

MINUTES
HENDERSONVILLE REGIONAL PLANNING COMMISSION
TUESDAY, AUGUST 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.

Mr. Rogers introduced new staff members, Sarah Young, Assistant City Engineering; Suzanne Baker, Planner; and Keith Free, Senior Planner.

ROLL CALL:

Present: Don Ames, Mark Bristol, Kee Bryant-McCormick, Bob Freudenthal, David Jenkins, Charles Lea, and Darlene Stringfellow. Absent: Lori Atchley, Bryant Millsaps, and Frank Pinson. Also present: Fred D. Rogers, Jr., Planning Director; Timothy D. Whitten, Landscape Architect/Planner; Keith Free, Senior Planner; Sarah Young, Assistant City Engineer; Paul Varble, Fire Marshal; and Barbara Story, Temporary.

PUBLIC HEARINGS:

Public Hearing to hear comments on a request by Johnny Lee to rezone 149 Sanders Ferry Road from Old Town Commercial to Old Town Residential.

Public Hearing to hear comments on a request by Domus Partners to rezone Parcel 24 from SR-1 to MFR and approve a revised Preliminary Development Plan for Villages of Stoneybrook, Section 1, Phase 5, Sumner county Map 159D, Group A, Parcels 24 and 25.01.

REQUEST FOR INFORMATION AND ASSISTANCE: None

ADDITIONS TO AGENDA:

*Durham, Phase 1, Sections 19 & 20 Final Plat; and Lake Haven Final Plat and Site Plan to be deferred.

*Dollar General neighbors have asked to speak.

MINUTES:

MOTION BY Ames, seconded by Bryant-McCormick, to approve the Minutes of Public Hearing of July 5, 2016, by SSI Management, LLC to add Brewery and Tap Room to the list of Permitted Uses for Hazel Path Commons. Ames, Bristol, Bryant-McCormick, Freudenthal, Jenkins, and Lea voted aye. Nay: None. Abstained; Stringfellow. Absent: Atchley, Millsaps, and Pinson. Motion carried.

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

CONSENT AGENDA ITEMS:

16-073-001: LAKE HARBOR, SECTION 3 – FINAL PLAT: MOTION BY Bryant-McCormick, seconded by Lea to approve Lake Harbor, Section 3, Final Plat, with all staff comments as listed below. Ames, Bristol, Bryant-McCormick, Freudenthal, Jenkins, Lea and Stringfellow voted aye. Nay: None. Absent: Atchley, Millsaps and Pinson. Motion carried.

STAFF COMMENTS

Planning Department

1. Provide signed 911 stamped approval form
2. Provide off-site sidewalk or similar improvements in lieu of required on-site sidewalks

Submitted by Suzanne Baker, Zoning Officer (July 28, 2016)

Public Works

1. In lieu of installing sidewalk within Sections 3 & 4, sidewalk connection will be made to Walton Ferry Elementary. Coordinate with Public Works and Planning.

Submitted by Marshall Boyd, City Engineer (July 14, 2016)

Fire Department

1. No comments at this phase

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

Utility District

1. No comments

Submitted by David Brigance, HUD Construction Supervisor (July 14, 2016)

16-074-001: LAKE HARBOR, SECTION 4 – FINAL PLAT: : MOTION BY Bryant-McCormick, seconded by Lea to approve Lake Harbor, Section 4-Final Plat, with all staff comments as listed below. Ames, Bristol, Bryant-McCormick, Freudenthal, Jenkins, Lea and Stringfellow voted aye. Nay: None. Absent: Atchley, Millsaps and Pinson. Motion carried.

STAFF COMMENTS

Planning Department

1. Provide signed 911 street name approval form
2. Remove remains of existing loop street.
3. Provide off-site sidewalks or similar improvements in lieu of required on-site sidewalks.

Submitted by Suzanne Baker, Zoning Officer (July 28, 2016)

Public Works

1. In lieu of installing sidewalk within Sections 3 & 4, sidewalk connection will be made to Walton Ferry Elementary. Coordinate with Public Works and Planning.

