

MINUTES
HENDERSONVILLE REGIONAL PLANNING COMMISSION
TUESDAY, JANUARY 5, 2016
6:30 P.M. – CITY HALL MEETING ROOM

Chairman Bob Freudenthal called the meeting to order at 6:30 p.m. in the City Hall Meeting Room, 101 Maple Drive North, Hendersonville, TN.

ROLL CALL:

Present: Lori Atchley, Mark Bristol, Kee Bryant-McCormick, Bob Freudenthal, David Jenkins, Charles Lea, Bryant Millsaps, Frank Pinson and Darlene Stringfellow. Absent: Don Ames. Also present: Fred D. Rogers, Jr., Planning Director; Timothy D. Whitten, Landscape Architect/Planner; Marshall Boyd, City Engineer; Shelley Burwell, Fire Inspector; and Georgie Mathis, Administrative Secretary.

PUBLIC HEARINGS:

Public Hearing to hear comments on a request by Volunteer State Bank and Glasser Development to add assisted living as a permitted use to Maple Row Estates, identified as Parcel 11.00 on Sumner County Property Tax Map 159J.

Public Hearing to add self storage as a use to Millstone PD, Phase 12

REQUEST FOR INFORMATION AND ASSISTANCE: None

ADDITIONS TO AGENDA:

The election of the 2016 Hendersonville Regional Planning Commission Officers was added under Other of the Agenda.

MINUTES:

MOTION BY Jenkins, seconded by Stringfellow, to approve the Hendersonville Regional Planning Commission Meeting Public Hearing Minutes on December 1, 2015: Shute Lane Office Development. Bristol, Bryant-McCormick, Freudenthal, Jenkins, Lea, Pinson and Stringfellow voted aye. Nay: None. Abstain: Atchley and Millsaps. Absent: Ames. Motion carried.

MOTION BY Jenkins, seconded by Bristol, to approve the Hendersonville Regional Planning Commission Meeting Public Hearing Minutes on December 1, 2015: Hazel Path Commons. Bristol, Bryant-McCormick, Freudenthal, Jenkins, Lea, Pinson and Stringfellow voted aye. Nay: None. Abstain: Atchley and Millsaps. Absent: Ames. Motion carried.

MOTION BY Jenkins, seconded by Lea, to approve the Hendersonville Regional Planning Commission Meeting Minutes of December 1, 2015. Bristol, Bryant-McCormick, Freudenthal, Jenkins, Lea, Pinson and Stringfellow voted aye. Nay: None. Abstain: Atchley and Millsaps. Absent: Ames. Motion carried.

CONSENT AGENDA ITEMS:

15-103-001: SITE PLAN, FOUNTAIN BROOKE POOL: MOTION BY Pinson, seconded by Stringfellow, to approve Site Plan, Fountain Brooke Pool, with all staff comments as listed below. Atchley, Bristol, Bryant-McCormick, Freudenthal, Jenkins, Lea, Millsaps, Pinson and Stringfellow voted aye. Nay: None. Absent: Ames. Motion carried.

STAFF REPORT

This is a pool and pool house for the Fountain Brooke subdivision. It is located within the common open space between Phase 1 and Phase 2. It is in compliance with the final development plan.

STAFF COMMENTS

Planning Department

1. Show all building setbacks.

Submitted by Timothy Whitten, Landscape Architect/Planner (December 23, 2015)

Public Works Department

1. No policy issues

Submitted by Marshall Boyd, City Engineer (December 23, 2015)

Fire Department

1. Hydrant added. – To be installed coated in chrome yellow enamel.
2. Fire department turnaround was added per our request.
3. Post and stripe turnaround to prevent parking – Fire Department Turnaround No Parking

Submitted by Shelley Burwell, Fire Inspector (December 18, 2015)

Utility District

1. No comments, WHUD water and sewer

Submitted by David Brigance (December 10, 2015)

15-104-001: SITE PLAN, CROSSFIT: MOTION BY Pinson, seconded by Stringfellow, to approve Site Plan, Crossfit, with all staff comments as listed below. Atchley, Bristol, Bryant-McCormick, Freudenthal, Jenkins, Lea, Millsaps, Pinson and Stringfellow voted aye. Nay: None. Absent: Ames. Motion carried.

