

MINUTES
HENDERSONVILLE REGIONAL PLANNING COMMISSION
TUESDAY, JANUARY 3, 2012
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, Tommy Elsten, Bob Freudenthal, David Jenkins, Ann Massey, Bryant Millsaps, Frank Pinson and Darlene Stringfellow. Also present: Fred D. Rogers, Jr., Planning Director; Lisa D. Milligan, Senior Planner; Timothy Whitten, Landscape Architect/Planner; Jerry Horton, Public Works Director; Nate Renzella, Fire Inspector; and Georgie Mathis, Administrative Clerk.

PUBLIC HEARING:

A Public Hearing to amend the Hendersonville Land Use and Transportation Plan to replace Table 5-2, Roadway Improvements, to specify minimum right-of-way width requirements for each major street.

A Public Hearing to hear comments on a request by PBI Bank and Express Oil Company to add the following use to the allowed uses in Indian Lake Village, Phase IIIG, Lot 28, located on the west side of Indian Lake Boulevard approximately 200 feet north of Saundersville Road in front of Sam's Club:

Automotive Service and Repair (excluding auto paint shops, auto towing service, bus maintenance and repair, and car washes).

REQUEST FOR INFORMATION AND ASSISTANCE: None

ADDITIONS TO AGENDA: None

MINUTES:

MOTION by Atchley, seconded by Pinson to approve the Hendersonville Regional Planning Commission Minutes of November 15, 2011. Ames, Atchley, Elsten, Freudenthal, Jenkins, Massey, Pinson and Stringfellow voted aye. Nay: None. Abstain: Bristol and Millsaps. Absent: None. Motion carried.

CONSENT AGENDA ITEMS:

12-001-001: FINAL PLAT, MARTINS OAK, SECTION 3, RESUB. LOT #3, REVISION 2: MOTION by Elsten, seconded by Jenkins, to approve Final Plat, Martins Oak, Section 3, Resub. Lot #3, Revision 2, with all staff comments as listed below. Ames, Atchley, Bristol, Elsten, Freudenthal, Jenkins, Massey, Millsaps, Pinson and Stringfellow voted aye. Nay: None. Absent: None. Motion carried.

Planning Department

STAFF COMMENTS

1. Remove 30' front yard label and line from the lot.
2. Correct Note 4 in regards to the front setback (40').
3. Remove the Certificate of Common Areas Dedication as it is not needed.
4. Make sure that when the owners sign the plats that their title/position with the company is included. The Sumner County Register will not record without this information.

Submitted by Lisa Milligan, AICP, Senior Planner (December 30, 2011)

Fire Department

1. 16 inch water main and fire hydrants are existing.

Submitted by Darrel Fleming, Fire Marshal (December 30, 2011)

Public Works Department

1. No policy issues.

Submitted by: Duane Allen, Assistant to City Engineer (December 30, 2011)

Utility District

1. No comment.

Submitted by: Larry Davis, HUD (December 30, 2011)

12-004-001: FINAL PLAT, VILLAGES OF STONEYBROOK, PHASE 3, RESUB. OF UNITS #14-16 & 22-29: MOTION by Elsten, seconded by Jenkins, to approve Final Plat, Villages of Stoneybrook, Phase 3, Resub. of Units #14-16 & 22-29, with all staff comments as listed below. Ames. Atchley, Bristol, Elsten, Freudenthal, Jenkins, Massey, Millsaps, Pinson and Stringfellow voted aye. Nay: None. Absent: None. Motion carried.

Planning Department

STAFF COMMENTS

1. No comments.

Submitted by Lisa Milligan, AICP, Senior Planner (December 30, 2011)

Fire Department

1. 12 inch and 8 inch water mains and fire hydrants are existing.