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

Fire Department

1. No comments at this phase

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

Utility District

1. No comments

Submitted by David Brigance, HUD Construction Supervisor (July 14, 2016)

16-082-001: DURHAM, PHASE 1, SECTION 8 – FINAL PLAT: MOTION BY Bryant-McCormick, seconded by Lea to approve Durham, Phase 1, Section 8-Final Plat, with all staff comments as listed below. Ames, Bristol, Bryant-McCormick, Freudenthal, Jenkins, Lea and Stringfellow voted aye. Nay: None. Absent: Atchley, Millsaps and Pinson. Motion carried.

STAFF COMMENTS

Planning Department

1. No comments

Submitted by Suzanne Baker, Zoning Officer (July 28, 2016)

Public Works

1. No comments at this phase.

Submitted by Marshall Boyd, City Engineer (July 29, 2016)

Fire Department

1. No comments at this phase

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

Utility District

1. WHUD

Submitted by David Brigance, HUD Construction Supervisor (July 14, 2016)

16-083-001: DURHAM, PHASE 1, SECTION 10 – FINAL PLAT: MOTION BY Bryant-McCormick, seconded by Lea to approve Durham, Phase 1, Section 10-Final Plat, with all staff comments as listed below. Ames, Bristol, Bryant-McCormick, Freudenthal, Jenkins, Lea and Stringfellow voted aye. Nay: None. Absent: Atchley, Millsaps and Pinson. Motion carried.

STAFF COMMENTS

Planning Department

1. No Comments

Submitted by Suzanne Baker, Zoning Officer (July 28, 2016)

Public Works

1. No comments at this phase.

Submitted by Marshall Boyd, City Engineer (July 14, 2016)

Fire Department

1. No comments at this phase

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

Utility District

1. WHUD

Submitted by David Brigance, HUD Construction Supervisor (July 14, 2016)

16-084-001: DURHAM, PHASE 1, SECTION 17 – FINAL PLAT: MOTION BY Bryant-McCormick, seconded by Lea to approve Durham, Phase 1, Section 17-Final Plat, with all staff comments as listed below. Ames, Bristol, Bryant-McCormick, Freudenthal, Jenkins, Lea and Stringfellow voted aye. Nay: None. Absent: Atchley, Millsaps and Pinson. Motion carried.

STAFF COMMENTS

Planning Department

1. No comments

Submitted by Suzanne Baker, Zoning Officer (July 28, 2016)

Public Works

1. No comments at this phase.

Submitted by Marshall Boyd, City Engineer (July 14, 2016)

Fire Department

1. No comments at this phase

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

Utility District

1. WHUD

Submitted by David Brigance, HUD Construction Supervisor (July 14, 2016)

16-085-001: DURHAM, PHASE 1, SECTION 18 – FINAL PLAT: MOTION BY Bryant-McCormick seconded by Lea to approve Durham, Phase 1, Section 18-Final Plat, with all staff comments as listed below. Ames, Bristol, Bryant-McCormick, Freudenthal, Jenkins, Lea and Stringfellow voted aye. Nay: None. Absent: Atchley, Millsaps and Pinson. Motion carried.

STAFF COMMENTS

Planning Department

1. No comments

Submitted by Suzanne Baker, Zoning Officer (July 28, 2016)

Public Works

1. No comments at this phase.

Submitted by Marshall Boyd, City Engineer (July 14, 2016)

Fire Department

1. No comments

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

Utility District

2. WHUD

Submitted by David Brigance, HUD Construction Supervisor (July 14, 2016)

16-086-001: DURHAM, PHASE 1, SECTION 19 – FINAL PLAT: Deferred

16-087-001: DURHAM, PHASE 1, SECTION 20 – FINAL PLAT: Deferred

16-088-001: DURHAM, PHASE 1, SECTION 21 – FINAL PLAT: MOTION BY Bryant-McCormick, seconded by Lea, to approve Durham, Phase 1, Section 21-Final Plat, with all staff comments as listed below. Ames, Bristol, Bryant-McCormick, Freudenthal, Jenkins, Lea and Stringfellow voted aye. Nay: None. Absent: Atchley, Millsaps and Pinson. Motion carried.

