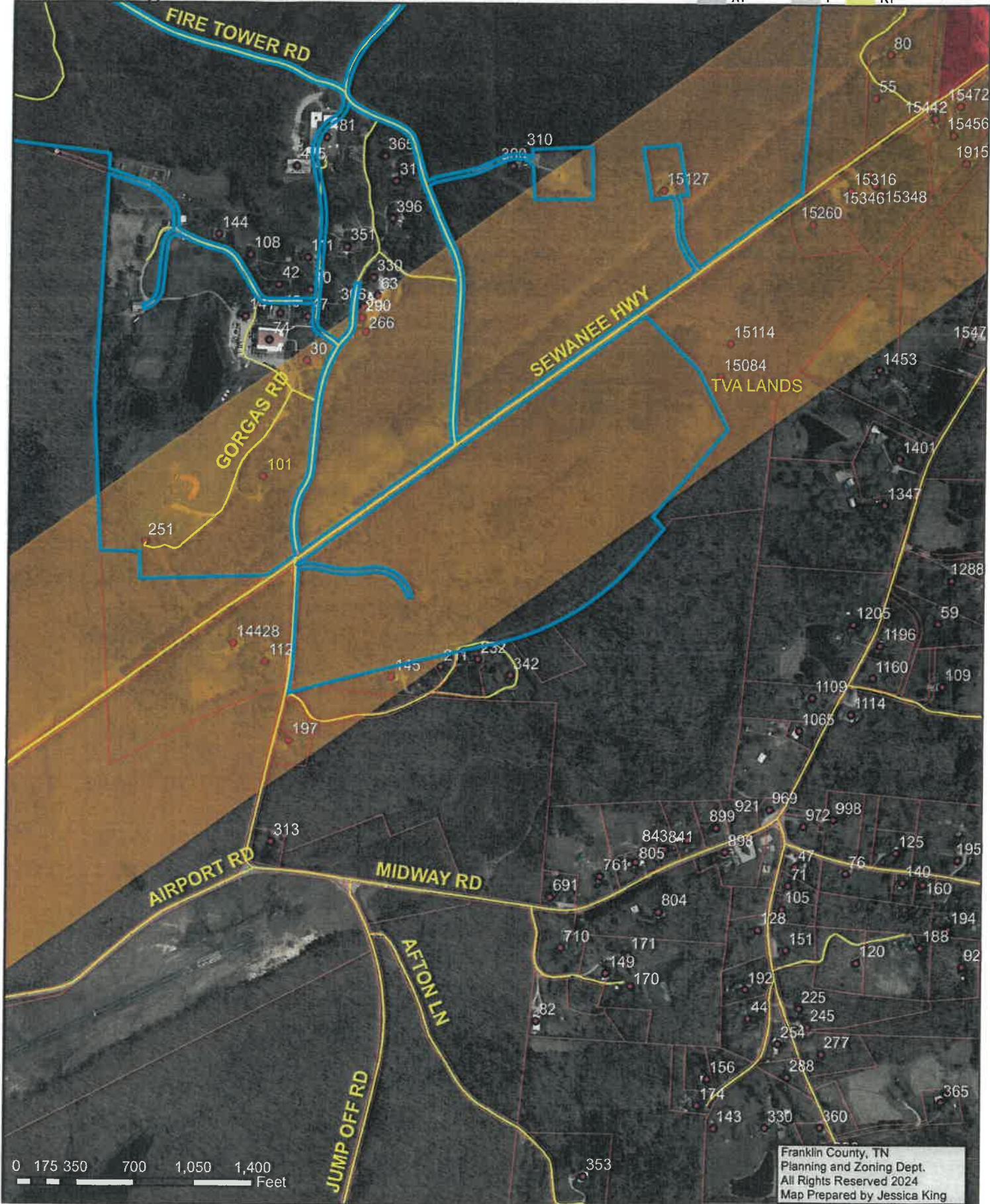
GIS View - Maddox for St. Andrews #18-24

Map 60 Parcel 02.00

FC Planning Commission 7-30-24

Legend

Zoning 2-7-23	A2	I1	R2
ZONESYM	C	MU	R3
	A	C1	R-1C
	A1	I	R1
			UNZONE



Franklin County, TN
Planning and Zoning Dept.
All Rights Reserved 2024
Map Prepared by Jessica King

The Franklin County Regional Planning Commission – July 30, 2024.

The Franklin County Regional Planning Commission met in a regular session on July 30, 2024 in the Franklin County Courthouse. The meeting started at 6:00PM with a quorum present.

The members present were Chairman Jeremy Price, Eddie Vincent, Helen Tinnerman, Kevin Pickett, Michael Rudder, Mike Stubblefield, Secretary Monica Baxter-Jeffers and Vice Chairman Greg Houston. Also present was Director/Building Commissioner Eric Bradford. A Visitors' List is attached.

Chairman Jeremy Price introduced himself and gave a brief explanation of the meeting procedures and all the information that is considered when cases come before the board.

