

MINUTES
HENDERSONVILLE REGIONAL PLANNING COMMISSION
TUESDAY, JULY 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: Don Ames, Lori Atchley, Mark Bristol, Kee Bryant-McCormick, Bob Freudenthal, David Jenkins, Charles Lea, Bryant Millsaps, and Frank Pinson. Absent: Darlene Stringfellow. Also Present: Fred D. Rogers, Jr., Planning Director; Timothy D. Whitten, Landscape Architect/Planner; Marshall Boyd, City Engineer; Hamilton Frost and Darrell Woodcock, Ward 5 Aldermen; Barbara Story, Temporary.

PUBLIC HEARING:

Public Hearing request by SSI Management, LLC to add Brewery and Tap Room to the list of Permitted Uses for Hazel Path Commons.

REQUEST FOR INFORMATION AND ASSISTANCE: None.

ADDITIONS TO AGENDA: None.

MINUTES:

MOTION BY Jenkins, seconded by Millsaps, to amend and approve the Public Hearing Minutes of June 7, 2016, on a request by Drakes Creek Marina to amend the Land Use and Transportation Plan contingent upon approval of the revised Master Plan. Ames, Atchley, Bristol, Bryant-McCormick, Jenkins, Lea, and Millsaps, voted aye. Abstained: Freudenthal and Pinson. Nay: None. Absent: Stringfellow. Motion carried.

MOTION BY Ames, seconded by Millsaps, to approve the Public Hearing Minutes of June 7, 2016, on a request by Drakes Creek Marina to expand and amend the Preliminary Development Plan. Ames, Atchley, Bristol, Bryant-McCormick, Jenkins, Lea, Millsaps voted aye. Abstained: Freudenthal and Pinson. Nay: None. Absent: Stringfellow. Motion carried.

MOTION BY Ames, seconded by Jenkins, to approve the Public Hearing Minutes of June 7, 2016, on a request by Mathews Partners Inc., First Bank and Ryan Companies US, Inc. to revise the Final Development Plan for Indian Lake Center, Phase 5 and Creekside to add Assisted Living, Independent Living, and Memory Care Facility to the list of Permitted Uses. Ames, Atchley, Bristol, Bryant-McCormick, Jenkins, Lea, and Millsaps voted aye. Abstained: Freudenthal and Pinson. Nay: None. Absent: Stringfellow. Motion carried.

MOTION BY Bristol, seconded by Jenkins, to approve the Hendersonville Regional Planning Commission Regular Meeting Minutes of June 7, 2016. Ames, Atchley, Bristol, Bryant-McCormick, Jenkins, Lea, and Millsaps voted aye. Abstained: Freudenthal and Pinson. Nay: None. Absent: Stringfellow. Motion carried.

CONSENT AGENDA ITEMS:

MOTION BY Atchley, seconded by Pinson, to combine all Consent Agenda Items with one vote to include all Staff Comments. Ames, Atchley, Bristol, Bryant-McCormick, Freudenthal, Jenkins, Lea, Millsaps, and Pinson voted aye. Nay: None. Absent: Stringfellow. Motion carried.

16-053-001: DURHAM, PHASE 1, SECTION 11 – FINAL PLAT: MOTION BY Atchley, seconded by Pinson, to approve Durham, Phase 1, Section 11 – Final Plat, with all staff comments as listed below. Ames, Atchley, Bristol, Bryant-McCormick, Freudenthal, Jenkins, Lea, Millsaps, and Pinson voted aye. Nay: None. Absent: Stringfellow. Motion carried.

STAFF COMMENTS:

Planning Department

1. Smokerise Lane infrastructure improvements, including sidewalks, must be extended and connected to Smokerise Lane improvements in Autumn Creek.

Submitted by Fred Rogers, Planning Director (June 30, 2016)

Public Works

1. All remaining infrastructure improvements must be completed when connecting to Smokerise Lane.

Submitted by Marshall Boyd, City Engineer (June 30, 2016)

Fire Department

1. No comments.

Submitted by Shelley Burwell, Fire Inspector (June 30, 2016)

Utility District

1. White House Utility District.

Submitted by David Brigance, HUD Construction Supervisor (June 16, 2016)

16-054-001: DURHAM, PHASE 1, SECTION 16 - FINAL PLAT: MOTION BY Atchley, seconded by Pinson to approve Durham, Phase 1, Section 16 – Final Plat, with all staff comments as listed below. Ames, Atchley, Bristol, Bryant-McCormick, Freudenthal, Jenkins, Lea, Millsaps, and Pinson voted aye. Nay: None. Absent: Stringfellow. Motion carried.