Submitted by Nate Renzella, Fire Inspector (December 30, 2011)

Public Works Department

1. No policy issues.

Submitted by: Duane Allen, Assistant to City Engineer (December 30, 2011)

Utility District

1. Approval for Planning
2. Need a plan showing a sewer service & water service to each parcel
3. Tap and capacity fees due

Submitted by: Larry Davis, HUD (December 30, 2011)

12-005-001: FINAL PLAT, VILLAGES OF STONEYBROOK, PHASE 4, RESUB. OF UNITS #9 & #68-77: MOTION by Elsten, seconded by Jenkins, to approve Final Plat, Villages of Stoneybrook, Phase 4, Resub. of Units #9 & #68-77, with all staff comments as listed below: Ames, Atchley, Bristol, Elsten, Freudenthal, Jenkins, Massey, Millsaps, Pinson and Stringfellow voted aye. Nay: None. Absent: None. Motion carried.

Planning Department

STAFF COMMENTS

1. No comment.

Submitted by Lisa Milligan, AICP, Senior Planner (December 30, 2011)

Fire Department

1. Lots 68-74 are not shown. (please confirm)
2. #9 is not shown in bold print
3. The water mains and fire hydrants are existing.

Submitted by Nate Renzella, Fire Inspector (December 30, 2011)

Public Works Department

1. No policy issues.

Submitted by: Duane Allen, Assistant to City Engineer (December 30, 2011)

Utility District

1. Approval for Planning
2. Need a plan showing a sewer service & water service to each parcel
3. Tap and capacity fees due

Submitted by: Larry Davis, HUD (December 30, 2011)

FINAL PLATS: None

PRELIMINARY AND FINAL MASTER DEVELOPMENT PLANS:

12-002-001: FMDP AMENDMENT, DRAKES CREEK CENTER (KROGER): MOTION by Ames, seconded by Millsaps, to defer FMDP Amendment, Drakes Creek Center (Kroger), for 30 days to allow staff and developer time to look at traffic in detail and discuss traffic concerns. Ames, Atchley, Bristol, Elsten, Freudenthal, Jenkins, Massey, Millsaps, Pinson and Stringfellow voted aye. Nay: None. Absent: None. Motion carried.

12-003-001: FMDP AMENDMENT, NEW SHACKLE ISLAND CENTER (AMENDMENT 2) TO REDUCE SQUARE FOOTAGE AND REVISE SHAPE OF BUILDING: MOTION by Jenkins, seconded by Bristol, to approve FMDP Amendment, New Shackle Island Center (Amendment 2) to reduce square footage and revise shape of building, and with all staff comments as listed below. Ames, Atchley, Bristol, Elsten, Freudenthal, Jenkins, Massey, Millsaps, Pinson and Stringfellow voted aye. Nay: None. Absent: None. Motion carried.

Planning Department

STAFF REPORT

New Island Center is located at the intersection of New Shackle and Old Shackle Island Road. It is zoned GCS-PUD. The current FMDP shows two buildings, one of which is complete. The remaining building, which is un-built, is two stories and 34,000 square feet. The owner is requesting to amend the plan to show a single story, 20,500 square foot building. This building, though smaller, increases the ground coverage by about 12%, thus requiring an amendment to the master plan. There is no decrease in pervious area.

Allowed uses are to remain unchanged. Building architecture and materials are to be in keeping with the existing building.

STAFF COMMENTS

1. Building facades facing Old Shackle Island Road shall be brick, stone, EIFS, or other approved material, in keeping with the other sides of the building. CMU is not permitted.

Submitted by Timothy Whitten, Planner/Landscape Architect (December 30, 2011)

Fire Department

1. Any and all fire protection water (water mains and fire hydrants) shall extend from the 12 inch main at the rear of the property.

Submitted by Darrel Fleming, Fire Marshal (December 30, 2011)

Public Works Department

1. No policy issues.

Submitted by: Duane Allen, Assistant to City Engineer (December 30, 2011)

12-007-001: FMDP AMENDMENT, INDIAN LAKE VILLAGE, ADDITION OF USE (AUTOMOTIVE SERVICE AND REPAIR) TO PART OF LOT 28 (AREA 3 OUTLOT): MOTION by Millsaps, seconded by Jenkins, to reject the FMDP Amendment, Indian Lake Village, Addition of Use (Automotive Service and Repair) to part of Lot 28 (Area 3 Outlot), request as submitted. Ames, Atchley, Bristol, Elsten, Freudenthal, Jenkins, Massey, Millsaps, Pinson and Stringfellow voted aye. Nay: None. Absent: None. Motion carried.

