

MINUTES
HENDERSONVILLE REGIONAL PLANNING COMMISSION
TUESDAY, JULY 7, 2015
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, Kee Bryant-McCormick, Bob Freudenthal, David Jenkins, Charles Lea, Bryant Millsaps, Frank Pinson and Darlene Stringfellow. Absent: Mark Bristol, Also present: Fred D. Rogers, Jr., Planning Director; Timothy D. Whitten, Landscape Architect/Planner; Will Hager, Senior Planner; Marshall Boyd, City Engineer, Paul Varble, Fire Marshall; and Sydney Simpson, Planning Assistant.

PUBLIC HEARINGS:

Public Hearing to modify the Transportation Plan for Rockland Road from Main Street to Center Point Road.

Public Hearing to Revise Zoning Ordinance.

REQUEST FOR INFORMATION AND ASSISTANCE: None

ADDITIONS TO AGENDA: None

MINUTES:

MOTION by Atchley, seconded by Stringfellow, to approve the Hendersonville Regional Planning Commission Meeting Minutes of June 2, 2015. Atchley, Bryant-McCormick, Jenkins, Lea, Millsaps, Pinson and Stringfellow voted aye. Nay: None. Abstain: Ames and Freudenthal. Absent: Bristol. Motion carried.

CONSENT AGENDA ITEMS:

15-035-002: FINAL PLAT, VILLAGES OF STONEYBROOK, PHASE 5, SECTION 1: MOTION by Atchley, seconded by Bryant-McCormick, to approve Final Plat, Villages of Stoneybrook, Phase 5, Section 1, with all staff comments as listed below. Ames, Atchley, Bryant-McCormick, Freudenthal, Jenkins, Lea, Millsaps, Pinson and Stringfellow voted aye. Nay: None. Absent: Bristol. Motion carried.

STAFF REPORT

This proposed final plat creates four separate lots. Lot 80 is proposed for the townhouse products that were approved with the master plan. Lots 81-83 are single family residential lots. This plat also creates a landscape easement on lots 72 & 73 that will screen the view of the townhouses from the rear yards of single family lots that front on Peck Place. The proposed final plat conforms to the approved preliminary plat and Final Development Plan for the Villages of Stoneybrook.

STAFF COMMENTS

Planning Department

1. Submit final corrected FMDP addressing the following agreed to conditions of approval.

Staff Comments/Proposed Conditions of Approval

- a. Sprinklers will be required for attached townhome units.
 - b. Specify that "siding material" is cementitious fiber board, hardi or equivalent. Vinyl siding is not permitted.
 - c. Provide lighting details for alley lighting.
 - d. Provide restrictions governing the use of the shared driveways in order to avoid potential conflicts.
 - e. Add a landscape buffer along the rear lot lines of lots 72 and 73.
 - f. The attached townhome units will need to receive site plan and design review approval by the Planning Commission prior to receiving a building permit.
2. Submit corrected Preliminary plat incorporating the comments below
 - a. For properties subject to the Horizontal Property Act as specified in Tennessee Code Annotated, the owner shall submit to the City of Hendersonville Planning Department a completed Master Deed with Covenants for review prior to the recording of said deed. The Master Deed must comply with all regulations as specified in the Horizontal Property Act.
 - b. Relocate the proposed transformer pad shown in the access easement for lots 81 & 82.

3. Use lot numbering and unit lettering scheme from the Preliminary Plat. Correct General Note accordingly.
4. Reference the Villages of Stoneybrook Final Master Development Plan in the zoning description.
5. Add street numbers. Coordinate with Sumner County 911.

Submitted by Will Hager, AICP, Senior Planner (July 2, 2015)

Public Works Department

1. No Comment.

Submitted by Marshall Boyd, City Engineer (July 2, 2015)

Fire Department

1. No comment. All previous concerns were addressed.

Submitted by Paul Varble, Fire Inspector (July 2, 2015)

Utility District

1. Need to show fire hydrants at each dead end of Brookstone Way.

Submitted by David Brigance (June 11, 2015)

15-057-001: SITE PLAN, CHURCH CRUZ DE VIDA ASSEMBLY OF GOD – PARKING LOT ADDITION: MOTION by Atchley, seconded by Bryant-McCormick, to approve Site Plan, Church Cruz De Vida Assembly of God – Parking Lot Addition, with all staff comments as listed below. Ames, Atchley, Bryant-McCormick, Freudenthal, Jenkins, Lea, Millsaps, Pinson and Stringfellow voted aye. Nay: None. Absent: Bristol. Motion carried.