STAFF COMMENTS:

Planning Department

1. To avoid potential disagreement over the interpretation of General Note 10, please modify this note to state that porches are not allowed to encroach into the front building setback.
2. Add typical lot widths to the Typical Lot Sizes diagram.

Submitted by Fred Rogers, Planning Director (June 30, 2016)

Public Works

1. No comments at this phase.

Submitted by Marshall Boyd, City Engineer (June 30, 2016)

Fire Department

1. No comments.

Submitted by Shelley Burwell, Fire Inspector (June 30, 2016)

Utility District

1. White House Utility District.

Submitted by David Brigance, HUD Construction Supervisor (June 30, 2016)

16-056-0001: FOUNTAIN BROOKE, PHASE 2, SECTION 1 – FINAL PLAT: MOTION BY Atchley, seconded by Pinson, to approve Fountain Brooke, Phase 2, Section 1 – Final Plat, with all staff comments as listed below. Ames, Atchley, Bristol, Bryant-McCormick, Freudenthal, Jenkins, Lea, Millsaps, and Pinson voted aye. Nay: None. Absent: Stringfellow. Motion carried.

STAFF COMMENTS:

Planning Department

1. Add a note to the plat stating: 66% of the area of the exterior wall of each home, exclusive of windows and doors, shall be brick or stone. Prior to the issuance of a building permit, the builder must secure approval of the Planning Department for the exterior elevations of each home. These elevations shall match or exceed the quality and appearance of the sample elevations provided with the approval of the elevations submitted with the Final Development Plan. A maximum of 10 homes in Phase 2 may have front-entry garages. These garages must be recessed from the front of the home a minimum of 3 ft. Of the elevations approved with the Final Development Plan which are not recessed, the garages shall not be front entry, rather side or courtyard entry.
2. The pool and clubhouse shall be completed no later than 270 days from the recording of this plat. Place a note on the plat to this effect.
3. Although the Final Development Plan establishes the minimum side street building setback at 16 feet, the Ordinance requires that garages be set back a minimum of 20 feet to allow for cars to be parked in the driveway without blocking the sidewalk. To avoid problems, please increase the minimum side street setback from 16 feet to 20 feet.

Submitted by Fred Rogers, Planning Director (June 30, 2016)

Public Works

1. No comments at this phase.

Submitted by Marshall Boyd, City Engineer (June 30, 2016)

Fire Department

1. No comments.

Submitted by Shelley Burwell, Fire Inspector (June 30, 2016)

Utility District

1. White House Utility District.

Submitted by David Brigance, HUD Construction Supervisor (June 30, 2016)

16-059-001: GLENBROOK NORTH RETAIL, PHASE IV, AREA F – FDP: MOTION BY Atchley, seconded by Pinson, to approve Glenbrook North Retail, Phase IV, Area F – FDP, with all staff comments as listed below. Ames, Atchley, Bristol, Bryant-McCormick, Freudenthal, Jenkins, Lea, Millsaps, and Pinson voted aye. Nay: None. Absent: Stringfellow. Motion carried.

STAFF REPORT:

The final development plan for Glenbrook North is in substantial compliance with the Preliminary Development Plan approved by the Planning Commission on August 4, 2015.

STAFF COMMENTS:

Planning Department

1. Add note: Shared parking agreement as recorded in Record Book 4262 Page 818-830 may limit some of the tenant uses in the tract A building, as outlined in Section 11.2D2 of the Hendersonville Zoning Ordinance.
2. Show limits of existing landscaping easement as recorded in Record Book 1317, Pg.75.
3. Proposed layout of Tract B encroaches in the landscape easement for the sign. Proposed construction and grading shall not encroach upon nor disturb existing landscaping associated with the existing “Glenbrook North” sign, except as can be agreed upon by the Planning Department and the Glenbrook property owners association;. Accurately show limits of landscaping on the site plan, and revise layout, grading and utilities as necessary.
4. Label the remaining MXC-PD area outside tracts A, B and C as open space. Indicate the owner of the open apace.
5. Approval is subject to final TDOT approval of the proposed drive access on NSIR.

