

SPECIAL CALLED SESSION
January 8, 2018

BE IT REMEMBERED that the Board of Franklin County Commissioners met in Special Called Session at the Franklin County Courthouse in Winchester, Tennessee, on January 8, 2018. Chairman Eddie Clark presided and called the meeting to order at 7:00 pm. Sheriff Tim Fuller led everyone in pledging allegiance to the flag. Chairman Eddie Clark gave the invocation. Deputy Clerk Mary Sons recorded the minutes.

ROLL CALL:

Iris Rudder

Gene Snead

Lisa Mason

Carolyn Wiseman

Dale Schultz

Dave Van Buskirk

Eddie Clark

Chuck Stines

Johnny Hughes

Helen Stapleton

Barbara Finney

Doug Goodman

David Eldridge

Angie Fuller

Don Cofer

Sam Hiles

PRESENT (11)

ABSENT (5)

A QUORUM WAS DECLARED

1) PUBLIC HEARING:

Rezoning from A, Agricultural to R-1, Single Family Residential. 1st Civil District. Franklin County Property Map No. 45, Parcel 33.00 (Part).

Location – Old Estill Springs Road and Luttrell Drive. Size – approximately 5.94 +/- acres. Applicant – Kurt Johnson, Agent for Vernon Miller.

**MOTION BY FINNEY TO APPROVE THE REZONING, SECOND
VAN BUSKIRK, ALL AYES; APPROVED BY VOICE VOTE 11/0.**

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 January 8, 2018 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 WINCHESTER MUNICIPAL-REGIONAL PLANNING COMMISSION RECOMMENDS THE FOLLOWING ITEM FOR REZONING:

1. Rezoning from A, Agricultural to R-1, Single Family Residential. 1st Civil District. Franklin County Property Map No. 45, Parcel 33.00 (Part). Location – Old Estill Springs Road and Luttrell Drive. Size – approximately 5.94 +/- acres. Applicant – Kurt Johnson, Agent for Vernon Miller.

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 19th day of December, 2017.

Janet Petrunich
Director/Building Commissioner
Franklin County Planning and Zoning Department
Winchester, TN 37398
Phone (931) 967-0981 Fax (931) 962-1462 E-mail at jpetrunich@franklincotn.us

Building Permits are required in Franklin County

Franklin County Planning & Zoning Department

Memo

December 19, 2017

To: Franklin County Board of Commissioners

From: Janet Petrunich, Director/Building Commissioner



Re: Rezoning for Kurt Johnson, Agent for Vernon Miller.

The Winchester Municipal-Regional Planning Commission Recommends The Following Item For Rezoning:

Item one (1).

Rezoning from A, Agricultural to R-1, Single Family Residential. 1st Civil District. Franklin County Property Map No. 45, Parcel 33.00 (Part). Location – Old Estill Springs Road and Luttrell Drive. Size – approximately 5.94 +/- acres. Applicant – Kurt Johnson, Agent for Vernon Miller.



Winchester Municipal-Regional Planning Commission

123 First Avenue N. W.

Winchester, TN 37398

(931) 962-8973

December 18, 2017

Franklin County Planning and Zoning

Attn: Janet Petrunich

1 South Jefferson St.

Basement Room 5

Winchester, TN 37398

Dear Janet,

At its regularly scheduled meeting of December 18, 2017, the Winchester Municipal-Regional Planning Commission heard a request for rezoning of portions of a parcel within the Winchester Urban Growth Boundary. The parent parcel is currently listed as parcel 033.00, Map 045, according to the Franklin County tax assessment record. The property is located along Old Estill Springs Road and is bounded to the north by Luttrell Drive. The request is to rezone two tracts to Franklin County zoning classification of R-1 (Residential, Single Family) from A (Agricultural). These tracts are identified as Tract 1, an area of approximately 3.47 acres bounded to the north by Luttrell Drive and to the east by Old Estill Springs Road, and Tract 2, an area of approximately 2.47 acres, bounded to the east by Old Estill Springs Road and to the south by property of Birdwell/Patrick, as depicted by a plat titled "Re-Zoning Plat Certified to Vernon Miller" stamped and sealed by Tennessee Registered Land Surveyor Kurt Miller Johnson, signed and dated 12/4/2017. The Winchester Municipal-Regional Planning Commission provided a recommendation in favor of the zoning change.

