

FRANKFORT/FRANKLIN COUNTY PLANNING COMMISSION

**March 10, 2022
5:30 PM**

RUSSELL WRIGHT, CHAIRMAN -- PRESIDING

The meeting was called to order at 5:30 p.m.

Chairman Wright asked the Secretary to Call the Roll.

MEMBERS PRESENT:

David Boggs
Patti Cross
Keith Lee
Paul Looney
Timothy Luscher
William I. May, Jr.
Darrell Sanderson
Brent Sweger
Russell Wright
Sherron Jackson, Chairman

(10)

Also Present:

Edwin Logan, Commission Attorney
Eric Cockley, Director, Frankfort Department of Planning & Community Development
Robert Hewitt, Director, Franklin County Planning & Building Codes Department
Bed Judah, Planning Supervisor, Franklin County Planning & Building Codes Department

There being a quorum, the meeting was called to order.

Chairman Wright asked for a motion to approve the minutes of the January 13, 2022 meeting. Mr. Boggs made the motion to approve the minutes. The motion was seconded by Mr. Luscher and passed unanimously.

Chairman Wright asked for a motion to approve the payment of bills. Mr. Lee made a motion to approve the following bills:

KLC (Liability Insurance - 2022)	\$11,352.87
Brandon White (BZA Jan-June 2021)	\$ 100.00
Margaret Townsley (BZA Jan-June 2021)	\$ 100.00
Mitch Buchanan (BZA Jan-June 2021)	\$ 100.00
Johnny Keene (BZA Jan-June 2021)	\$ 100.00
Ashley Kennedy (BZA Jan-June 2021)	\$ 100.00
Sherron Jackson (PC Jan- June 2021)	\$ 300.00
Patti Cross (PC Jan- June 2021)	\$ 300.00
James Terrell (PC Jan- June 2021)	\$ 225.00
Timothy Luscher (PC Jan- June 2021)	\$ 300.00

David Boggs (PC Jan- June 2021)	\$ 300.00
Keith Lee (PC Jan- June 2021)	\$ 225.00
Charles Stewart (PC Jan- June 2021)	\$ 225.00
Russell Wright (PC Jan- June 2021)	\$ 300.00
Darrell Sanderson (PC Jan- June 2021)	\$ 300.00
Paul Looney (PC Jan- June 2021)	\$ 225.00
William May, Jr (PC Jan- June 2021)	\$ 150.00
Kate Bennett (PC Jan- June 2021)	\$ 75.00

Ed Logan (Legal Fee, February and March)	\$3000.00
Vickie Sewell (PC Secretarial – Jan)	\$ 300.00
Dawn McDonald (BZE Secretarial – Feb)	\$ 75.00
Frankfort NewsMedia (Legal Advertising)	\$ 450.42
McBride Dale Clarion (Comp Plan – PC 8%)	\$ 662.90
McBride Dale Clarion (County’s 46%)	\$3811.68

The motion was seconded by Ms. Cross and passed unanimously.

Under Staff Items, Mr. Cockley stated that the City Commission and other boards were considering going back to in-person meetings. He stated that he would get an update from Public Safety and make a recommendation on in-person meetings at the next meeting.

Mr. Cockley provided an update on the Comprehensive Plan. He stated that staff and the Steering Committee had met and laid out a framework to serve on the Advisory Committee. He stated that the group would meet again and identify different committee assignments. He stated that the Consultants have begun gathering data.

Chairman Wright stated that there was some concern raised by the public that some things were not included in the Commission packets. Mr. Logan stated that information that is not presented or given orally at the public hearing cannot be considered by the Commission.

Ms. Chris Schimmoeller stated that staff had informed her that they could send comments. She stated that many people had submitted comments, but they were not included in the packet. Ms. Schimmoeller asked that the public hearings be postponed.

There were concerns raised about the number of people who wished to testify at the two public hearings. Ms. Schimmoeller stated that there were likely over 70 people who wished to speak at each of the public hearings. Mr. Jackson stated that he felt the public hearings should be postponed and held separately. After further discussion, Mr. Luscher made a motion to table both public hearings until the next in-person meetings were held. The motion was seconded by Ms. Cross and passed by a vote of nine to one. Those voting in favor were Ms. Cross, Mr. Jackson, Mr. Lee, Mr. Looney, Mr. Luscher, Mr. May, Mr. Sanderson, Mr. Sweger and Chairman Wright. Mr. Boggs voted no to the motion.

Chairman Wright asked the Secretary to introduce the next item on the agenda:

Frankfort Development Group is requesting an interpretation from the Frankfort/Franklin County Planning Commission of Section 155.085, Table of Permitted Uses, from the Franklin County Zoning Regulations to determine if the parking of recreational vehicles, boats, campers, and other similar vehicles is classified as “Automobile Parking” under Land Use Code #632. (County item)

Mr. Hewitt presented the staff report for the request. He stated that staff had made a recommendation of approval of the request to allow recreational vehicles, boats, campers and similar vehicles to be classified as Automobile Parking, under Land Use Code #632.

Chairman Wright asked if the request for indoor parking of these vehicles, only. Mr. Hewitt responded that it was for indoor parking.

