

MINUTES
HENDERSONVILLE REGIONAL PLANNING COMMISSION
TUESDAY, FEBRUARY 2, 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: Don Ames, Lori Atchley, Mark Bristol, Kee Bryant-McCormick, Bob Freudenthal, David Jenkins, Charles Lea, Bryant Millsaps, Frank Pinson and Darlene Stringfellow. Absent: None. Also present: Fred D. Rogers, Jr., Planning Director; Timothy D. Whitten, Landscape Architect/Planner; Will Hager, Senior 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 Lockard IRES and B & C Investments to add Child Care Center as a permitted use for Indian Lake Village, Phase 7, Lot 53, Area 2 Final Development Plan.

REQUEST FOR INFORMATION AND ASSISTANCE: None

ADDITIONS TO AGENDA: None

MINUTES:

MOTION BY Atchley, seconded by Pinson, to approve the Hendersonville Regional Planning Commission Meeting Public Hearing Minutes on Jan 5, 2016: Volunteer State Bank to add Assisted Living as a permitted use. Atchley, Bristol, Bryant-McCormick, Freudenthal,

Jenkins, Lea, Millsaps, Pinson and Stringfellow voted aye. Nay: None. Abstain: Ames. Absent: None. Motion carried.

MOTION BY Millsaps, seconded by Atchley, to approve the Hendersonville Regional Planning Commission Meeting Public Hearing Minutes on Jan 5, 2016: Millstone Planned Development, Phase 12 to add Self-Storage as a permitted use. Atchley, Bristol, Bryant-McCormick, Freudenthal, Jenkins, Lea, Millsaps, Pinson and Stringfellow voted aye. Nay: None. Abstain: Ames. Absent: None. Motion carried.

MOTION BY Stringfellow, seconded by Jenkins, to approve the Hendersonville Regional Planning Commission Meeting Minutes of January 5, 2016. Atchley, Bristol, Bryant-McCormick, Freudenthal, Jenkins, Lea, Millsaps, Pinson and Stringfellow voted aye. Nay: None. Abstain: Ames. Absent: None. Motion carried.

CONSENT AGENDA ITEMS:

14-093-001: MALLARD BAY ASSISTED LIVING – SITE PLAN RENEWAL: MOTION BY Millsaps, seconded by Bristol, to approve Mallard Bay Assisted Living – Site Plan Renewal for one year with all staff comments as listed below. Ames, Atchley, Bristol, Bryant-McCormick, Freudenthal, Jenkins, Lea, Millsaps, Pinson and Stringfellow voted aye. Nay: None. Absent: None. Motion carried.

STAFF REPORT

This is a request to renew the site plan approval which is due to expire next month. Mallard Bay Assisted Living includes an assisted living building with 25 beds and a memory care unit with 20 beds. No changes are proposed from the first approval. The site plan also provides for an extension of the bicycle and pedestrian trail through the property from Sanders Ferry to Connie Drive.

STAFF COMMENTS

None

Submitted by Will Hager, AICP, Senior Planner (January 28, 2016)

16-003-001: DURHAM, PHASE 1, SECTION 6 – FINAL PLAT: MOTION BY Millsaps, seconded by Bristol, to approve Durham, Phase 1, Section 6 – Final Plat with all staff comments as listed below. Ames, Atchley, Bristol, Bryant-McCormick, Freudenthal, Jenkins, Lea, Millsaps, Pinson and Stringfellow voted aye. Nay: None. Absent: None. Motion carried.

STAFF REPORT

This plat dedicates right-of-way for Drakes Creek Road and Old Drakes Creek Road; creates two open space lots which will provide for a roundabout feature and an entryway sign location; and creates one buildable lot that is intended to provide for a future fire hall location. No residential lots are proposed with this plat. Future residential lots will be created with subsequent final plat submittals. The plat complies with the approved Final Master Development Plan and preliminary plat.

STAFF COMMENTS

Planning Department

1. Provide landscape plans for this section that correspond with the approved construction plans for this phase.

Submitted by Will Hager, AICP, Senior Planner (January 28, 2016)

Public Works Department

1. No comments at this phase.

Submitted by Marshall Boyd, City Engineer (January 28, 2016)

Fire Department

1. Please add a note to the final plat that all hydrants installed for this project will be factory coated in chrome yellow enamel per sub division regulations.