Sincerely,

Pat Sanders

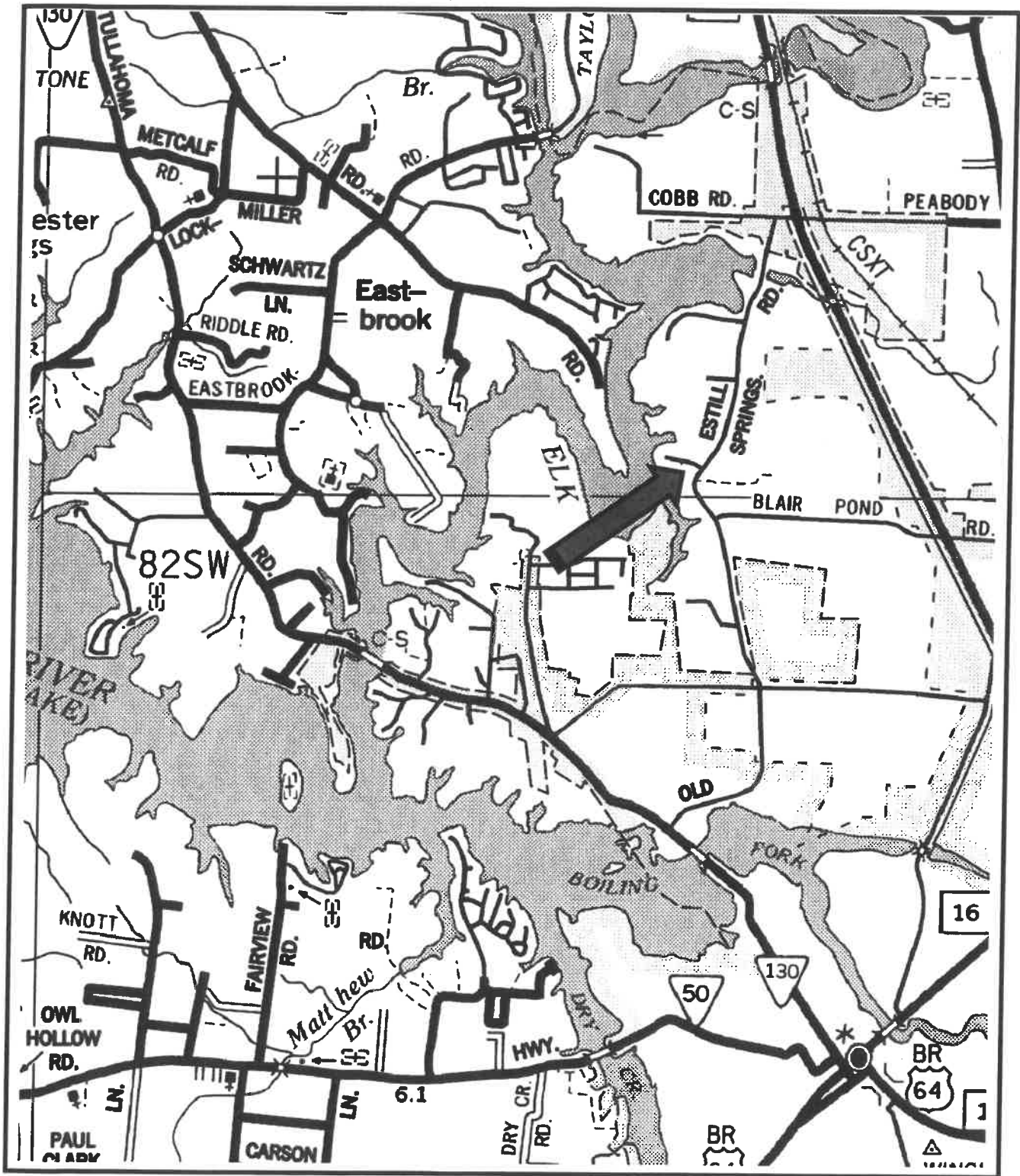
Planning Staff Representative

City of Winchester, Tennessee

CITY OF WINCHESTER

7 South High Street · Winchester, TN 37398 · (931) 967-2532 · www.winchester-tn.com

General Map – Kurt Johnson for Miller
County Commission – 1/8/2018





JOHNSON AND ASSOCIATES

REGISTERED LAND SURVEYORS

816 OAK GROVE ST. IRVING, TX 75039
 TEL: 972-991-9999 FAX: 972-991-9998

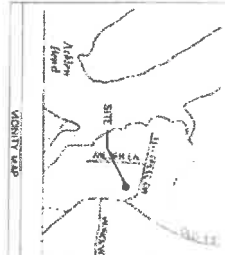
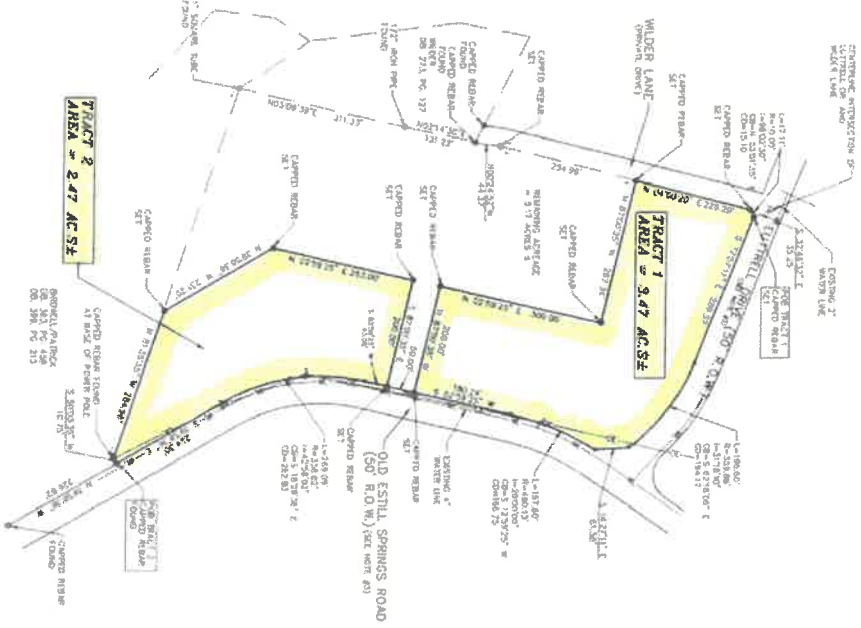
TOTAL AREA = 5.94 AC.S ±

DEED REFERENCE

DEED NO.	DATE	BOOK	PAGE	RECORD	DATE
06-416	P.5	144		FIRST	08/17/77
				(SEE ABOVE)	08/17/77
				SECOND	06/29/77
				THIRD	07/02/77

RE-ZONING PLAY

APPLICANT: VERNON MILLER



NAME OF DOWNGRADED/REZONED CENSUS ROUTE
 NAME OF DOWNGRADED/REZONED CENSUS ROUTE