STAFF COMMENTS

Planning Department

1. Submit landscape plans for the pocket park along Kinsley Way and other parks.

Submitted by Suzanne Baker, Zoning Officer (July 28, 2016)

Public Works

1. No comments at this phase

Submitted by Marshall Boyd, City Engineer (July 29, 2016)

Fire Department

1. No comments at this phase

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

Utility District

1. WHUD

Submitted by David Brigance, HUD Construction Supervisor (July 14, 2016)

16-089-001: DURHAM, PHASE 1, SECTION 22 – FINAL PLAT: MOTION BY Bryant-McCormick, seconded by Lea, to approve Durham, Phase 1, Section 22-Final Plat, with all staff comments as listed below. Ames, Bristol, Bryant-McCormick, Freudenthal, Jenkins, Lea and Stringfellow voted aye. Nay: None. Absent: Atchley, Millsaps and Pinson. Motion carried.

STAFF COMMENTS

Planning Department

1. No comments

Submitted by Suzanne Baker, Zoning Officer (July 28, 2016)

Public Works

1. No comments at this phase.

Submitted by Marshall Boyd, City Engineer (July 29, 2016)

Fire Department

1. No comments at this phase

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

Utility District

1. WHUD

Submitted by David Brigance, HUD Construction Supervisor (July 14, 2016)

16-080-003: SAUNDERSVILLE STATION, PHASE 8 – FDP REVISION: MOTION BY Bryant-McCormick, seconded by Lea, to approve Saundersville Station, Phase 8 – FDP Revision, with all staff comments as listed below. Ames, Bristol, Bryant-McCormick, Freudenthal, Jenkins, Lea and Stringfellow voted aye. Nay: None. Absent: Atchley, Millsaps and Pinson. Motion carried.

STAFF COMMENTS

Planning Department

1. Show proposed open space
2. Correct General Note 5: Developer shall be responsible for street right of way dedication

and construction of all infrastructure required by the Hendersonville Subdivision Regulations.

3. Provide 20 foot wide easement within the TVA easement from Cannon Crossing to west end of this phase for future 10-foot bike trail. Include a note to state that final location to be established on final subdivision plat.

Submitted by Fred Rogers, Planning Director (July 28, 2016)

Public Works

The buffer zone shall be shown 30' from the top of stream bank and the area within the buffer zone shall be shown as a Public Utility and Drainage Easement (P.U.D.E.). The minimum width of the buffer must be more than 15 feet at any measured location and an average of 30 feet on a per lot basis.

Submitted by Marshall Boyd, City Engineer (July 29, 2016)

Fire Department

1. No comment

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

Utility District

1. No comment

Submitted by David Brigance, HUD Construction Supervisor (July 14, 2016)

16-076-001: HUNT CLUB, PHASE 11 – PRELIMINARY PLAT: MOTION BY Bryant-McCormick, seconded by Lea, to approve Hunt Club, Phase 11 – Preliminary Plat, with all staff comments as listed below. Ames, Bristol, Bryant-McCormick, Freudenthal, Jenkins, Lea and Stringfellow voted aye. Nay: None. Absent: Atchley, Millsaps and Pinson. Motion carried.

