

MINUTES
HENDERSONVILLE REGIONAL PLANNING COMMISSION
THURSDAY, JANUARY 3, 2013
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, Kee Bryant-McCormick, Bob Freudenthal, David Jenkins, Ann Massey, Bryant Millsaps, Frank Pinson, Darlene Stringfellow. Absent: Lori Atchley and Mark Bristol. Also Present: Fred D. Rogers, Jr., Planning Director; Lisa D. Milligan, Senior Planner; Timothy D. Whitten, Landscape Architect/Planner; Jerry Horton, Public Works Director; Paul Varble, Fire Inspector; and Georgie Mathis, Administrative Clerk.

PUBLIC HEARING: None

REQUEST FOR INFORMATION AND ASSISTANCE: None

ADDITIONS TO AGENDA: None

MINUTES:

MOTION by Jenkins, seconded by Ames, to approve the Hendersonville Regional Planning Commission Public Hearing Minutes of December 4, 2012 to hear comments on a request by Goodall Homes to approve a new Preliminary Master Development Plan for Millstone (formerly known as Willowbrooke) located on the east side of Saundersville Road between Avondale and Wynbrooke, Sumner County Property Tax Map 146, Parcel 4.00, containing 221.4 acres and zoned Low Density Residential District Planned Unit Development (R-15 PUD) and General Commercial Service District Planned Unit Development (GCS PUD) , said new Plan consisting of 614 residential lots, 53.2 acres of open space and 16.7 acres of commercial property. Ames, Bryant-McCormick, Freudenthal, Jenkins, Massey and Stringfellow voted aye. Nay: None. Abstain: Millsaps and Pinson. Absent: Atchley and Bristol. Motion carried.

MOTION by Jenkins, seconded by Massey, to approve the Hendersonville Regional Planning Commission Public Hearing Minutes of December 4, 2012 to hear comments on a request by Michael Neff, representing Mark C. Johnson/Fountain at Indian Lake Partners, to amend the Revised Final Master Development Plan for Indian Lake Market, Lot "L" to allow Professional Services – Medical at 200 North Anderson Lane, Suite 104 & 106. Ames, Bryant-McCormick, Freudenthal, Jenkins, Massey and Stringfellow voted aye. Nay: None. Abstain: Millsaps and Pinson. Absent: Atchley and Bristol. Motion carried.

MOTION by Jenkins, seconded by Massey, to approve the Hendersonville Regional Planning Commission Minutes of December 4, 2012. Ames, Bryant-McCormick, Freudenthal, Jenkins, Massey and Stringfellow voted aye. Nay: None. Abstain: Millsaps and Pinson. Absent: Atchley and Bristol. Motion carried.

CONSENT AGENDA ITEMS:

12-082-001: SITE PLAN, POLLO TROPICAL – 299 INDIAN LAKE BOULEVARD:

MOTION by Pinson, seconded by Millsaps, to approve Site Plan, Pollo Tropical, with all staff comments as listed below. Ames, Bryant-McCormick, Freudenthal, Jenkins, Massey, Millsaps, Pinson and Stringfellow voted aye. Nay: None. Absent: Atchley and Bristol. Motion carried.

STAFF REPORT

Pollo Tropical will be located in front of Sam's Club on Indian Lake Boulevard, just south of the Sam's Club entrance and north of the American Family Care site. The property is zoned GCS-PUD and is in the Indian Lake Village PUD.

Pollo Tropical is a Quick Service Restaurant, as defined by the Zoning Ordinance. This will be the second such restaurant within Indian Lake Village, and the second on the portion of Indian Lake Boulevard that lies within the Village (the other is McDonald's). Per the entitlement outlined on the approved Final Master Development Plan, after Pollo Tropical is built, there can be two additional quick service restaurants on Indian Lake Boulevard (within the PUD limits) and six more total within the overall development.

STAFF COMMENTS

Planning Department

1. Stair railing finish shall be black
2. Top of dumpster enclosure and gate shall be at least 2' above top of dumpster.
3. Light pole base shall extend no more than 6" above grade.