STAFF REPORT

This site is located at 609 New Shackle Island Road, which is about 500 feet north of Stop 30 Road. It is zoned Estate Residential. The church has obtained a conditional use permit.

The proposed plan is to add 8 parking spaces. The building is an existing residential home which has been renovated to accommodate the church.

STAFF COMMENTS

Planning Department

1. Parking lot perimeter shrubs shall be a minimum height of 24”.
2. State the proposed use of the gravel area at the rear of the building.

Submitted by Timothy Whitten, Landscape Architect/Planner (July 2, 2015)

Public Works Department

1. Coordinate with TDOT the need for a driveway permit and any revisions needed to the driveway.
2. Modify 04 Typical Curb Detail to include the stone base below the curb and correct reference to Dwg. 1.4.

Submitted by Marshall Boyd, City Engineer (July 2, 2015)

Fire Department

1. No comment.

Submitted by Paul Varble, Fire Inspector (July 2, 2015)

Utility District

1. No Comments. WHUD utilities.

Submitted by David Brigance (June 11, 2015)

15-058-001: SITE PLAN, HENDERSONVILLE MULCH COMPANY: MOTION by Atchley, seconded by Bryant-McCormick, to approve Site Plan, Hendersonville Mulch Company, with all staff comments as listed below. Ames, Atchley, Bryant-McCormick, Freudenthal, Jenkins, Lea, Millsaps, Pinson and Stringfellow voted aye. Nay: None. Absent: Bristol. Motion carried.

STAFF REPORT

This lot is located on Laverne Circle in the Avondale Industrial Park, near Abby’s Bed & Biscuit. It is zoned Heavy Commercial.

No structure is being proposed for this lot. Mulch and gravel will be stored and sold from containment bins. The trailer currently on the lot will be removed.

STAFF COMMENTS

Planning Department

1. Layout shown on landscape sheet does not match layout shown on sheet C3.0. Revise.
2. Full irrigation plan required prior to issuance of a building permit.
3. Provide payment-in-lieu for sidewalk, curb and gutter for the Laverne Circle lot frontage.
4. Perimeter shrubs shall be a minimum height of 48 inches. Add in mix of 6' tall evergreens.
5. Show the locations of overhead lines.
6. Trailer shall be removed within 15 days of Planning Commission approval of the site plan.

Submitted by Timothy Whitten, Landscape Architect/Planner (July 2, 2015)

Public Works Department

1. Adjust 15'R label on sheet C 3.0.
2. The stormwater from the site flows to a ditch on a separate piece of property. A letter from owner will be needed accepting additional stormwater or stormwater can be managed on property. Will there be an increase in flow post development versus pre development?
3. Provide a payment in lieu of for the sidewalk and curb and gutter (\$26/ft for curb and gutter and \$25/ft for sidewalk).
4. Adjust mountable curb detail to reflect the actual thickness of the concrete surface.

Submitted by Marshall Boyd, City Engineer (July 2, 2015)

Fire Department

1. No comment.

Submitted by Paul Varble, Fire Inspector (July 2, 2015)

Utility District

1. No comments. WHUD water and sewer.

Submitted by David Brigance (June 11, 2015)

FINAL PLATS:

15-051-001: FINAL PLAT, IRELAND PROPERTY SUBDIVISION: MOTION by Bryant-McCormick, seconded by Jenkins, to approve Final Plat, Ireland Property Subdivision, with

granting the complete waiver on sidewalk construction, but payment-in-lieu of construction of curb and gutter is required, and with all staff comments as listed below. Ames, Atchley, Bryant-McCormick, Freudenthal, Jenkins, Lea, Millsaps, Pinson and Stringfellow voted aye. Nay: None. Absent: Bristol. Motion carried.

STAFF REPORT

This final plat would create two lots from one parcel. The property is zoned SR-1 (Suburban Residential) and the proposed lots meet the size and bulk standards for this zoning district. The sidewalk policy for minor residential subdivisions that was adopted by the Planning Commission in February of 2005, states the requirements to install sidewalks are waived for plats creating 1 or 2 lots as a rule of thumb. The closest sidewalks in this area are located in the Savo Bay, approximately 200-feet away. The applicant is also requesting a waiver from the subdivision regulations that require curb and gutter installation as part of any subdivision. The Planning Commission adopted a policy in May of 2005 states that “It is the intent of the Hendersonville Regional Planning Commission to waive curb and gutter in favor of a payment-in-lieu-of construction, where, in the opinion of the Planning Commission, development along other sections of the same street will occur over a period of greater than 2 years.” This is a general policy and not a rule. The Planning Commission must decide whether this policy applies in this instance.