STAFF REPORT

This site is located in the Avondale industrial park on Jessica Lauren Court. It is zoned Heavy Commercial. The proposed use is Crossfit.

STAFF COMMENTS

Planning Department

1. Provide dumpster and enclosure, or an alternate means of trash disposal.

Submitted by Timothy Whitten, Landscape Architect/Planner (December 23, 2015)

Public Works Department

1. No policy issues.

Submitted by Marshall Boyd, City Engineer (December 23, 2015)

Fire Department

1. No comments at this phase based on the plans dated Dec 14, 2015 (Site Layout).

Submitted by Shelley Burwell, Fire Inspector (December 10, 2015)

Utility District

1. No comments.

Submitted by David Brigance (December 10, 2015)

FINAL PLATS: None

PRELIMINARY AND FINAL DEVELOPMENT PLANS:

15-111-001: MAPLE ROW ESTATES, VOLUNTEER STATE BANK – ADDITION OF USE – ASSISTED LIVING – FDP: MOTION BY Pinson, seconded by Millsaps, to recommend approval to the Board of Mayor and Aldermen Maple Row Estates, Volunteer State Bank – Addition of Use – Assisted Living – FDP, with all staff comments as listed below. Atchley, Bristol, Bryant-McCormick, Freudenthal, Jenkins, Lea, Millsaps, Pinson and Stringfellow voted aye. Nay: None. Absent: Ames. Motion carried.

STAFF REPORT

In 2008, the attached Final Development Plan was approved for Volunteer State Bank. The primary purpose was to accommodate the relocation of the bank to this site. However, the bank only takes up a little more than half of the property. So, the approved Development Plan shows a future/potential office building on the south half of the lot.

This lot has been for sale for some time. Glasser Development has an option to buy. They desire to construct a small assisted living facility. Because this lot slightly encroaches into the

adjoining residential area, Volunteer State Bank was required to provide a landscape buffer along the south and west sides. This buffer includes a berm, trees, and evergreen shrubs. The facility will share a driveway with the bank as shown on the Development Plan.

The property is zoned Office Planned Development. The current list of Permitted Uses includes various types of offices. Assisted Living is an allowable use in the base zone. Assisted Living is an institutional use. It is somewhat residential in character in that people live there. However, these people require aids and nurses. Meals are also provided along with social activities. The facility is manned 24 hours a day, in two to three shifts. There can be an occasional ambulance.

The neighbors have been notified of the public hearing.

STAFF COMMENTS

None

15-101-001: MILLSTONE PD, PHASE 12 – FDP AND TO ADD A USE (SELF-STORAGE):

Fred Rogers noted that Public Works Comment Number 2 has been removed. This is a comment that relates to the standard requirement for improvements to Saundersville Road. The staff is discussing a payment in-lieu-of construction for the improvements along Saundersville Road with the applicant. This typically is worked out during the subdivision platting process and staff intends to have this worked out prior to the next final plat in Millstone. With the removal of Public Works Comment Number 2, the applicants are in agreement with all comments.

Mr. Rogers refreshed the Commission on the different phases in Millstone. Initially the overall preliminary development plan was approved and then they came in with a final development plan for Phases 1 through 9 and then with a final development plan for Phases 10 and 11. Next on the agenda is a revision to the final development plan for Phases 10 and 11 and this item tonight is the final development plan for phase 12, which is the large commercial part. The only phase left is Phase 13 which is the small or neighborhood commercial part at the entrance into the development on Innsbrook.