Submitted by Timothy Whitten, Landscape Architect/Planner (June 30, 2016)

Public Works

1. No comment at this phase.

Submitted by Marshall Boyd, City Engineer (June 30, 2016)

Fire Department

1. No comments.

Submitted by Shelley Burwell, Fire Inspector (June 30, 2016)

Utility District

1. Need more detailed utility drawings.

Submitted by David Brigance, HUD Construction Supervisor (June 16, 2016)

16-047-001: GLENBROOK NORTH RETAIL – SITE PLAN: MOTION BY Atchley, was seconded by Pinson, to approve Glenbrook North Retail – Site Plan, with all staff comments as listed below. Ames, Atchley, Bristol, Bryant-McCormick, Freudenthal, Jenkins, Lea, Millsaps, and Pinson, voted aye. Nay: None. Absent: Stringfellow. Motion carried.

STAFF REPORT:

This plan is for two multi-tenant retail buildings on two separate lots, located at the intersection of Glenbrook Way and New Shackle Island Road.

STAFF COMMENTS:

Planning Department

1. Coordinate required improvements for New Shackle Island Road with the Public Works Department. Sidewalks are required along New Shackle Island Road. Payment-in-lieu of construction would be appropriate based on the number of lots proposed.
2. Approval is subject to final TDOT approval of the proposed drive access on NSIR.
3. Show outlines of rooftop units on each building elevations. Building's parapet walls shall be tall enough to screen units from view.

Submitted by Timothy Whitten, Landscape Architect/Planner (June 30, 2016)

Public Works

1. No comments at this phase.

Submitted by Marshall Boyd, City Engineer (June 30, 2016)

Fire Department

1. No comments.

Submitted by Shelley Burwell, Fire Inspector (June 30, 2016)

Utility District

1. Need more detailed utility drawings.

Submitted by David Brigance, HUD Construction Supervisor (June 16, 2016)

16-062-001: MCC INVESTMENTS - SITE PLAN: MOTION BY Atchley, seconded by Pinson, to approve MCC Investments – Site Plan with all staff comments as listed below. Ames, Atchley, Bristol, Bryant-McCormick, Freudenthal, Jenkins, Lea, Millsaps, and Pinson, voted aye. Nay: None. Absent: Stringfellow. Motion carried.

STAFF REPORT:

This project was first approved by the Planning Commission 2009. It was never built, but is now back before you with some small modifications, such as a smaller building, and more parking in front of the building.

STAFF COMMENTS:

Planning Department

1. Perimeter shrub planting must conform to requirements of section 11.4F3b.
2. Change the “Regal Prince” street trees to an ornamental type tree. Overhead power lines are in close proximity.
3. Trees conflict with light poles. Revise.
4. Underground detention may need to be shifted out from under the landscape island to provide sufficient soil volume for proposed tree.

Submitted by Timothy Whitten, Landscape Architect/Planner (June 30, 2016)

Public Works

1. No comments at this phase.

Submitted by Marshall Boyd, City Engineer (June 30, 2016)

Fire Department

1. No comments.

Submitted by Shelley Burwell, Fire Inspector (June 30, 2016)

Utility District

1. Needs to have separate sewer taps.

Submitted by David Brigance, HUD Construction Supervisor (June 16, 2016)

16-063-001: 132 MAPLE ROW – SITE PLAN: MOTION BY Atchley, seconded by Pinson, to approve 132 Maple Row – Site Plan with all staff comments as listed below. Ames, Atchley, Bristol, Bryant-McCormick, Freudenthal, Jenkins, Lea, Millsaps, and Pinson voted aye. Nay: None. Absent: Stringfellow. Motion carried.

STAFF REPORT:

This site is located on the north side of Maple Row Boulevard, next to the Kinder Care Learning Center. It is zoned GC. The proposed development is for three office buildings. These will be very similar to the office buildings on the south side of the street.

STAFF COMMENTS:

Planning Department

1. Approval is conditioned on approval and recording of a combination plat.
2. Dumpster enclosure should be brick to match the building. Revise.
3. Provide sample retaining wall block for review and approval.
4. Provide a plan of service from NES.

Submitted by Timothy Whitten, Landscape Architect/Planner (June 30, 2016)

Public Works

1. No comments at this phase.

Submitted by Marshall Boyd, City Engineer (June 30, 2016)

Fire Department

1. No comments.

Submitted by Shelley Burwell, Fire Inspector (June 30, 2016)

Utility District

1. Each building needs to have its own separate water and sewer taps.
2. Irrigation tap to be 1 inch or 2 inch and must be tapped separate from the domestic tap.