Submitted by Shelley Burwell, Fire Inspector (January 28, 2016)

Utility District

1. White House Utility District

Submitted by David Brigance, Construction Supervisor (January 14, 2016)

16-004-001: DURHAM, PHASE 1, SECTION 7 – FINAL PLAT: MOTION BY Millsaps, seconded by Bristol, to approve Durham, Phase 1, Section 7 – Final Plat with all staff comments as listed below. Ames, Atchley, Bristol, Bryant-McCormick, Freudenthal, Jenkins, Lea, Millsaps, Pinson and Stringfellow voted aye. Nay: None. Absent: None. Motion carried.

STAFF REPORT

This plat dedicates right-of-way for Azalea Way which is the one-way street that will encircle the amenity center for the development. The plat also creates the open space lot for the amenity center. The plat complies with the approved Final Master Development Plan and preliminary plat.

STAFF COMMENTS

Planning Department

1. No comments at this phase.

Submitted by Will Hager, AICP, Senior Planner (January 28, 2016)

Public Works Department

1. No Comments at this phase.

Submitted by Marshall Boyd, City Engineer (January 28, 2016)

Fire Department

1. Please add a note to the final plat that all hydrants installed for this project will be factory coated in chrome yellow enamel per sub division regulations.

Submitted by Shelley Burwell, Fire Inspector (January 28, 2016)

Utility District

1. White House Utility District

Submitted by David Brigance, Construction Supervisor (January 14, 2016)

FINAL PLATS: None

PRELIMINARY AND FINAL DEVELOPMENT PLANS:

16-007-001: FINAL DEVELOPMENT PLAN, INDIAN LAKE VILLAGE, PHASE 7, LOT 53, AREA 2 – REQUEST TO ADD CHILD CARE: MOTION BY Millsaps, seconded by Bristol, to deny Final Development Plan, Indian Lake Village, Phase 7, Lot 53, Area 2 – Request to Add Child Care. Ames, Bristol, Bryant-McCormick, Lea, Millsaps and Pinson voted aye. Nay: Atchley, Freudenthal, Jenkins and Stringfellow. Absent: None. Motion carried.

The applicant has the right to appeal to the Board of Mayor and Aldermen even though it was voted down.

SITE PLANS:

16-006-001: DURHAM FARMS, AMENITY AREA, PHASE 1B: MOTION BY Jenkins, seconded by Stringfellow, to approve Site Plan, Durham Farms, Amenity Area, Phase 1B, with all staff comments as listed below. Ames, Atchley, Bristol, Bryant-McCormick, Freudenthal, Jenkins, Millsdaps, Pinson and Stringfellow voted aye. Nay: Lea. Absent: None. Motion carried.

STAFF REPORT

This site will be the main amenity area for Durham Farms. It will include an 8,700 square foot clubhouse, fitness room, pool, splash pad, cabana, playground, and a center green.

This plan is in conformity with the final development plan, except in respect to the pool. The pool on the final development plan is approximately 6,500 square feet in size. It is labeled as a combined community and junior Olympic pool. On this site plan, the pool has been reduced in size to about 4,700 square feet. Furthermore, the depth would only be 3 feet (during the HRPC meeting, the developer stated that the pool depth would be 4 feet). USA Swimming, which is the National Governing Body for the sport of swimming, recommends for a community and/or competitive pool a minimum depth of 6 feet 7 inches at the deep end.

The past practice for pools is to require a minimum of 750 square feet per 1000 population. Based on this formula, and with a projected population of 2,834, the pool would only need to be 2,200 square feet. But this is the minimum size needed. The City does not have a policy on depth. We have assumed a normal pool depth.

The Planning Commission should determine if the size and depth of the pool are sufficient to meet the intent of the master plan.

STAFF COMMENTS

Planning Department

1. Approval is conditioned on approval and recording of plat.
2. Show building setbacks on layout sheet.
3. Update civil plans to show sidewalk connections at intersections.
4. Provide verification that parking will be lit to City standard.

Submitted by Timothy Whitten, Landscape Architect/Planner (January 28, 2016)

Public Works Department

1. No comments at this phase.

Submitted by Marshall Boyd, City Engineer (January 28, 2016)

Fire Department

1. Sheet L0.00 shows an amenity A-1 Fire Table. Unable to locate on Plan or in the Details. Provide detail and location of amenity listed.
2. The Clubhouse is subject to the codes that apply to the construction type, occupancy classification and occupancy load as determined during the building plans review. Additional site improvements may be required but undetermined during this review. Provide a layout of the clubhouse, stating the occupancy type, the occupant load and show how the load was calculated.