MOTION BY Bryant-McCormick, seconded by Stringfellow, to recommend approval to the Board of Mayor and Aldermen Millstone PD, Phase 12 – FDP and to Add a Use (Self-Storage), with eliminating Public Works Staff Comment Number 2 and with all other staff comments as listed below. Atchley, Bristol, Bryant-McCormick, Freudenthal, Jenkins, Millsaps, Pinson and Stringfellow voted aye. Nay: None. Abstain: Lea. Absent: Ames. Motion carried.

STAFF REPORT:

Phase 12 of Millstone is the main commercial area in the development, located on its south end. Avondale industrial park lies to the east, and a commercially-zoned parcel (not part of Millstone) lies to the south. Another smaller commercial area at Innsbrooke Avenue and Saundersville is in Phase 13 of Millstone. It is not part of this plan. Phase 12 was shown on the preliminary development plan as 13.7 acres. The developer is now requesting 14.9 acres, an increase of 1.2 acres. Building square footage has also increased from 135,200 sf to 146,850 sf, an increase of 11,650 sf. The number of buildings has increased from 3 to 15, 11 of which are self-storage buildings.

The applicant is requesting to add Self-Storage Facility to the list of permitted uses. While this use is not allowable in the current MXR base zone, it was allowed in the old GCS zone which was the base zoning at the time the Preliminary Development Plan was approved. The layout plan shows that this use will constitute a large portion of the commercial development. 11 storage buildings are shown, one of which is a two-story facility. The total square footage in storage is 100,950, which makes up about 69% of the overall allowed building square footage.

The self-storage buildings are located at the south-east corner of the site in a topographically depressed area that should restrict views from Millstone homes. Open space and a landscape buffer should help further screen the self-storage facility from the Millstone residences to the north. Overhead service doors will be faced internal to the storage complex, not towards the public street. The architecture of the storage buildings and the retail/restaurant/office buildings has been designed to complement the residential styles and materials of the Millstone homes. See the proposed building elevations on sheets A100-A102.

Retail/restaurant/office buildings will be located between the self-storage buildings and Saundersville Road, and will help to screen the view of the self-storage buildings from Saundersville Road. It should be noted, however, that the developer plans to construct the self-storage buildings now. It is not known when the retail/restaurant/office buildings will be constructed. So, the self-storage buildings will be more visible from Saundersville Road until these buildings are constructed. Landscape screening will be provided with the construction of the self-storage buildings.

STAFF COMMENTS

Planning Department

1. Remove london planetree from the tree list on sheet L1.1.
2. Burnished and plain CMU block is not an approved building material for the self-storage or retail/office buildings. Revise elevations and Millstone design guidelines.
3. Amend the Millstone design guidelines, section IV.D to state "Rip rap may be allowed in areas not visible to the public."

4. Coordinate right-of-way improvements required by the Transportation Plan with Public Works Department.

Submitted by Timothy Whitten, Landscape Architect/Planner (December 10, 2015)

Public Works

1. After review of traffic study additional changes may be required to site plans.
2. The road improvements shown in the approved Millstone PUD Saundersville Road Improvement plans do not match the roadway recommendations shown in the recorded transportation plan. The required improvements for Saundersville Road per the Transportation Plan are 4-12' lanes, 16' median, 8' bike lane, 2.5' curb and gutter and 4.5' grass strip. Instead of requiring construction at this time, Public Works staff will develop a payment in lieu amount for the missing elements of the required cross-section in order to comply with the transportation plan. The payment in-lieu-of construction will be required prior to recording the first final plat within Phase 12.

Submitted by Marshall Boyd, City Engineer (November 25, 2015)

Fire Department

1. Hendersonville Subdivision Regulations, 2012 International Fire Code and the 2012 Life Safety Code 101 apply.
2. Hydrants were added per our request. – To be installed coated in chrome yellow enamel.
3. Change the width of Carriage House Lane in Phase 12 from 24' to 26'.
4. The AHJ reserves the right within code to require additional compliance and/or upon further review of plans submitted or on-site inspections for additional compliance, although it may not be initially indicated during staff review.