STAFF COMMENTS

Planning Department

1. On the Typical Corner Lot Detail, remove the side and rear setback lines, and add a note on this Detail which says: Corner lots to have one side yard of at least 7.5 feet and a rear yard of at least 20 feet." Remove the side and rear setback lines from the corner lots on the plat.
2. Name Road "F."
3. What is assumed to be curb and gutter does not match the symbol in the legend. Please correct.
4. Please provide a written statement to confirm the HOA is operating as per the CCR's and by law and is properly maintaining the C.O.S. Submit with the initial submittal of the final plat

Submitted by Fred Rogers, Planning Director (July 28, 2016)

Public Works

1. No comments at this phase.

Submitted by Marshall Boyd, City Engineer (July 29, 2016)

Fire Department

1. Hydrants are to be located at each intersection and spacing is not to exceed 500' for residential projects. Phase 11: Add a hydrant at the intersection of Road F and Randolph street (Lot 135). Phase 8 ,9 & 12: Add a hydrant at the intersection of Road C and Compton Street (Lot 196).
2. Hydrant installed for this project must be factory coated yellow per subdivision regulations. Add a note to the utility plan to insure the hydrants are installed per code.

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

Utility District

1. WHUD

Submitted by David Brigance, HUD Construction Supervisor (July 14, 2016)

16-077-001: HUNT CLUB, PHASES 8, 9, AND 12 – PRELIMINARY PLAT: MOTION BY McCormick seconded by Lea to approve Hunt Club, Phases 8, 9, and 12 – Preliminary Plat, with all staff comments as listed below. Ames, Bristol, Bryant-McCormick, Freudenthal, Jenkins, Lea and Stringfellow voted aye. Nay: None. Absent: Atchley, Millsaps and Pinson. Motion carried.

STAFF COMMENTS

Planning Department

1. On the Typical Corner Lot Detail, remove the side and rear setback lines, and add a note on this Detail which says: Corner lots to have one side yard of at least 7.5 feet and a rear yard of at least 20 feet.” Remove the side and rear setback lines from the corner lots on the plat.
2. Name Road “F.”
3. What is assumed to be curb and gutter does not match the symbol in the legend. Please correct.
4. Please provide a written statement to confirm the HOA is operating as per the CCR’s and by law and is properly maintaining the C.O.S. Submit with the initial submittal of the final plat

Submitted by Fred Rogers, Planning Director (July 28, 2016)

Public Works

1. No comments at this phase.

Submitted by Marshall Boyd, City Engineer (July 29, 2016)

Fire Department

1. Hydrants are to be located at each intersection and spacing is not to exceed 500’ for residential projects. Phase 11: Add a hydrant at the intersection of Road F and Randolph street (Lot 135). Phase 8,9 & 12: Add a hydrant at the intersection of Road C and Compton Street (Lot 196).
2. Hydrant installed for this project must be factory coated yellow per subdivision regulations. Add a note to the utility plan to insure the hydrants are installed per code.

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

Utility District

1. WHUD

Submitted by David Brigance, HUD Construction Supervisor (July 14, 2016)

16-080-001: SAUNDERSVILLE STATION, PHASE 8 – PRELIMINARY PLAT: MOTION BY McCormick seconded by Lea to approve Saundersville Station, Phase 8 – Preliminary Plat, with all staff comments as listed below. Ames, Bristol, Bryant-McCormick, Freudenthal, Jenkins, Lea and Stringfellow voted aye. Nay: None. Absent: Atchley, Millsaps and Pinson. Motion carried.

STAFF COMMENTS

Planning Department

1. Provide easement for sewer pump station site
2. Provide street names
3. Show boundary of all open space
4. Add a note to the Bike Path easement: Final location to be established on Final Plat

Submitted by Fred Rogers, Planning Director (July 28, 2016)

Public Works

1. The buffer zone shall be shown 30' from the top of stream bank and the area within the buffer zone shall be shown as a Public Utility and Drainage Easement (P.U.D.E.). The minimum width of the buffer must be more than 15 feet at any measured location and an average of 30 feet on a per lot basis.

Submitted by Marshall Boyd, City Engineer (July 29, 2016)

Fire Department

1. No comment

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

Utility District

1. No comments

Submitted by David Brigance, HUD Construction Supervisor (July 14, 2016)

FINAL PLATS:

16-031-001: INDIAN LAKE VILLAGE, PHASE 8, SECTION A, RESUB OF LOT 41: MOTION BY Jenkins, seconded by Bristol, to approve Indian Lake Village, Phase 8, Section A, Resub. Of Lot 41, with all staff comments as listed below. Ames, Bristol, Bryant-McCormick, Freudenthal, Jenkins, Lea and Stringfellow voted aye. Nay: None. Absent: Atchley, Millsaps and Pinson. Motion carried.