The minutes for the June 25, 2024 meeting were approved, with one correction, by Jeremy Price.

Jeremy Price introduced Case No. 17-24; Preliminary/Final Subdivision Plat Review; Applicant: Arnold Development Group, agent for Natalie Garner, owner. Location – 14th Civil District; Parcel 39.02, Franklin County, TN Property Map No. 42, located on Boswell Road. Eric Bradford read the Staff Report, and all returned adjoining property owner notices. Price polled the board members for questions or comments. With no questions or comments from the board. Price turned the meeting over to the members of the audience to voice any questions, concerns or comments. With everyone in the audience having a turn to speak, Price brought the discussion back to the board. Mike Stubblefield made a motion to approve the Preliminary/Final Subdivision Plat for Stephens Pointe Subdivision based upon discussion and the Staff Report, subject to the following conditions:

1. Correct Certificate of Approval of Road to state that “no additional new Right-of-Way has been established.
2. Correct plat title to state **Preliminary/Final Subdivision Plat** of:
3. Install fire hydrant if there is adequate flow and pressure to serve the subdivision is there is not, a letter from the utility provider stating such is required.

Helen Tinnerman seconded the motion. All aye.

Jeremy Price introduced Case No. 18-24; Rezoning; Applicant Anna Maddox, agent for St. Andrews Sewanee School, owner. Location – 16th Civil District; Parcel 2.00, Franklin County, TN Property Map No. 60, located on U.S. Highway 41A. Eric Bradford read the Staff Report and any returned adjoining property owner notices. Price polled the boards for questions or comments, everyone having a turn to speak. Price turned the meeting over the audience to voice any questions, concerns or comments they may have. All members of the audience having a turn to speak, Price returned the

discussion to the board. With no further discussion Price called for a motion. Michael Rudder motioned to vote in favor of the rezoning from A, Agricultural to R-2, General Residential, based on the Staff Report and the discussion. Eddie Vincent seconded the motion, all aye.

Jeremy Price introduced Case No. 19-24; Preliminary/Final Subdivision Plat Review; Applicant: Anthony Griffis, owner. Location – 15th Civil District; Parcel 18.04, Franklin County, TN Property Map No. 54, located on Meadowood Lane. Eric Bradford read the Staff Report, and all returned adjoining property owner notices. Price polled the board members for questions or comments. With no questions or comments from the board. Price turned the meeting over to the members of the audience to voice any questions, concerns or comments. With everyone in the audience having a turn to speak, Price brought the discussion back to the board. Mike Stubblefield made a motion to approve the Preliminary/Final Subdivision Plat for Meadow Wood Acres Subdivision based upon discussion and the Staff Report, subject to the following conditions:

1. Remove “remaining acreage of Mason”
2. Correct east and west lot line measurements on Lot #2.
3. Correct Total Area at the top left of plat from 10.03 to 9.93 or area otherwise deemed as accurate.
4. Correct Certificate of Approval of Water Systems to reflect correct name of Utility Department.
5. Remove note #4 as there is no “remaining acreage.”
6. Correct note #5 Center Grove-Winchester Springs Utility District.
7. Correct note #1 Parcel number is 18.04
8. Add setbacks for A, Agricultural zoned district.
9. Add delineation of A, Agricultural.
10. All certificates be signed.

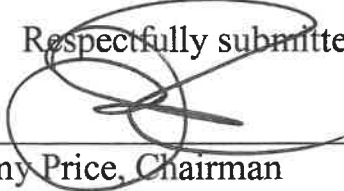
Greg Houston seconded the motion. All aye.

No Old Business was discussed.

The meeting adjourned at 6:40 PM by Jeremy Price.

MINUTES REVIEWED AND APPROVED
_____ DATE

Respectfully submitted,



Jeremy Price, Chairman
Greg Houston, Vice-Chairman


Secretary – interim.

VISITORS

Date: July 30, 2024 at 6:00PM

Franklin County Regional Planning Commission

Name	Address	Phone #
Jacob Arnold	176 Beechhill Petersburg Rd.	615-585-9122
Barbara Hicks		931-247-5593
Natalie Garner	284 Lost Cove Rd Sherwood	(931)580-5245
Steven Garner	"	
Elizabeth Johnson	290 Quinlan Rd	615-417-6561
Bryant Brown	"	"
John Brewster	145 Pinetree Rd.	404 550-3157
Stephanie Haglman		215 584 3927
Delores G. Pickney	1355 Boswell Rd	931-434-2031
Lynn Hancock	1829 Boswell Rd	931 308-5254
FRED L. GALANGA	2124 Boswell Rd	931-581-3854
Charles Vaughn	209 24th Aven. Nashville	615-366-1098
Karl Sjolund	396 Quinlan Rd SEWANEE	615-956-5919
Todd Boyle	170 Dutchess Ln	813 504 9000
Anna Maddox	6606 Charlotte Pk, Nashville	615 356 9911
Michael Cline	1526 - Seawater Hwy	904 466 4016
Tommy Griffin's	4027 - Fairview Dr - m Bar	615-809-8142