Submitted by David Brigance, HUD Construction Supervisor (June 16, 2016)

16-065-001: COMPREHENSIVE ARTHRITIS – SITE PLAN: MOTION BY Atchley, seconded by Pinson, to approve the Comprehensive Arthritis – Site Plan, with all staff comments as listed below. Ames, Atchley, Bristol, Bryant-McCormick, Freudenthal, Jenkins, Lea, Millsaps, and Pinson voted aye. Nay: None. Absent: Stringfellow. Motion carried.

STAFF REPORT:

This site is located on Indian Lake Boulevard, next to China Buffet and Bojangles. It is in the Indian Lake Village planned development. The proposed use is medical office.

Submitted by Timothy Whitten, Landscape Architect/Planner (June 30, 2016)

STAFF COMMENTS:

Planning Department

1. Ground sign shown in detail 1-AS-02 is not allowed. Ground sign must be per the detail shown on page 40 of the Indian Lake Village Development Guide, “Outparcel Sign – Indian Lake Boulevard.” Revise.
2. General information table on sheet C2.00 indicates an incorrect required parking total. Revise.
3. Provide a bike rack on west side of building. Bike rack shall be per ILV Development Guide detail shown on page 58.

Submitted by Timothy Whitten, Landscape Architect/Planner (June 30, 2016)

Public Works

1. No comments at this phase.

Submitted by Marshall Boyd, City Engineer (June 30, 2016)

Fire Department

1. No comments.

Utility District

1. Need more detail drawings for hydrant relocation and meter vaults.

Submitted by David Brigance, HUD Construction Supervisor (June 16, 2016)

FINAL PLATS: None

PRELIMINARY AND FINAL DEVELOPMENT PLANS:

16-066-001: HAZEL PATH COMMONS – FDP REVISION – ADDITION OF USE:
MOTION BY Atchley, seconded by Bristol, to approve Hazel Path Commons – FDP Revision – to add Brewery and Tap Room to the list of Permitted Uses for Hazel Path Commons, with all staff comments as listed below. Ames, Atchley, Bristol, Bryant-McCormick, Freudenthal, Jenkins, Lea, Millsaps, and Pinson voted aye. Nay: None. Absent: Stringfellow. Motion carried.

STAFF REPORT:

This is the shopping center where Sears Outlet is located. The current list of permitted uses includes:

- Retail Goods Facility
- Office
- Health/Fitness Center
- Indoor Entertainment Facility
- Live Entertainment
- Recreational Training School
- Caterer
- Financial Institution
- General Business Services
- Medical/Dental Clinic
- Medical/Dental Laboratory
- Meeting/Event Center
- Personal Services Establishment
- Printing Shop Not Exceeding 10,000 square feet
- Restaurant, Full Service
- Restaurant, Carry Out
- Animal Hospital
- Day Care Center, Child
- Educational Facility, Vocational School
- Art Gallery

This request is to add an additional use – Brewery with Tap Room and Retail Sales. Because the base zone for this shopping center is GC, the maximum size allowed for a brewery (light manufacturing) is 5,000 sq. ft. A tap room is a tasting room where patrons taste the various types of craft beer which is manufactured on the property. The customers can then purchase

their favorite beer. Retail sales for on premise consumption is limited by the beer ordinance to 10% of the volume of beer produced on an annual basis. Sales are not permitted after 10:00 p.m. They cannot be within 150 feet of a church or school.

The primary businesses in Hazel Path Commons are Sears, Planet Fitness, Salt Spa, and Cato. Vintage Knoll subdivision is located behind the Center. Apartments are across the street.

STAFF COMMENTS: None

SITE PLANS:

16-055-001: DOLLAR GENERAL: MOTION BY Millsaps, was seconded by Bryant-McCormick, to defer Dollar General, until a comprehensive Traffic Study is done and approved by staff; revision to exterior elevations to blend with Rainbow Day Care and Bluegrass Landing, and with all other staff comments as listed below. Ames, Bristol, Bryant-McCormick, Freudenthal, Jenkins, Lea, Millsaps, Pinson voted aye. Nay: Atchley. Motion carried.

STAFF REPORT:

The site is located at the corner of East Main Street and Brittan Street, in front of the Bluegrass Landing subdivision. It is in the Bluegrass Yacht and Country Club Planned Development. The zoning is GC-PD.