Submitted by Shelley Burwell, Fire Inspector (January 28, 2016)

Utility District

1. White House Utility District

Submitted by David Brigance, Construction Supervisor (January 14, 2016)

SKETCH PLATS: None

PRELIMINARY PLATS:

15-105-001: PRELIMINARY PLAT, MILLSTONE, PHASE 4, SECTION 1: MOTION BY Lea, seconded by Atchley, to approve Preliminary Plat, Millstone, Phase 4, Section 1 with granting the request of the developer to remove Planning Department Comment # 1 and with all other staff comments as listed below. Ames, Atchley, Bristol, Bryant-McCormick, Freudenthal, Jenkins, Lea, Millsaps, Pinson and Stringfellow voted aye. Nay: None. Absent: None. Motion carried.

STAFF REPORT

This preliminary plat creates 42 residential lots. Twenty-six of these lots are for the Shadow Green product which is a two-story, rear loaded townhome. The remaining 16 lots are for the front loaded villa product. This phase and section are located south of Innsbrooke Avenue and provides the connection to the future commercial section of the development.

This portion of the property includes some grades that range between 15% and 25% and have been designated on the preliminary plat with an asterisk. The applicant believes it will be challenging to build the townhouse product on lots 497-500 and lots 519-522 as they were shown in the approved FDP. They feel the 6-foot change in grade from the front to the back of these lots (95-feet) prevent the builder from constructing the townhomes in a way they prefer. Instead, the applicant would like to shift the townhome lots to the south, away from the alley named Chandler Way, in order to avoid this grade change. This shift would create two open space lots north of lots 497 and 522 that appear to offer little recreational value and decreases the open spaces at the intersection of Carriage House Land and Fern Hollow Road from 0.22 acre to 0.08 acre. Additionally, these new open spaces are problematic due to the fact the garages along Chandler Way and Sunnybell Alley would be more visible from the public right-of-way. This would negate one of the primary benefits of having rear loaded lots. Staff feels the subsequent construction plans for Phase 4, Section 1 can address the concerns of the builders while maintaining the development pattern established in the approved Final Development Plan.

STAFF COMMENTS

Planning Department

1. The open spaces shown north of lots 497 and 522 add little in terms of recreational value to the neighborhood and increase the visibility of the garages, driveways and rear portions of the townhomes. Revise the layout to correspond more closely to the approved FDP.
2. Sidewalks and steps are required to connect each townhouse unit to the public sidewalk.
3. Include landscaping plans in subsequent construction plans for this phase and section. Plantings used to screen open spaces from the alleys must be approved as part of the construction plans.

Submitted by Will Hager, AICP, Senior Planner (January 28, 2016)

Public Works Department

1. No Comments

Submitted by Marshall Boyd, City Engineer (January 28, 2016)

Fire Department

1. Agreed to all comments submitted on the initial staff review. No additional comments at this phase.

Submitted by Shelley Burwell, Fire Inspector (January 28, 2016)

Utility District

1. Hendersonville Utility District sewer, White House Utility District water.

Submitted by David Brigance (January 14, 2016)

16-002-001: PRELIMINARY PLAT, GUTHRIE PLACE: MOTION BY Jenkins, seconded by Atchley, to approve Preliminary Plat, Guthrie Place, with all staff comments as listed below. Ames, Atchley, Bristol, Bryant-McCormick, Freudenthal, Jenkins, Lea, Millsaps, Pinson and Stringfellow voted aye. Nay: None. Absent: None. Motion carried.

STAFF REPORT

This preliminary plat creates 32 single family lots in phases 1 and 2 of the Guthrie Place planned development. Staff has approved minor changes to the approved Final Development Plan as allowed by section 8.9 of the zoning ordinance. Changes included a minor modification of the street network to avoid impact to a stream and modifying side yard setbacks to comply with the updated zoning ordinance. The preliminary plat is in substantial compliance with the revised Final Development Plan.