STAFF REPORT

The attached final plat creates three lots, northeast of where Saundersville Road intersects with Stop Thirty Road. The Land Use and Transportation Plan calls for improvements to be made to Stop Thirty as properties develop. These required improvements are addressed in Public Work's comment #1.

STAFF COMMENTS

Planning Department

1. Remove the apparent lot line shown coincident with the match line on sheet 1.
2. Provide easements on lot 54 for detention pond, landscaping and grading serving lot 55.
3. Add note: Developers shall be members of the Indian Lake Property Owners Association. Lots are subject to the Indian Lake Village Development Guide.

Submitted by Fred Rogers, Planning Director (July 29, 2016)

Public Works Department

1. Add Note: Prior to the issuance of a building permit for a building with frontage on Stop Thirty Road, provide all improvements to Stop Thirty Road as required by the Hendersonville Subdivision Regulations or provide a surety.

Submitted by Marshall Boyd, City Engineer (July 29, 2016)

Fire Department

1. No comments at this phase.

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

16-064-001: Lake Haven: Deferred

PRELIMINARY AND FINAL DEVELOPMENT PLANS:

16-063-001: Villages of Stoneybrook – PDP: MOTION BY Jenkins, seconded by Stringfellow, to approve The Villages of Stoneybrook - PDP, with Traffic Study to be review by the City Staff and with all staff comments as listed below. Ames, Bristol, Bryant-McCormick, Freudenthal, Jenkins, Lea and Stringfellow voted aye. Nay: None. Absent: Atchley, Millsaps and Pinson. Motion carried.

STAFF COMMENTS

Planning Department

1. Additional architectural design guidance will be required with the Final Development Plan.
2. Provide screening along the north side of Lot 72 and 71 where adjacent to open space.
3. Provide one street tree for every lot
4. Street trees should be a canopy-type tree
5. Change arborvitae to Magnolia grandifolia ‘Little Gem’, and do not specify clear trunk.
6. Exposed sides of retaining wall should be faced with brick compatible with nearby homes.
7. Provide City’s standard tree planting details.

Submitted by Fred Rogers, Planning Director (July 28, 2016)

Public Works

1. No comments at this phase.

Submitted by Marshall Boyd, City Engineer (July 29, 2016)

Fire Department

1. Provide a fire department access, in the turn around that connects to Stop Thirty Road at the end of Blackstone Drive that we agreed to during our preliminary discussions. 16' minimum unobstructed width. If gated provide a means to access the gate.
2. If the access is not provided the new homes constructed within the subdivision are required to have a sprinkler system.

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

Utility District

1. Need to show 12 inch water line location. May need to relocate 12 inch water line.

Submitted by David Brigance, HUD Construction Supervisor (July 2, 2016)

SITE PLANS:

16-079-001: Rocky McElhaney Law Office: MOTION BY Jenkins, seconded by Ames, to approve Rocky McElhaney Law Office, **without** the two waiver request and with all staff comments as listed below. Ames, Bristol, Bryant-McCormick, Freudenthal, Jenkins, Lea and Stringfellow voted aye. Nay: None. Absent: Atchley, Millsaps and Pinson. Motion carried.

STAFF REPORT

This site is located between Saundersville Road and Vietnam Veterans bypass, east of the Bridgemill townhomes currently under construction. It is zoned MXC-PD and is in the Indian Lake Village planned development. The proposed use is office space for the Rocky McElhaney law firm.