The master plan for the outlots in front of Bluegrass Landing allows retail uses, so a Dollar General store is a conforming use.

The master plan states that “buildings shall generally be brick to grade with gabled roof lines. “The two outlot buildings built to date, Old Hickory Credit Union and Rainbow Daycare, adhere to this requirement. Dollar General has worked extensively with staff to modify the building architecture to add brick and stone, to simulate gables and a pitched roof, while breaking up the long wall expanses and bulk of the standard Dollar General prototype building. The Planning Commission should determine if the proposed architecture is sufficiently compatible with the adjacent residential subdivision and nearby businesses.

A 20 foot landscape buffer is required between this development and Bluegrass Landing. When Bluegrass Landing was developed, a 20 foot landscape easement was established across the rear of the outlots and north of the homes. However, the developer of Bluegrass Landing built a wood privacy fence 10 feet into the buffer and running the length of the subdivision. The buffer area on the homeowner’s side of the fence was used for lawn area and patios. On the north side of the fence, the trees and evergreens that were planted to establish the buffer were planted 5 to 10 feet outside of the landscape buffer, and outside the protection of the easement. Now, Dollar General needs to remove all of the existing buffer trees to accommodate their development. To make up for this, they are proposing an 8 foot tall brick wall within the landscape buffer, about 7

feet off of the existing wood fence. Staff has asked that screening trees be planned between the fences to provide screening above the 8 foot wall.

Submitted by Timothy Whitten, Landscape Architect/Planner (June 30, 2016)

STAFF COMMENTS:

Planning Department

1. Provide screening trees between the proposed wall and the existing fence, and at the back of the detention pond.
2. Revise grading to minimize root disturbance around the saved trees along Brittan St. These trees must be root pruned by a certified arborist prior to commencement of earthwork activity. Remove note on landscaping plan calling for these trees to be removed.
3. Show tree protection fencing around saved trees. Provide City's standard tree protection detail.
4. Engineer to work with staff on lighting alternatives at back of building to avoid light penetration across rear lot line.
5. Irrigation system shall be designed to minimize trenching near saved trees.
6. The majority of the brick in Bluegrass Landing is somewhat lighter in tone than the proposed DG brick. Use a lighter colored brick that more closely resembles that used on nearby homes.
7. Add landscaping to screen the detention pond from the street.
8. The west end of the proposed brick wall may need to be adjusted to avoid crowding the Bluegrass Landing subdivision sign.
9. Provide a brick wall column detail. Column should complement the adjacent columns in proportion and cap style.
10. Match the stone on the building to the Bluegrass Landing entry feature stone. Please address this concern.
11. Site plan approval is subject to plat approval and recording.

Submitted by Timothy Whitten, Landscape Architect/Planner (June 30, 2016)

Public Works

1. Please provide traffic study prior to final site plan approval. Coordinate with Public Works staff before finalizing the scope of the traffic study.

Submitted by Marshall Boyd, City Engineer (June 30, 2016)

Fire Department

1. No comments.

Submitted by Shelly Burwell, Fire Inspector (June 30, 2016)

Utility District

1. Water taps need to be separate taps.

Submitted by David Brigance, HUD Construction Supervisor (June 16, 2016)

16-057-001: TWICE DAILY SIGNAGE; MOTION BY Ames, was seconded by Millsaps, to approve the Twice Daily Signage to allow internal lighting of left side of sign for gas pricing only, and with all other staff comments as listed below. Ames, Bristol, Freudenthal, Jenkins, Lea, Millsaps, Pinson voted aye. Nay: None. Abstained: Atchley and Bryant-McCormick. Absent: Stringfellow. Motion carried.

STAFF REPORT:

The Twice Daily fuel station is under construction at the corner of Saundersville Road and Indian Lake Boulevard. They have a sign permit for two ground signs that are 31.5 square feet in size each. A little less than half of that area is manual changeable copy, externally lit. The changeable copy is for advertising the fuel prices. They would like to convert the area of the changeable copy to an electronic sign, however, the Indian Lake Village development guide prohibits internally lit ground signs. The ILV architectural review committee has approved the request. You may recall Culver's had a similar request a while back for an electronic reader board that could advertise their custard "flavor of the day." That request was granted by the Planning Commission.

