

MINUTES
HENDERSONVILLE REGIONAL PLANNING COMMISSION
TUESDAY, MARCH 1, 2016
6:30 P.M. – CITY HALL MEETING ROOM

Vice-Chairman David Jenkins 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, Kee Bryant-McCormick, David Jenkins, Charles Lea (came in at 6:35 p.m.), Bryant Millsaps, Frank Pinson and Darlene Stringfellow. Absent: Lori Atchley, Mark Bristol and Bob Freudenthal. 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: None

REQUEST FOR INFORMATION AND ASSISTANCE: None

ADDITIONS TO AGENDA:

Fred Rogers announced that Millstone PD, Phase 12 (Item XI Preliminary Plats) has been deferred for one month by the applicant.

MINUTES:

MOTION BY Millsaps, seconded by Ames, to approve the Hendersonville Regional Planning Commission Minutes of February 2, 2016: Indian Lake Village, Ph 7, Lot 53 to add Child Care Center as a permitted use. Ames, Bryant-McCormick, Jenkins, Millsaps, Pinson and Stringfellow voted aye. Nay: None. Absent: Atchley, Bristol, Freudenthal and Lea. Motion carried.

MOTION BY Pinson, seconded by Millsaps, to approve the Hendersonville Regional Planning Commission Meeting Minutes of February 2, 2016. Ames, Bryant-McCormick, Jenkins, Millsaps, Pinson and Stringfellow voted aye. Nay: None. Absent: Atchley, Bristol, Freudenthal and Lea. Motion carried.

CONSENT AGENDA ITEMS:

16-014-001: INDIAN LAKE MARKET, LOT DD – FINAL PLAT: MOTION BY Millsaps, seconded by Pinson, to approve Indian Lake Market, Lot DD – Final Plat with all staff comments as listed below. Ames, Bryant-McCormick, Jenkins, Millsaps, Pinson and Stringfellow voted aye. Nay: None. Absent: Atchley, Bristol, Freudenthal and Lea. Motion carried.

STAFF REPORT

The attached plat would create a new buildable lot east of the intersection of N. Anderson Lane and Parrish Place. Access to the lot will be limited to the joint access easement to the rear of the property as shown on the plat. This plat conforms to the approved master plan for Indian Lake Market. Future development will need to comply with the adopted Indian Lake Market Design Guidelines.

STAFF COMMENTS

Planning Department

1. No Comments.

Submitted by Will Hager, AICP, Senior Planner (February 25, 2016)

Public Works Department

1. No Comments at this phase.

Submitted by Marshall Boyd, City Engineer (February 25, 2016)

Fire Department

1. No comments at this phase. Final Plat dated February 18, 2016.

Submitted by Shelley Burwell, Fire Inspector (February 25, 2016)

Utility District

1. No comments, ok for Planning.

Submitted by David Brigance, Construction Supervisor (February 11, 2016)

FINAL PLATS: None

PRELIMINARY AND FINAL DEVELOPMENT PLANS: None

SITE PLANS:

16-011-001: HENDERSONVILLE UTILITY MAINTENANCE FACILITY SITE PLAN:
MOTION BY Stringfellow, seconded by Ames, to approve Hendersonville Utility Maintenance Facility Site Plan with all staff comments as listed below. Ames, Bryant-McCormick, Jenkins, Millsaps, Pinson and Stringfellow voted aye. Nay: None. Absent: Atchley, Bristol, Freudenthal and Lea. Motion carried.

STAFF REPORT

This project is located at the existing Hendersonville Utility District facility off of Sanders Ferry, behind Hickory Bay Towers. It consists of an addition to the maintenance facility and a separate, stand-alone pavilion for storage of materials.

STAFF COMMENTS

Planning Department

1. No comments.

Submitted by Timothy Whitten, Landscape Architect/Planner (February 25, 2016)

Public Works Department

1. No comments at this phase.

Submitted by Marshall Boyd, City Engineer (February 25, 2016)

Fire Department

1. No comments at this phase. All initial comments were addressed. Site Plan dated February 17, 2016.

Submitted by Shelley Burwell, Fire Inspector (February 25, 2016)

Utility District

1. No comments, ok for Planning.

Submitted by David Brigance, Construction Supervisor (February 11, 2016)

16-013-001: CITIZENS BANK SITE PLAN: MOTION BY Ames, seconded by Stringfellow, to approve Citizens Bank Site Plan with all staff comments as listed below. Ames, Bryant-McCormick, Jenkins, Millsaps, Pinson and Stringfellow voted aye. Nay: None. Absent: Atchley, Bristol, Freudenthal and Lea. Motion carried.