Mr. Sanderson asked if the text amendment was, in fact, changing the zoning of the property to permit the use in residential zones. Mr. Hewitt stated they would not be doing that, and he added that it was a commercial business. Mr. Logan stated that the Commission cannot override Subdivision Restrictions.

Ms. Chris Schimmoeller, on behalf of Envision Franklin County, was present and stated that her group had concerns that the approval would expand what is allowed within the Highway Commercial district. She stated that the use appears to be more of a warehousing land use. She stated that the group thinks it would be more appropriate in a zone district that permitted warehousing.

Mr. Looney asked if a development plan would be brought to the Commission for approval. Mr. Hewitt stated that if the use were to be in an existing building the staff could approve the request administratively. He stated that a new use would allow for the Commission to review.

After further discussion, Mr. Lee made a motion to approve the proposed interpretation request with the condition that the development plan for the use is brought before the Planning Commission for approval. The motion was seconded by Mr. Sanderson and was approved by a vote of nine to one. Those voting in favor were Mr. Boggs, Ms. Cross, Mr. Jackson, Mr. Lee, Mr. Looney, Mr. Luscher, Mr. May, Mr. Sanderson and Chairman Wright. Mr. Sweger voted no to the motion.

Chairman Wright asked the Secretary to introduce the next item:

In accordance with Section 155.283 of the Franklin County Code of Ordinances, CDT Homes, LLC is requesting approval of a Development Plan for the construction of sixteen (16) townhome units on Robert M. Green Boulevard within the Village at Duckers subdivision phase 8A-2. The property is more particularly

described as amended lot 340 and recorded in the Office of the Franklin County Clerk (Cabinet M, Page 175).

Mr. Ben Judah presented the staff report for the request. Mr. Judah stated that the property is 1.241 acres in size and was zoned Planned Residential. He stated that located on Robert M. Green Boulevard within the Village at Duckers Subdivision. He stated that the property is three separate lots, but will be developed as 10 condominium units.

Mr. Judah stated that the Technical Review Team had reviewed the request and have all approved the development and will sign the development plan if the Commission approves this request.

Under audience questioning, Ms. Wendy Cumpston stated that she felt another entrance needed to be provided for this development. Mr. Judah stated that no new entrances were being proposed.

Ms. Constance Trainer asked if a Traffic Study had been conducted. Mr. Judah stated that a traffic study was not required for this development.

Mr. Rhett Brodeur asked if the units would have onsite parking. Mr. Judah stated that each unit will have its own garage and driveway, which will provide for the required two parking spaces.

Mr. Hewitt stated that on-street parking is allowed, unless restricted by Franklin County Fiscal Court.

Mr. Steven Wilson stated that he was concerned with emergency vehicles being able to navigate the cul-de-sac if on-street parking was allowed.

Mr. Lee asked what the number of bedrooms being proposed was. Mr. Judah stated that there were a mix of two- and three-bedroom units.

Mr. Lauren Hogan asked if this development was considered multi-family. Mr. Judah stated that it is designated as single-family attached residential units.

Mr. Darrell Keeling stated that he did not understand why Impact Statements were not being required. Mr. Hewitt stated that a traffic study is required if there were more than 100 residential lots or more than 100 vehicle trips per day being generated.

Mr. Keeling stated that he felt this proposal added to an existing problem situation.

Ms. Cumpston stated that the existing street could not handle more traffic.

Mr. Sweger stated that the open space would be managed by the Association and asked what was included in the common areas. Ms. Pelosi stated that it included the lawns and patios.

Ms. Cumpston asked if the Planning Commission would consider approving the development with the contingency that another entrance be considered.

Ms. Constance Trainer stated that the additional traffic is not being considered and stated that the proposal of condominium and townhome developments will rapidly devalue the properties.

Mr. Carrier stated that the development proposed to build three decks at the bedrooms of his home and added that it will devalue his property. He stated that he would like for the developer to consider building few units and nicer units.

Ms. Lauren Hogan stated that she felt the Commission had not taken their concerns into account, which is why the community does not grow.

Melanie McIntosh stated that the school bus will not come to this area. She stated that they had to take their children to Hope Drive. She added that only three people were notified of the meeting. She added that she hoped the Commission would oppose the request and not allow the development.

Ms. Lauren Knarr stated that she was an adjoining property owner and the plan for 10 units has flaws, adding that the parking being provided is far below the actual number needed.

After further discussion, Mr. Lee made a motion to approve the development plan proposed by CDT Homes for the construction of 16 townhome units on Robert M. Green Boulevard for the property described as amended lot 340 and recorded in the Office of the Franklin County Clerk (Cabinet M, Page 175). The motion was seconded by Mr. Luscher and passed by a vote of six to four. Those voting in favor were Mr. Boggs, Ms. Cross, Mr. Jackson, Mr. Lee, Mr. Luscher and Chairman Wright. Those voting against were Mr. Looney, Mr. May, Mr. Sanderson and Mr. Sweger.

There being no further business, Mr. Sanderson made a motion to adjourn the meeting. The motion was seconded by Mr. Luscher and passed unanimously.

Russell Wright, Chairman

Vickie Sewell, Recording Secretary