The Indian Lake Village development guide requires all sides of a building to have a minimum of 75% brick or stone. The proposed building complies on three sides, but not on the fourth facing Vietnam Veterans. That side is comprised of 70% stucco and 30% brick. Staff asked that the building be brought into compliance. The applicant has responded "The portion of the mainly glass and Portland cement stucco façade on the building's North elevation faces an interior courtyard bounded by the new Rocky Law Firm building and a future building." On sheet C2.1 the outline of a future building can be faintly seen. The future building would help screen the

north face from Vietnam Veterans traffic. It is not clear if and when it will be built. The ILV ARC has approved the north façade as proposed.

The north face of the building also has a good amount of blue-colored glass. There is a smaller amount on the south side facing Saundersville Road. The ILV development guide states building colors should be muted, natural earth tones. Staff has asked that the glass be changed to comply with this requirement. The applicant has responded "Ricky Law Firm's signature blue color is used sparingly, but effectively on the south façade facing Saundersville Road and is limited to the building signs, the front door, and details in the window frames. The balance of the blue color is used in a portion of the North elevation that defines an edge of an interior courtyard bounded by a future building. In this way the color is not on view from either Saundersville Rd in the current form or from Vietnam Vet's Pkwy in the future." As stated above, the outline of a future building can be faintly seen on sheet C2.1. It is not clear if and when it will be built. The ILV ARC has approved the glass as proposed.

The Planning Commission should determine if a waiver of these two requirements in in order

STAFF COMMENTS

Planning Department

1. Unless waived by the Planning Commission, revise the rear building elevation to provide 75% brick/stone.
2. Unless waived by the Planning Commission, revise the building elevations to provide a muted, natural earth-toned glass.
3. Approval of the site plan is subject to submittal and approval of a tree survey and tree remediation plan.
4. Shift above-ground utility boxes to provide minimum of 6' from back of street sidewalk. Provide sufficient landscaping to screen boxes.
5. Due to the topography falling off next to the street sidewalk, the proposed landscaping will not provide effective screening of the detention pond. Provide a 7' to 8' wide level shoulder next to the sidewalk on which the landscaping can be planted.
6. Trees planted for purposes other than required street and site trees may be counted towards tree remediation requirements. Nellie Stevens holly and arborvitae do not count towards tree remediation.
7. Approval of the site plan in conditioned on approval of the subdivision plat.

Submitted by Timothy Whitten, Planner/Landscape Architect (July 29, 2016)

Public Works

1. Consider utilizing underground detention instead of above ground to accommodate landscaping requirements.

Submitted by Marshall Boyd, City Engineer (July 29, 2016)

Fire Department

1. Fire Department access greater than 150 feet requires a turn around. Provide provision for a turnaround per 2012 IFC Appendix D within the complex.
 - The proposed turnaround does not meet the code requirements as stated in 2012 IFC appendix D. However, due to the future connectivity shown, the temporary gravel turnaround is acceptable. This turnaround is to be maintained as an all-weather driving surface that will support the load of the fire equipment until the connectivity within the lot is completed.
2. FDC: The FDC is required to be plumbed to above the check valve on the riser. The FDC is established to pressurize the sprinkler system within the structure and not the private Fire Line.
 - In addition, the FDC is buried by the landscaping and is not accessible for use. Locate the FDC on the front of the building and add a hydrant at the original FDC location as proposed and discussed.

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

Utility District

1. Move domestic and irrigation meters back next to the fire meter vault. Connection to the hydrant lateral must be before the hydrant valve.

Submitted by David Brigance, HUD Construction Supervisor (July 14, 2016)

16-012-004: Lake Haven: Deferred

16-055-001: Dollar General: MOTION BY Jenkins, seconded by Ames, to approve Dollar General, with dumpster located closer to rear of building and pickup service to be later in the day, Dollar General required to make a driveway connection to the Rainbow Day Care Access Easement, and with all staff comments as listed below. Ames, Bristol, Freudenthal, Jenkins, and Stringfellow voted aye. Nay: Bryant-McCormick. Abstained: Lea. Absent: Atchley, Millsaps and Pinson. Motion carried.