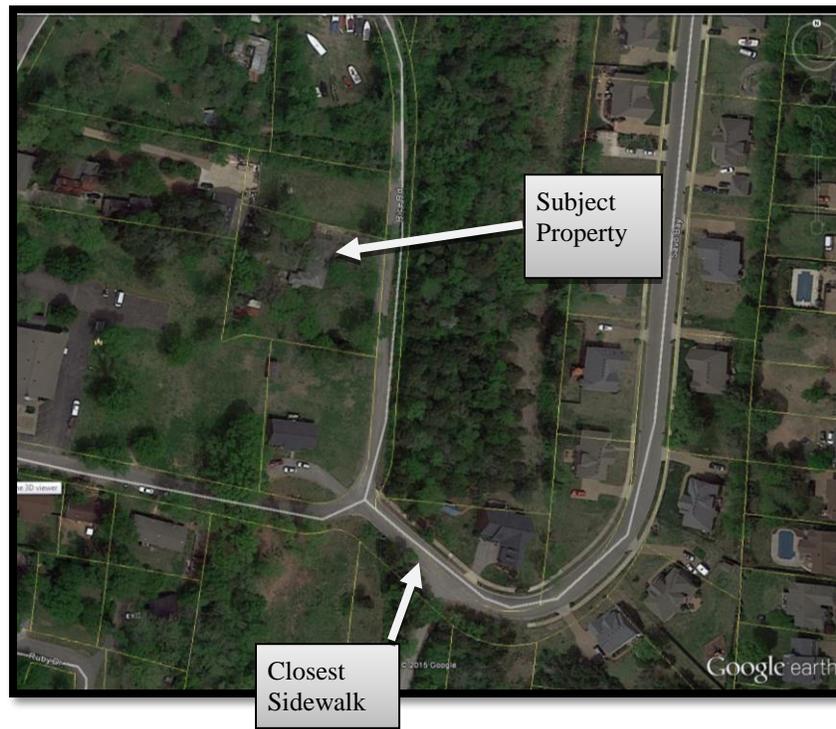


Figure PO in Proximity to existing sidewalks along Savo Bay

STAFF COMMENTS

1. Show existing structures that are currently on this lot. If existing structures do not comply with the required setbacks, they will need to be razed.
2. Parcel data shows a slightly different boundary along the southwest corner of lot 2. Please double-check.
3. Sidewalks curb and gutter are required along the proposed subdivision's frontage on existing public streets. Payment-in-lieu of construction or waivers may be granted by the Planning Commission for subdivisions of four lots or less.

Submitted by Will Hager, AICP, Senior Planner (July 2, 2015)

PRELIMINARY AND FINAL DEVELOPMENT PLANS: None

SITE PLANS:

15-035-003: SITE PLAN, VILLAGES OF STONEYBROOK: MOTION by Jenkins, seconded by Atchley, to approve Site Plan, Villages of Stoneybrook, with all staff comments as listed below. Ames, Atchley, Bryant-McCormick, Freudenthal, Jenkins, Lea, Millsaps, Pinson and Stringfellow voted aye. Nay: None. Absent: Bristol. Motion carried.

STAFF REPORT

This site plan is for the attached and detached townhomes that are proposed on Lot 80 of the Villages of Stoneybrook Final Plat. These units were approved as part of the approved final development plan. The plan includes street tree and buffer plantings where the back portions of units could be viewed from other properties. Four front elevation have been developed for these units. Restrictions have been included in the site plan that ensure that front facades will not be repeated in close proximity thereby adding interest in the streetscape.

STAFF COMMENTS

Planning Department

1. Submit 2 copies of the plan to the electrical service provider (NES; CEMC) for review.
2. Ensure that the tree preservation requirements of the Zoning Ordinance have been met.
3. The relationship between caliper, height and root ball size shall meet the ANSI Z60.1 standard, latest edition.
4. Provide color illustrations of the palettes proposed for the units. Color schemes should complement other buildings within Stoneybrook.

5. Develop a phasing plan that accurately illustrates the timing of construction and subsequent occupation of these dwelling units.
6. Use and Occupancy permits will be required.