Submitted by Timothy Whitten, Landscape Architect/Planner (June 30, 2016)

STAFF COMMENTS: None

16-061-001: MCALISTER'S DELI: MOTION BY Jenkins, was seconded by Atchley, to approve McAlister's Deli with all staff comments listed below. Ames, Atchley, Bristol, Bryant-McCormick, Freudenthal, Jenkins, Lea, Millsaps, Pinson voted aye. Nay: None. Absent: Stringfellow. Motion carried.

STAFF REPORT:

The site is located on Indian Lake Boulevard in front of Union University and across the street from Dunkin Donuts. It is in the Creekside planned development, and is zoned GC-PD.

STAFF COMMENTS:

Planning Department

1. The front building elevation is 50% brick and stone and 50% EIFS. The ILC development guide requires a minimum of 75% brick/stone, and a maximum of 25% EIFS. Revise elevations to comply.
2. Rooftop units must be screened by the building parapet walls. Rooftop screens are not acceptable. Revise plans accordingly.
3. Remove note on C1.1 referencing 12' ground sign. Sign must be per detail in Indian Lake Center "Single Tenant Ground Sign", which is 7' tall. Add note stating that sign will comply with this detail.
4. Retaining wall is subject to review and approval of the Planning Department;. Provide a sample of the stone or block to be used.
5. Dumpster enclosure and gate shall be 2 feet taller than top of dumpster (add note to enclosure and gate detail).

Submitted by Timothy Whitten, Landscape Architect/Planner (June 30, 2016)

Public Works

1. No comments at this phase.

Submitted by Marshall Boyd, City Engineer (June 30, 2016)

Fire Department

1. No comments.

Submitted by Shelley Burwell, Fire Inspector (June 30, 2016)

Utility District

1. Install 6 inch clean out in grass area at sewer tap.
2. 6 inch fire line will have a double check assembly instead of RPBP.

Submitted by David Brigance, HUD Construction Supervisor (June 16, 2016)

SKETCH PLATS: None

PRELIMINARY PLATS: None

REZONING REQUEST: None

STAFF APPROVED PROJECTS:

16-017-001: THE GROVE AT WATERFORD CROSSING, ENTRYWAY SIGN – SITE PLAN: The Hendersonville Regional Planning Commission acknowledged staff's approval of The Grove at Waterford Crossing Entryway sign – Site Plan.

16-025-001: FOUNTAIN BROOKE, PHASE 2, COMMON OPEN AREA – FINAL PLAT REVISION: The Hendersonville Regional Planning Commission acknowledged staff's approval of Fountain Brooke, Phase 2, Common Open Area – Final Plat Revision.

16-038-001: SWINT SUBDIVISION – FINAL PLAT: The Hendersonville Regional Planning Commission acknowledged staff's approval of Swint Subdivision – Final Plat.

16-048-001: BELL HARBOR ENTRYWAY SIGN - SITE PLAN: The Hendersonville Regional Planning Commission acknowledged staff's approval of Bell Harbor Entryway Sign – Site Plan.

16-058-001: 132 MAPLE ROW BOULEVARD – FINAL PLAT: The Hendersonville Regional Planning Commission acknowledged staff's approval of 132 Maple Row Boulevard – Final Plat.

16-070-001: HAZEL PATH SHOPPING CENTER – EXTERIOR UPGRADES – SITE PLAN: The Hendersonville Regional Planning Commission acknowledged staff's approval of Hazel Path Shopping Center – Exterior Upgrades – Site Plan.

16-071-001: PARK PLACE ASSISTED LIVING FACILITY – EXTERIOR UPGRADES – SITE PLAN: The Hendersonville Regional Planning Commission acknowledged staff's approval of Park Place Assisted Living Facility – Exterior Upgrades – Site Plan.

16-072-001: LAKEVIEW PLAZA – EXTERIOR UPGRADES –SITE PLAN: The Hendersonville Regional Planning Commission acknowledged staff's approval of Lakeview Plaza – Exterior Upgrades – Site Plan.

OTHER:

HENDERSONVILLE HORIZONS

VACATION RENTALS

ADJOURNMENT:

MOTION BY Millsaps, seconded by Jenkins, to adjourn the Hendersonville Regional Planning Commission at 7:25p.m. Ames, Atchley, Bristol, Bryant-McCormick, Freudenthal, Jenkins, Lea, Millsaps, Pinson voted aye. Nay: None. Absent: Stringfellow. Motion carried.

LORI ATCHLEY, Secretary

BOB FREUDENTAL, Chairman

FRED D. ROGERS, JR., Planning Director