STAFF COMMENTS

Planning Department

1. No Comments

Submitted by Will Hager, AICP, Senior Planner (January 28, 2016)

Public Works Department

1. No Comments

Submitted by Marshall Boyd, City Engineer (January 28, 2016)

Fire Department

1. Provide verification that the fire flow requirements can be met. The 6" main on Anderson Road feeds a 1560' +/- 8" dead end branch line.
 - 0 – 3600 square feet shall be 1000 gpm. for 1 hour
2. Please add a note to the preliminary plat that all hydrants installed for this project will be factory coated in chrome yellow enamel per sub division regulations

Submitted by Shelley Burwell, Fire Inspector (January 28, 2016)

Utility District

1. White House Utility District

Submitted by David Brigance, Construction Supervisor (January 14, 2016)

REZONING REQUEST: None

STAFF APPROVED PROJECTS:

16-008-001: RED ROBIN – SITE PLAN – EXTERIOR UPGRADES: The Hendersonville Regional Planning Commission acknowledged staff approval of Red Robin – Site Plan – Exterior Upgrades.

16-009-001: MISTER CAR WASH – SITE PLAN – EXTERIOR UPGRADES: The Hendersonville Regional Planning Commission acknowledged staff approval of Mister Car Wash – Site Plan – Exterior Upgrades.

15-112-001: CUMBERLAND HILLS – FINAL PLAT – CONSOLIDATION OF LOTS 2 AND 2A: The Hendersonville Regional Planning Commission acknowledged staff approval of Cumberland Hills – Final Plat – Consolidation of Lots 2 and 2A.

15-102-001: GOOD SHEPHERD UNITED METHODIST – SITE PLAN – PARKING LOT RELOCATION: The Hendersonville Regional Planning Commission acknowledged staff approval of Good Shepherd United Methodist – Site Plan – Parking Lot Relocation.

15-090-001: WINSTON HILLS – SITE PLAN – PARKING LOT ADDITION: The Hendersonville Regional Planning Commission acknowledged staff approval of Winston Hills – Site Plan – Parking Lot Addition.

OTHER:

16-005-001: KG MACHINE, PHASE 3, ADDITION – REQUEST FOR WAIVER: MOTION BY Atchley, seconded by Pinson, to approve KG Machine, Phase 3, Addition – Request for Waiver with all staff comments as listed below. Ames, Atchley, Bristol, Bryant-McCormick, Freudenthal, Jenkins, Lea, Millsaps, Pinson and Stringfellow voted aye. Nay: None. Absent: None. Motion carried.

STAFF REPORT:

KG Machine is located at 208 Molly Walton Drive. It is zoned Industrial. The owner is anticipating constructing a 4200 square foot addition and loading dock on to the front of his building. Due to numerous site constraints, having the dock and overhead door facing the street is unavoidable. The ordinance requires that the dock be fully screened from the street. Due to the alignment of the driveway directly in front of it, the dock will not be able to be fully screened.

Before going to the expense of preparing a full set of site plans, the applicant would like a waiver of the screening requirement. He has taken pictures of four other businesses nearby that have similar unscreened docks (see attached letter). These were built before current screening standards. He proposes to recess the dock into the building to help limit visibility of the dock and add whatever landscaping will help screen the dock from other angles.

Should the waiver be granted, the full site plans will be submitted and come before you for approval the following month.

STAFF COMMENTS:

None

Submitted by Timothy Whitten, Landscape Architect/Planner (January 28, 2016)

MILLSTONE – REQUEST FOR APPROVAL OF ADDITIONAL ELEVATIONS:
MOTION BY Atchley, seconded by Bristol, to approve Millstone’s request of the brick portico elevation and with all staff comments as listed below. Ames, Atchley, Bristol, Bryant-McCormick, Freudenthal, Jenkins, Lea, Millsaps, Pinson and Stringfellow voted aye. Nay: None. Absent: None. Motion carried.

Staff Report – Millstone Architectural Elevations

Goodall builders has proposed additional architectural elevations to be considered for the Prestige and Vintage single-family dwelling series within Millstone. It is good to revise these elevations from time to time in order to provide for a broad mix of architectural styles while maintaining compatibility within the neighborhood. The elevations that have been submitted for the Prestige series comply with the requirements of the planned development and have been approved by staff for future construction. Additionally, most of the proposed Vintage plans comply with all requirements of the development, including a requirement that front-loaded garages in this series be setback a minimum of 10-feet from the front façade of the structure. The applicant has proposed an interesting elevation they feel meets the intent of this requirement and would like the HRPC to consider it for approval. The plan is referred to as the Washington and includes a portico that extends from the front porch, across the first garage door (see image below). The garage doors are recessed 10-feet from the front of the portico feature.