Submitted by Shelley Burwell, Fire Inspector (December 18, 2015)

Utility District

1. Ok for planning. Need to submit detailed drawings and review fee to HUD for approval of any sewer extensions.

Submitted by David Brigance (November 12, 2015)

15-108-001: MILLSTONE PD, REVISION TO PHASES 10, 11, & PORTION OF 4 FDP:

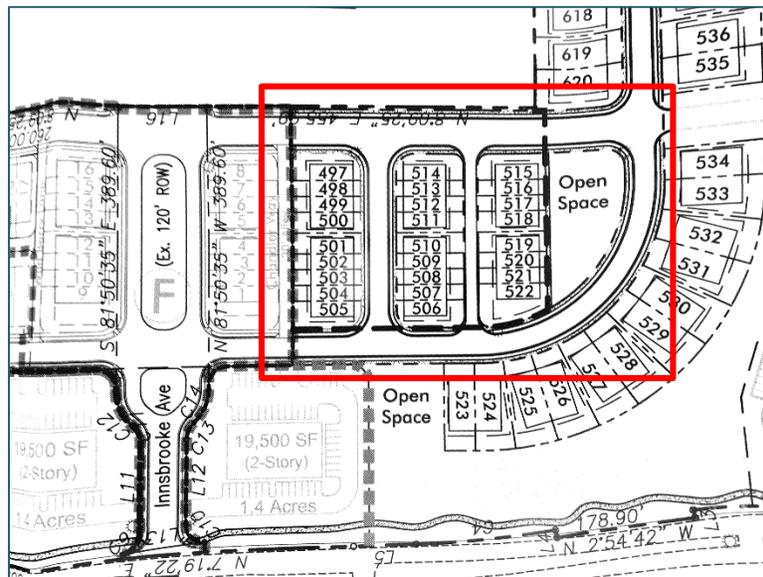
Fred Rogers said that the record needs to reflect that payment in-lieu-of construction of required upgrades to Saundersville Road frontage, including the traffic signal at the intersection, is not

mentioned in the Staff Comments, which had been mentioned in the Phase 12 comments, but was removed. This is required by the subdivision regulations and will be covered with the approval of the final plats for each phase.

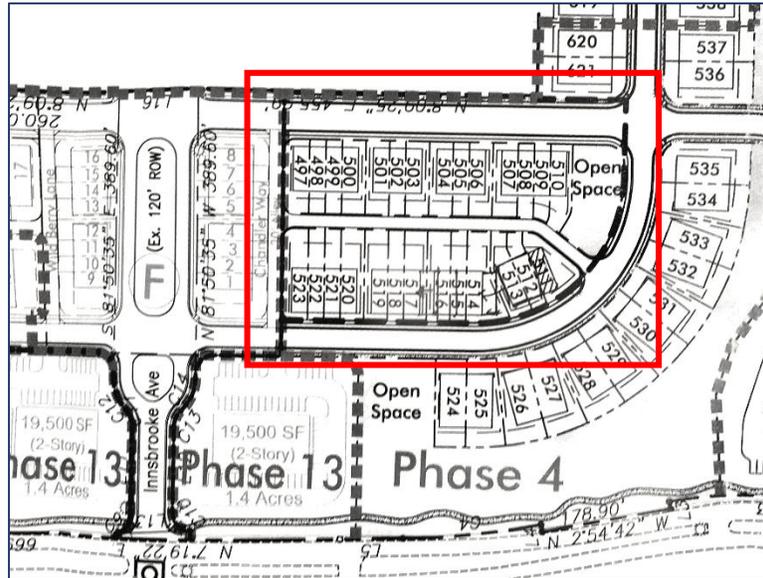
MOTION BY Jenkins, seconded by Bristol, to recommend approval to the Board of Mayor and Aldermen Millstone PD, Revision to Phases 10, 11, & Portion of 4 FDP, with all staff comments as listed below. Atchley, Bristol, Bryant-McCormick, Freudenthal, Jenkins, Lea, Millsaps, Pinson and Stringfellow voted aye. Nay: None. Absent: Ames. Motion carried.