SITE PLANS:

12-002-002: SITE PLAN, KROGER L-519 FUEL CENTER: MOTION by Ames, seconded by Pinson, to defer Site Plan, Kroger L-519 Fuel Center, for 30 days to allow staff and developer time to look at traffic in detail and discuss traffic concerns. Ames, Atchley, Bristol, Elsten, Freudenthal, Jenkins, Massey, Millsaps, Pinson and Stringfellow voted aye. Nay: None. Absent: None. Motion carried.

SKETCH PLATS: None

PRELIMINARY PLATS: None

REZONING REQUEST: None

STAFF APPROVED PROJECTS:

11-069-001: SITE PLAN, SONIC, 559 EAST MAIN STREET, CARHOP EXPANSION: The Planning Commission acknowledged staff approval of Site Plan, Sonic, 559 East Main Street, Carhop Expansion.

11-074-001: SITE PLAN, TWICE DAILY'S #8899, 369 NEW SHACKLE ISLAND ROAD, FREEZER ADDITION & CANOPY REMOVAL: The Planning Commission acknowledged staff approval of Site Plan, Twice Daily's #8899, 369 New Shackle Island Road, Freezer Addition & Canopy Removal.

11-076-001: SITE PLAN, LIBERTY PARTY, 1045 LAVERN, NEW PORCH: The Planning Commission acknowledged staff approval of Site Plan, Liberty Party, 1045 Lavern, New Porch.

12-006-001: FMDP, VILLAGES OF STONEYBROOK (MINOR REVISION): The Planning Commission acknowledged staff approval of FMDP, Villages of Stoneybrook (Minor Revision).

OTHER:

RESOLUTION 2012-01: A Resolution to amend the Hendersonville Land Use and Transportation Plan to replace Table 5-2, Roadway Improvements, to specify minimum right-of-way width requirements for each major street.

Fred Rogers discussed the written narrative and noted that the Planning Commission would need to decide on the option of whether to adopt the "Rural Cross Section" or the "Urban Cross Section" for Center Point Road from 386 to Goshentown Road.

MOTION by Ames, seconded by Millsaps, to adopt the "Rural Cross Section" for Center Point Road from 386 to Goshentown Road. Ames, Atchley, Bristol, Elsten, Freudenthal, Jenkins, Massey, Millsaps, Pinson and Stringfellow voted aye. Nay: None. Absent: None. Motion carried.

MOTION by Ames, seconded by Pinson, to approve Resolution 2012-01 to amend the Hendersonville Land Use and Transportation Plan to replace Table 5-2, Roadway Improvements, to specify minimum right-of-way width requirements for each major street as modified. Ames, Bristol, Elsten, Freudenthal, Jenkins, Massey, Millsaps, Pinson and Stringfellow voted aye. Nay: Atchley. Absent: None. Motion carried.

ELECTION OF OFFICERS:

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

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

MOTION by Millsaps, seconded by Stringfellow, to elect Lori Atchley as Secretary of the Hendersonville Regional Planning Commission. Ames, Bristol, Elsten, Freudenthal, Jenkins, Massey, Millsaps, Pinson and Stringfellow voted aye. Nay: None. Abstain: Atchley. Absent: None. Motion carried.

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

2012 MEETING SCHEDULE:

Fred Rogers reviewed the 2012 Hendersonville Regional Planning Commission Submittal Schedule and Guidelines.

ADJOURNMENT:

MOTION by Millsaps, seconded by Ames, to adjourn the Hendersonville Regional Planning Commission Meeting at 7:23 p.m. Ames, Atchley, Bristol, Elsten, Freudenthal, Jenkins, Massey, Millsaps, Pinson and Stringfellow voted aye. Nay: None. Absent: None. Motion carried.

LORI ATCHLEY, Secretary

BOB FREUDENTHAL, Chairman

FRED D. ROGERS, JR., Planning Director