Figure 1 Washington Elevation with Portico

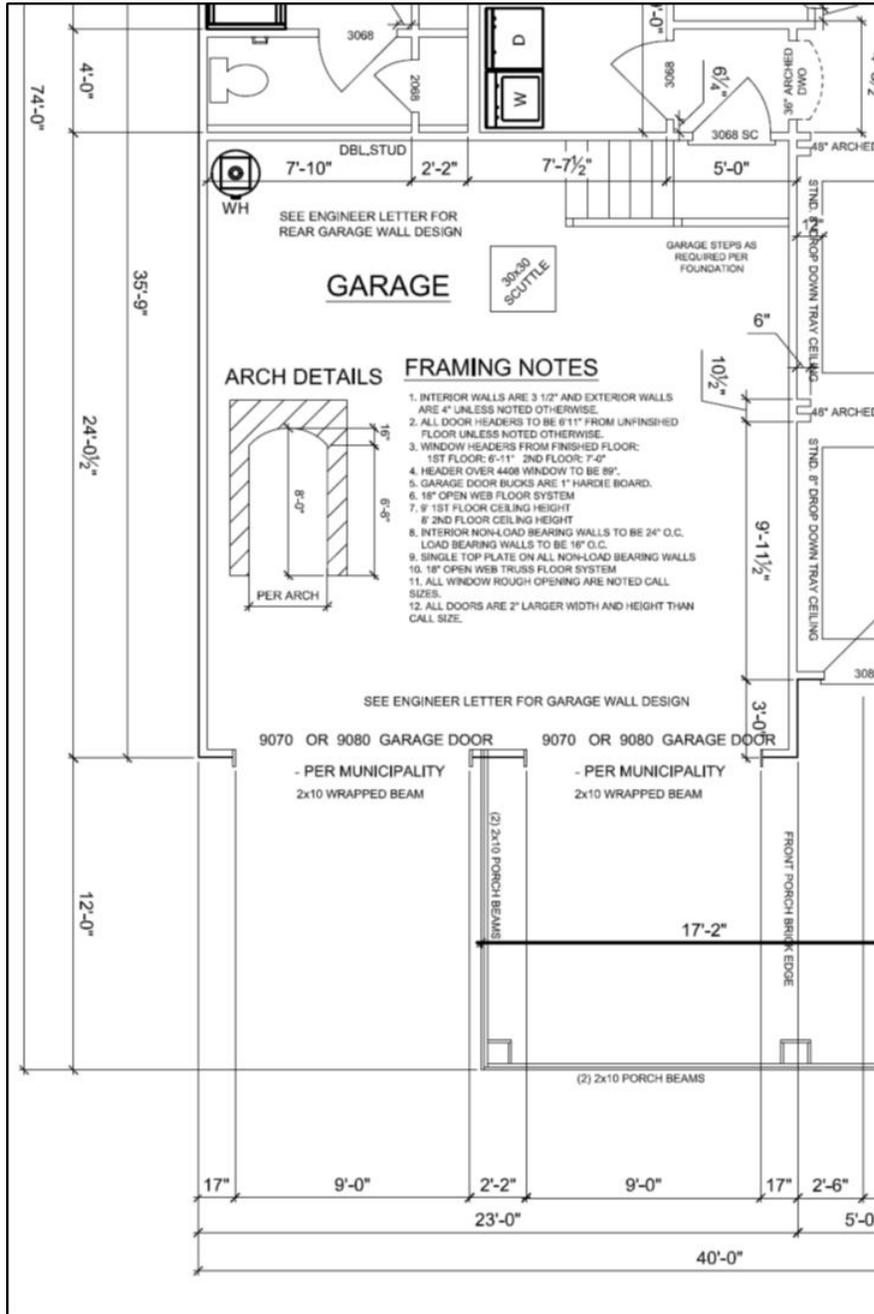


Figure 1 Floor plan

Staff is requesting you to consider whether the portico feature accommodates the requirement to recess the garage. An argument could be made that when the elevation is full brick, the portico has enough visual mass to be considered part of the front façade. However, some portico elevations would substitute simulated wood posts for the brick columns, reducing the visual mass of the elevation.



Brick Elevation

Cementitious Siding Elevation

ADJOURNMENT:

MOTION BY Millsaps, seconded by Pinson, to adjourn the Hendersonville Regional Planning Commission Meeting at 7:48 p.m. Ames, Atchley, Bristol, Bryant-McCormick, Freudenthal, Jenkins, Lea, Millsaps, Pinson and Stringfellow voted aye. Nay: None. Absent: None. Motion carried.

LORI ATCHLEY, Secretary

BOB FREUDENTHAL, Chairman

FRED D. ROGERS, JR., Planning Director