STAFF REPORT

Dollar General was before the Planning Commission at its July 5th meeting. The project was deferred to allow the applicant time to obtain a traffic study and to revise the proposed building brick color. The brick has been revised to a lighter shade of red to better complement adjacent homes. The traffic study has been completed. The summary is as follows:

The results of the analyses included in this study indicate that the following recommendations should be considered in conjunction with the proposed project:

- 1. At the intersection of E. Main Street and Brittan Street, a separate northbound right turn lane should be provided on Brittain Street. Specifically, this turn lane should include at least 50 feet of storage and should be designed and constructed according to AASHTO standards.*
- 2. Each of the project accesses should be constructed to include one entering lane and one exiting lane, striped as a shared left and right turn lane.*
- 3. It is important to note that, although the northern project access is planned to be constructed approximately 120 feet south of E. Main Street. Ideally, both project accesses would be constructed farther away from E. Main Street in order to reduce the potential for vehicle conflicts and vehicle queues. However, the planned separation between the project accesses is necessary in order to allow large delivery trucks to circulate through the project site.*

This 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 homeowners 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 planted behind the fences to provide screening above the 8 foot wall.

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 that 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 (July 29, 2016)

Public Works

1. Road modifications may be necessary to accommodate the truck turning movements.

Submitted by Marshall Boyd, City Engineer (July 29, 2016)

Fire Department

1. No comment

Submitted by Shelley 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)

BREAK 7:35 – 7:50

SKETCH PLATS: None

PRELIMINARY PLATS:

16-078-001: Hendersonville Business Park: MOTION BY Stringfellow, seconded by Bryant-McCormick, to approve Hendersonville Business Park, with all staff comments as listed below.

Ames, Bristol, Bryant-McCormick, Freudenthal, Jenkins, Lea and Stringfellow voted aye. Nay: None. Absent: Atchley, Millsaps and Pinson. Motion carried.

STAFF COMMENTS

Planning Department

1. Construction plans shall be submitted and approved prior to submittal of the final plat.
2. Add "Section 3" to the name of this plat.
3. Add note: Access to New Shackle Island Road is limited to Summit Boulevard and the lot 2 access easement.

Submitted by Timothy Whitten, Planner/Landscape Architect (July 29, 2016)

Public Works

1. No comments at this phase.

Submitted by Marshall Boyd, City Engineer (July 29, 2016)

Fire Department

1. No comment

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

Utility District

1. Ok for planning. Needs to show sewer easement on the north and east side of the property.

Submitted by David Brigance, HUD Construction Supervisor (July 14, 2016)

REZONING REQUEST:

16-075-001: Request for Rezoning of 149 Sanders Ferry Road from Old Town Commercial (OTC) to Old Town Residential (OTR): Deferred by Applicant

STAFF APPROVED PROJECTS:

16-036-001: Waterford Crossing Main Entryway Sign – Site Plan: The Hendersonville Regional Planning Commission acknowledged staff's approval of Waterford Crossing Main Entryway Sign – Site Plan.

16-068-001: Indian Lake Village, Phase 1, Resub Lots 1 & 2 (Regal Cinema) – Final Plat: The Hendersonville Regional Planning Commission acknowledged staff's approval of Indian Lake Village, Phase 1, Resub Lots 1 & 2 (Regal Cinema) – Final Plat.

OTHER:

Amend Vacation Rental Provisions of the Zoning Ordinance - A workshop is scheduled for the third Tuesday of August to discuss amending the Vacation Rental Provision of the Zoning Ordinance.

ADJOURNMENT:

MOTION BY Ames, seconded by Jenkins, to adjourn the Hendersonville Regional Planning Commission Meeting at 8:27 p.m. Ames, Atchley, Bristol, Bryant-McCormick, Freudenthal, Jenkins, Lea, Millsaps, Pinson and Stringfellow voted aye. Nay: None. Absent: Atchley, Millsaps and Pinson. Motion carried.

LORI ATCHLEY, Secretary

BOB FREUDENTHAL, Chairman

FRED D. ROGERS, JR., Planning Director