STAFF REPORT

The attached Final Development Plan revises the recently approved FDP for Phases 10 and 11 of Millstone by reconfiguring the street network for the Shadow Green townhome product and designating this product type to be built as part of Phase 4. The configuration of the townhome lots has been modified to mirror what has been built on the north side of Innsbrooke Avenue in Phase 1 based on a recommendation from planning staff. This reconfiguration has yielded one additional townhome lot as shown. However, units 511-513 are oriented in an awkward position between the proposed Fern Hollow road and the alley that would service these units. Staff has made a recommendation to address this in planning comment 1. One of the townhome lots would be lost if planning comment 1 is applied.



Current Configuration



Proposed Configuration

Overall, the revised FDP complies with the approved preliminary master development plan and is ready for your consideration.

STAFF COMMENTS

Planning Department

1. Units 511-513 are oriented on an angle that complicates access to the rear loaded garages. In order to correct this condition, modify the FDP to show 3 sets of 4 unit buildings that front on Fern Hollow Road (Units 511-522). The remaining property leading into the curve should be reserved as improved open space for the benefit of these residences.
2. Add buffer along south property lines of lots 510 and 511 in order to screen open space from the driveway/alley area of the attached units.
3. Add a note to sheet C5.0 stating that street tree pattern established in Phases 1-9 will continue through the phases included in this FDP. Provide the details included in the FDP for Phases 1-9.

Submitted by Will Hager, AICP Senior Planner (December 23, 2015)

Public Works

1. No policy issues at this time.

Submitted by Marshall Boyd, City Engineer (December 23, 2015)

Fire Department

1. Hendersonville Subdivision Regulations, 2012 International Fire Code and the 2012 Life Safety Code 101 apply.
2. The AHJ reserves the right within code to require additional compliance and/or upon further review of plans submitted or on-site inspections for additional compliance, although it may not be initially indicated during staff review.

Submitted by Shelley Burwell, Fire Inspector (December 18, 2015)

Utility District

1. No comments.

Submitted by David Brigance (December 10, 2015)

SITE PLANS:

15-079-002: SITE PLAN, TWICE DAILY: MOTION BY Pinson, seconded by Stringfellow, to approve Site Plan, Twice Daily, with all staff comments as listed below. Bristol, Bryant-McCormick, Freudenthal, Jenkins, Lea, Millsaps, Pinson and Stringfellow voted aye. Nay: None. Abstain: Atchley. Absent: Ames. Motion carried.

STAFF REPORT

This site is located at the south-west corner of the Saundersville Road/Indian Lake Boulevard intersection. It is adjacent to Pour Vous.

This project came before the Planning Commission on September 15th for approval of the building and canopy orientation and the building elevations. Those were approved. The full site plan is now before you for consideration and approval. It is in compliance with the September 15th approval.

STAFF COMMENTS:

Planning Department

1. Show turning movements for tanker truck.
2. Minimum height for a 3" caliper Green Giant is 10'.

3. How will the back side of the raised parapet walls be finished? If these will be visible from surrounding streets, they will need to be finished in a material that meets the requirements of the City's building design standards and the ILV development guide.

Submitted by Timothy Whitten, Landscape Architect/Planner (December 23, 2015)

Public Works Department

1. Please provide a street light along Saundersville Road and all associated costs.

Submitted by Marshall Boyd, City Engineer (December 23, 2015)

Fire Department

1. No comments at this phase based on the plans dated Dec 17, 2015 (Site Layout).

Submitted by Shelley Burwell, Fire Inspector (December 18, 2015)

Utility District

1. No Comments

Submitted by David Brigance (December 10, 2015)

SKETCH PLATS: None

PRELIMINARY PLATS:

15-106-001: PRELIMINARY PLAT, MILLSTONE, PH 4, SEC 2: MOTION BY Jenkins, seconded by Bristol, to approve Preliminary Plat, Millstone, Ph 4, Sec 2, with all staff comments as listed below. Atchley, Bristol, Bryant-McCormick, Freudenthal, Jenkins, Lea, Millsaps, Pinson and Stringfellow voted aye. Nay: None. Absent: Ames. Motion carried.