STAFF REPORT

This site is located at the intersection of Saundersville Road and Cinema Drive, adjacent to Goddard School and Indian Lake Surgery Center. It is zoned MXC-PD.

STAFF COMMENTS

Planning Department

1. Provide dumpster or alternative means of trash disposal.
2. Show adjacent parking and drive access into Goddard.
3. Specify handrail finish to be black.
4. Site trees must meet the size requirements of the ILV development guide. Revise.
5. Address all comments from the ILV ARC.

Submitted by Timothy Whitten, Landscape Architect/Planner (February 25, 2016)

Public Works Department

1. No Comments at this phase.

Submitted by Marshall Boyd, City Engineer (February 25, 2016)

Fire Department

1. No comments at this phase. All initial comments were addressed. Site Plan dated February 17, 2016.

Submitted by Shelley Burwell, Fire Inspector (February 25, 2016)

Utility District

1. Water services need to be tapped on one of the fire hydrant lines that are located on this property. They are to be tapped before the valve going to the hydrant.
2. Irrigation and domestic must be separate taps.
3. The 6 inch public sewer clean out is to be located no further than 10 feet off the public sewer line.

Submitted by David Brigance, Construction Supervisor (February 11, 2016)

SKETCH PLATS: None

PRELIMINARY PLATS:

16-015-001: MILLSTONE PD, PHASE 12 PRELIMINARY PLAT:

Millstone PD, Phase 12 Preliminary Plat was deferred at the request of the applicant for one month.

REZONING REQUEST: None

STAFF APPROVED PROJECTS:

15-043-001: JACK ANDERSON ELEMENTARY – SITE PLAN: The Hendersonville Regional Planning Commission acknowledged staff approval of Jack Anderson Elementary – Site Plan.

15-044-001: HAWKINS MIDDLE SCHOOL – SITE PLAN: The Hendersonville Regional Planning Commission acknowledged staff approval of Hawkins Middle School – Site Plan.

15-110-001: GOOD SHEPHERD UNITED METHODIST CHURCH – SITE PLAN: The Hendersonville Regional Planning Commission acknowledged staff approval of Good Shepherd United Methodist Church – Site Plan.

16-001-001: FROST SUBDIVISION – FINAL PLAT: The Hendersonville Regional Planning Commission acknowledged staff approval of Frost Subdivision – Final Plat.

16-010-001: MAPLE ROW ESTATES, RESUB OF LOTS 20 & 21 – FINAL PLAT: The Hendersonville Regional Planning Commission acknowledged staff approval of Maple Row Estates, Resub of Lots 20 & 21 – Final Plat.

OTHER:

REPORT ON DURHAM BRICK STANDARDS COMPLIANCE:

Will Hager said a few months ago, the developer of Durham requested we consider a variance from the masonry standards of 60% for most lots. At the time, they presented an elevation to describe their need for that variance and what it basically showed was they wanted to treat the garage as being subordinate to the residential portion of the house and as such use more hardi or siding than brick on that portion. The issue becomes when wrapping that corner of having significantly more hardy on that elevation than the remaining sides and not meeting the 60% brick requirement. They asked us to review and, at the time, Planning Commission's motion was that staff could approve these when necessary based on the elevations supplied by the builders. Staff has received some from David Weekley Homes and anticipates additional submittals from other builders. We have approved some of those based on the examples in the summary and handout which was given to the Planning Commission tonight when we have a clearly subordinate garage portion of the house and we're just trying to address that material wrapping around the side of that garage. We also included in your handout an elevation of one we did not approve at this time and it's a full two-story garage. You can see the massing is similar to the primary portion of the house and when you wrap that corner, it's significantly more visible so, at this time, we've not approved that based on our understanding of what the Planning Commission was comfortable with at the time. We will be glad to consider any feedback going forward but David Weekley would be approved for construction of that first elevation type.

Fred Rogers said a part of the motion, which was approved a few months ago, was that staff would report to the Planning Commission on what was being approved so basically the Staff is following up by reporting to you the plans that were submitted and the action by staff to approve.

ADJOURNMENT:

MOTION BY Lea, seconded by Millsaps, to adjourn the Hendersonville Regional Planning Commission Meeting at 6:37 p.m. Ames, Bryant-McCormick, Jenkins, Lea, Millsaps, Pinson and Stringfellow voted aye. Nay: None. Absent: Atchley, Bristol and Freudenthal. Motion carried.

DON AMES, Assistant Secretary

DAVID JENKINS, Vice-Chairman

FRED D. ROGERS, JR., Planning Director