 NAME OF DOWNGRADED/REZONED CENSUS ROUTE

NOTES:
 1. PREVIOUS COUNTY MAP FOR MAP 45
 2. MAP 45

3. THE PROPERTY SHOWN IN THIS INSTRUMENT IS BEING REZONED TO R-1 SINGLE FAMILY RESIDENTIAL (MINIMUM FRONT YARD SETBACK TO BE 20 FEET). (SEE MAP 45 FOR DETAILED INFORMATION.)

4. FRANKLIN COUNTY ROAD LIST FOR MAP 45.
 5. FRANKLIN COUNTY MAP LIST FOR MAP 45.
 6. THE PROPERTY SHOWN IN THIS INSTRUMENT IS BEING REZONED TO R-1 SINGLE FAMILY RESIDENTIAL (MINIMUM FRONT YARD SETBACK TO BE 20 FEET).

7. THIS INSTRUMENT IS BEING RECORDED IN THE PUBLIC RECORDS OF FRANKLIN COUNTY, TEXAS.

8. ACCORDING TO THE PUBLIC RECORDS OF FRANKLIN COUNTY, TEXAS, THE PROPERTY SHOWN IN THIS INSTRUMENT IS BEING REZONED TO R-1 SINGLE FAMILY RESIDENTIAL (MINIMUM FRONT YARD SETBACK TO BE 20 FEET).