Submitted by Will Hager, AICP, Senior Planner (July 2, 2015)

Public Works Department

1. Use an LED fixture with the NES approved street light for both the alleys and the streets.
2. Incorporate comments from Public Works review of construction plans into site plans. The two should match.

Submitted by Marshall Boyd, City Engineer (July 2, 2015)

Fire Department

1. No comment. All previous concerns were addressed.

Submitted by Paul Varble, Fire Inspector (July 2, 2015)

Utility District

1. Okay for planning Phase. Need to submit water and sewer plans, and review fees to HUD for approval.

Submitted by David Brigance (June 11, 2015)

15-056-001: SITE PLAN, CELEBRITY COACHES: MOTION by Atchley, seconded by Stringfellow, to approve Site Plan, Celebrity Coaches, with all staff comments as listed below. Ames, Atchley, Bryant-McCormick, Freudenthal, Jenkins, Lea, Millsaps, Pinson and Stringfellow voted aye. Nay: None. Absent: Bristol. Motion carried.

STAFF REPORT

This site is located at the end of Tennessee Way, next to 84 Lumber Company. It is zoned Industrial. The proposed use is the dispatching and detailing of buses.

STAFF COMMENTS

Planning Department

1. Indicate location of HVAC units. Units must be screened from the street.
2. Dumpster enclosure must be brick to match building.
3. Landscape islands must be 9' wide.

4. Tree irrigation must be zoned separately from turf and shrubs.
5. Approval is conditioned on submittal, approval, and recording of a plat.

Submitted by Timothy Whitten, Landscape Architect/Planner (July 2, 2015)

Public Works Department

1. The slopes around the headwalls of pipes must be graded to a slope of 3:1.
2. Use matting instead of riprap on spillway detail.
3. Use v-notch weir on outlet structure instead of low flow orifice for easier maintenance.
4. Provide ditch for the stormwater flow from existing 15" pipe to enter into stream.

Submitted by Marshall Boyd, City Engineer (July 2, 2015)

Fire Department

1. Security gate shall be controlled with yelp detection.

Submitted by Paul Varble, Fire Inspector (July 2, 2015)

Utility District

1. Need detail plans for the bus dump station.
2. Will require flow meter and grease trap installed on service line from bus dump station.

Submitted by David Brigance (June 11, 2015)

SKETCH PLATS: None

PRELIMINARY PLATS:

15-053-001: PRELIMINARY PLAT, STONE RIDGE, PHASE 1, SECTIONS 2, 3 & 4: MOTION by Millsaps, seconded by Pinson, to approve Preliminary Plat, Stone Ridge, Phase 1, Sections 2, 3 & 4, as previously submitted with same standards as 2006 approval and with a waiver of improvements as required by the Land Use and Transportation Plan and with all staff comments as listed below. Ames, Atchley, Bryant-McCormick, Freudenthal, Jenkins, Lea, Millsaps, Pinson and Stringfellow voted aye. Nay: None. Absent: Bristol. Motion carried.

STAFF REPORT

This preliminary plat was originally approved in January of 2007 under the old Alternate Open Space provision. A final plat for Phase 1 was subsequently approved in July of 2007 and approved for 1 year extensions in 2009, 2010 and 2011. This final plat has since expired and the preliminary plat is once again coming before you for approval. A separate final plat for two lots located at the southern end of the development was recorded in April of 2012.

The proposed preliminary plat would create 31 single family lots along Stark Knob Road between Cumberland Hills Drive and Allen Road. The subdivision is not proposed to connect to Cumberland Hills Drive due to the fact that they do not control the Stark Knob Baptist Church property that fronts along Cumberland Hills Drive at the optimal location for an intersecting street. This means that traffic from the proposed development would be forced to travel south to Allen Drive and then to Maple Drive in order to reach East Main Street. While there is existing public right-of-way that crosses the church property, it is less than what is required for constructing a street.

Anderson Lane/Cumberland Hills Drive is listed in the Land Use and Transportation Plan for improvements that include two 12' travel lanes, one 12' turn lane, a 4.5' grass buffer on each side and a 5' sidewalk on each side within 55' of right-of-way. 2.5' of additional ROW is required from the site where it fronts Cumberland Hills Drive. Payment-in-lieu of these improvements will be required prior to recording the final plat for Phase 1 Section 3 unless waived by the Planning Commission. The Planning Commission previously granted this waiver with the earlier approvals.