Submitted by Timothy Whitten, Landscape Architect/Planner (December 28, 2012)

Public Works Department

1. No policy issues.

Submitted by Duane Allen, Assistant to City Engineer (December 28, 2012)

Fire Department

1. Build as shown.

Submitted by Darrel Fleming, Fire Marshall (December 28, 2012)

Utility District

1. Need RBPB on 2" domestic water line.

Submitted by Ronnie Perdue, HUD (December 28, 2012)

12-081-001: PRELIMINARY PLAT, THE MEADOWS OF INDIAN LAKE, PHASE 5: MOTION by Pinson, seconded by Millsaps, to approve Preliminary Plat, The Meadows of Indian Lake, Phase 5, with all staff comments as listed below. Ames, Bryant-McCormick, Freudenthal, Jenkins, Massey, Millsaps, Pinson and Stringfellow voted aye. Nay: None. Absent: Atchley and Bristol. Motion carried.

STAFF COMMENTS

Planning Department

1. No comment.

Submitted by Lisa Milligan, AICP, Senior Planner (December 28, 2012)

Public Works Department

1. No policy issues.

Submitted by Duane Allen, Assistant to City Engineer (December 28, 2012)

Fire Department

1. Build as shown with an 8 inch main on Revere Court.

Submitted by Darrel Fleming, Fire Marshall (December 28, 2012)

Utility District

1. Ok for Planning.

Submitted by Ronnie Perdue, HUD (December 28, 2012)

FINAL PLATS: None

PRELIMINARY AND FINAL MASTER DEVELOPMENT PLANS:

12-069-001: REVISED FMDP HOME DEPOT TO ADD USE TO ALLOW TRUCK RENTAL & TEMPORARY STORAGE OF RENTAL TRUCKS: MOTION by Jenkins, seconded by Massey, to defer Revised FMDP Home Depot to Add Use to Allow Truck Rental & Temporary Storage of Rental Trucks until the next regular meeting at the request of the applicant. Ames, Bryant-McCormick, Freudenthal, Jenkins, Massey, Millsaps, Pinson and Stringfellow voted aye. Nay: None. Absent: Atchley and Bristol. Motion carried.

12-074-001: MILLSTONE SUBDIVISION PMDP (FORMERLY WILLOWBROOKE): MOTION by Millsaps, seconded by Pinson, to defer for 30 days (regular meeting in February) Millstone Subdivision PMDP (formerly Willowbrooke) pending further discussion of proposed design as it relates to topographic, land use and site development concerns, with discussion to be held between developer, staff and interested members of the Hendersonville Regional Planning Commission. Ames, Freudenthal, Jenkins, Millsaps and Pinson voted aye. Nay: Bryant-McCormick, Massey and Stringfellow. Absent: Atchley and Bristol. Motion carried.

SITE PLANS: None

SKETCH PLATS: None

PRELIMINARY PLATS: None

REZONING REQUEST: None

STAFF APPROVED PROJECTS: None

OTHER:

ELECTION OF OFFICERS:

MOTION by Millsaps, seconded by Pinson, to elect Bob Freudenthal as Chairman of the Hendersonville Regional Planning Commission for 2013. Ames, Bryant-McCormick, Jenkins, Massey, Millsaps, Pinson and Stringfellow voted aye. Nay: None. Abstain: Freudenthal. Absent: Atchley and Bristol. Motion carried.

MOTION by Millsaps, seconded by Massey, to elect David Jenkins as Vice-Chairman of the Hendersonville Regional Planning Commission for 2013. Ames, Bryant-McCormick, Freudenthal, Massey, Millsaps, Pinson and Stringfellow voted aye. Nay: None. Abstain: Jenkins. Absent: Atchley and Bristol. Motion carried.

MOTION by Millsaps, seconded by Pinson, to elect Ann Massey as Secretary of the Hendersonville Regional Planning Commission for 2013. Ames, Bryant-McCormick, Freudenthal, Jenkins, Massey, Millsaps, Pinson and Stringfellow voted aye. Nay: None. Absent: Atchley and Bristol. Motion carried.

MOTION by Millsaps, seconded by Pinson, to elect Don Ames as Assistant Secretary of the Hendersonville Regional Planning Commission for 2013. Bryant-McCormick, Freudenthal, Jenkins, Massey, Millsaps, Pinson and Stringfellow voted aye. Nay: None. Abstain: Ames. Absent: Atchley and Bristol. Motion carried.

ADJOURNMENT:

MOTION by Millsaps, seconded by Pinson, to adjourn the Hendersonville Regional Planning Commission Meeting at 7:58 p.m. Ames, Bryant-McCormick, Freudenthal, Jenkins, Massey, Millsaps, Pinson and Stringfellow voted aye. Nay: None. Absent: Atchley and Bristol. Motion carried.

ANN MASSEY, Secretary

BOB FREUDENTHAL, Chairman

FRED D. ROGERS, JR., Planning Director