STAFF REPORT:

The attached preliminary plat would create 29 lots for single-family dwellings in compliance with the approved final development plan for Phases 1-9 of Millstone.

STAFF COMMENTS

Planning Department

1. Include landscaping plans in subsequent construction plans for this phase and section.

Submitted by Will Hager, AICP, Senior Planner (December 23, 2015)

Public Works Department

1. No policy issues at this time.

Submitted by Marshall Boyd, City Engineer (December 23, 2015)

Fire Department

1. All hydrants installed must be coated in chrome yellow enamel per sub division regulations.
2. Hydrants are required at all intersections per the subdivision regulations.
 - Move hydrant from between 450/449 to the corner of 451 at the intersection.
 - Move hydrant from between 456/455 to the corner of 457 at the intersection
3. Hydrants located at lot 391 and across the street from lots 387/386 are not required by the Hendersonville Fire Department.

Submitted by Shelley Burwell, Fire Inspector (December 18, 2015)

Utility District

1. Ok for Planning.

Submitted by David Brigance (December 10, 2015)

15-107-001: PRELIMINARY PLAT, MILLSTONE, PH 4, SEC 3: MOTION BY Jenkins, seconded by Atchley, to approve Preliminary Plat, Millstone, Ph 4 Sec 3, with all staff comments as listed below. Atchley, Bristol, Bryant-McCormick, Freudenthal, Jenkins, Lea, Millsaps, Pinson and Stringfellow voted aye. Nay: None. Absent: Ames. Motion carried.

STAFF REPORT

The attached preliminary plat would create 26 lots for single-family dwellings in compliance with the approved final development plan for Phases 1-9 of Millstone.

STAFF COMMENTS

Planning Department

1. Include landscaping plans in subsequent construction plans for this phase and section.

Submitted by Will Hager, AICP, Senior Planner (December 23, 2015)

Public Works Department

1. No policy issues at this time.

Submitted by Marshall Boyd, City Engineer (December 23, 2015)

Fire Department

1. Increased Cul-de-sac to 96' per 2012 International Fire Code
2. All hydrants installed must be coated in chrome yellow enamel per sub division regulations.
3. Hydrants are required at all intersections per the subdivision regulations.
 - Move hydrant from between 118/119 to the corner of 119 at the intersection.

Submitted by Shelley Burwell, Fire Inspector (December 18, 2015)

REZONING REQUEST: None

STAFF APPROVED PROJECTS: None

OTHER:

ELECTION OF OFFICERS FOR 2016:

MOTION BY Millsaps, seconded by Bryant-McCormick, to re-elect the 2015 slate of officers to serve as officers for 2016 Hendersonville Regional Planning Commission. Atchley, Bristol, Bryant-McCormick, Freudenthal, Jenkins, Lea, Millsaps, Pinson and Stringfellow voted aye. Nay: None. Absent: Ames. Motion carried.

Elected Officers for 2016

Chairman – Bob Freudenthal
Vice-Chairman – David Jenkins
Secretary – Lori Atchley
Assistant Secretary – Don Ames

ADJOURNMENT:

MOTION BY Millsaps, seconded by Pinson, to adjourn the Hendersonville Regional Planning Commission Meeting at 7:10 p.m. Atchley, Bristol, Bryant-McCormick, Freudenthal, Jenkins, Lea, Millsaps, Pinson and Stringfellow voted aye. Nay: None. Absent: Ames. Motion carried.

LORI ATCHLEY, Secretary

BOB FREUDENTHAL, Chairman

FRED D. ROGERS, JR., Planning Director