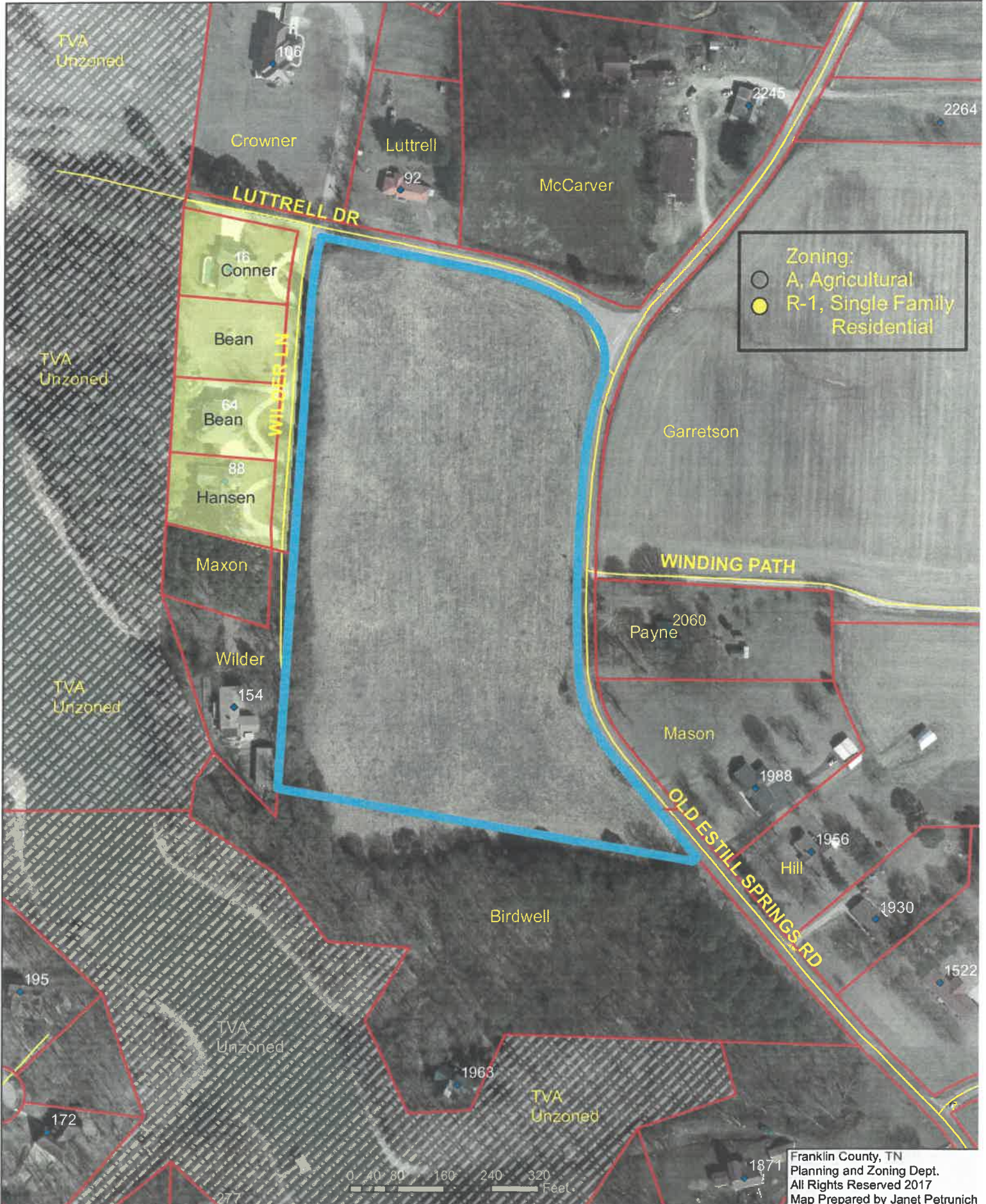
9. THE PROPERTY SHOWN IN THIS INSTRUMENT IS BEING REZONED TO R-1 SINGLE FAMILY RESIDENTIAL (MINIMUM FRONT YARD SETBACK TO BE 20 FEET).

STATE OF TEXAS

FRANKLIN COUNTY
 I, **VERNON MILLER**, a registered Land Surveyor in the State of Texas, do hereby certify that the foregoing is a true and correct copy of the original map and plat as recorded in the Public Records of Franklin County, Texas, on this 17th day of August, 1977.
 My Commission Expires on 08/31/82.
 My Office is located at 816 Oak Grove Street, Irving, Texas 75039.
 My Registration No. is 000011200.
 My Seal No. is 000011200.

SEAL

**GIS View - Kurt Johnson for Miller
Map 45, Parcel 33.00 (Part)
County Commission - 1/8/2018**



Zoning:
 ○ A, Agricultural
 ● R-1, Single Family Residential

**SIGN-IN
GUEST/MEDIA**

**SPECIAL CALLED SESSION
FRANKLIN COUNTY COMMISSION
Monday January 8, 2018**

NAME

AFFILIATION

- | | | |
|-----|-----------------------------|------------------------------|
| 1. | <u>Philip J. Lorenz III</u> | <u>Herald Chronicle</u> |
| 2. | <u>JANET PETRUCCIA</u> | <u>PLANNING & ZONING</u> |
| 3. | _____ | _____ |
| 4. | _____ | _____ |
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| 15. | _____ | _____ |
| 16. | _____ | _____ |

**MOTION BY VAN BUSKIRK TO ADJOURN AT 7:01 PM,
SECOND GOODMAN, ALL AYES; APPROVED BY VOICE VOTE
11/0.**

Benediction was given by Chairman Clark

JANUARY 8, 2018 SPECIAL CALLED SESSION

DATE APPROVED BY COMMISSION: _____ MB _____ PAGE _____

CHAIR OF COUNTY COMMISSION

COUNTY CLERK