STAFF COMMENTS

Planning Department

1. Darken section lines and text.
2. Anderson Lane/Cumberland Hills Drive is listed in the Land Use and Transportation Plan for improvements that include two 12' travel lanes, one 12' turn lane, a 4.5' grass buffer on each side and a 5' sidewalk on each side within 55' of right-of-way. 2.5' of additional ROW is required from the site where it fronts Cumberland Hills Drive. Payment-in-lieu of these improvements will be required prior to recording the final plat for Phase 1 Section 3 unless waived by the Planning Commission.
3. Lot 44 is shown in an area called out for open space and a detention pond by the master plan. Please relocate as previously approved. Detention ponds will need to be developed in accordance with Section 11.4.D.12 (Detention and Retention Ponds) of the Zoning Ordinance.
4. Note 12 states that all setbacks are also PUDEs. This would eliminate the possibility of encroachments into the setbacks for structures like porches, decks, pools, etc. Please evaluate whether it is necessary to make the PUDEs these sizes.
5. Reference the date of the most recent cluster master plan (10-3-2006).
6. Delineate and label the width of this ROW that crosses the church property.

7. Show any historic features (like the rock wall shown on previous submittals) that may exist on the property.

Submitted by Will Hager, AICP, Senior Planner (July 2, 2015)

Public Works Department

1. Use an LED fixture with the NES approved street light.

Submitted by Marshall Boyd, City Engineer (July 2, 2015)

Fire Department

1. Original comments remain the same. Two ways are required into the development.

Submitted by Paul Varble, Fire Inspector (July 2, 2015)

Utility District

1. Okay for planning phase. Need to submit water and sewer plans and review fees to HUD for approval.

Submitted by David Brigance (June 11, 2015)

REZONING REQUEST: None

STAFF APPROVED PROJECTS:

14-015-001: GERRY BAGGETT – FINAL PLAT: The Hendersonville Regional Planning Commission acknowledged staff approval of Gerry Baggett – Final Plat.

15-040-001: STARBUCKS COFFEE COMPANY – DESIGN REVIEW – UPGRADE: The Hendersonville Regional Planning Commission acknowledged staff approval of Starbucks Coffee Company – Design Review – Upgrade.

15-049-001: CAPTAIN D’S – DESIGN REVIEW – UPGRADE: The Hendersonville Regional Planning Commission acknowledged staff approval of Captain D’s – Design Review – Upgrade.

15-060-001: DEMOS' – DESIGN REVIEW – UPGRADE: The Hendersonville Regional Planning Commission acknowledged staff approval of Demos' – Design Review – Upgrade.

15-061-001: BLUEGRASS DENTISTRY – DESIGN REVIEW – UPGRADE: The Hendersonville Regional Planning Commission acknowledged staff approval of Bluegrass Dentistry – Design Review – Upgrade.

15-062-001: LAKEVIEW ADDITION – DESIGN REVIEW – FINAL PLAT: The Hendersonville Regional Planning Commission acknowledged staff approval of Lakeview Addition – Design Review – Final Plat.

OTHER:

15-059-001: 111 CROSSFIELD DRIVE TOWNHOMES – CONCEPT PLAN:

Fred Rogers noted the Ordinance allows a Concept Plan to be submitted to the Hendersonville Regional Planning Commission, along with a staff report, before submitting a formal application for a planned development. The Hendersonville Regional Planning Commission will not take any action on the Concept Plan. The applicant chose to take advantage of it and knows there will not be a vote on the Concept Plan at this time. There is not an application or fee involved and it is a very informal process.

This concept plan is contingent upon rezoning of the 111 Crossfield Drive Townhomes property. The applicant was encouraged to work with staff on the rezoning process and required submittals. The staff report for 111 Crossfield Drive Townhomes – Concept Plan is listed below.

STAFF REPORT

The enclosed concept plan that has been submitted by the applicant in order to determine if the proposed townhouse development is palatable to the HRPC. Before submitting a formal application for a planned development, the applicant may present a concept plan to the Planning Commission. The purpose of this submission is to obtain information and guidance prior to entering into binding commitments or incurring substantial expense. There shall be no formal vote on this concept plan.

The proposed planned development would construct 57 townhomes on a 5.05 acre tract at a density of 12 units per acre. The site has frontage on Crossfield Drive and is located west of the Drakes Inlet Condominium development. The adopted land use plan includes this area in the Suburban Living character area which includes townhouse developments with densities from 8 to 12 units per acre as primary land uses. The comments listed below have been agreed to by the applicant. They are now hoping to receive preliminary feedback from the HRPC before making a formal submittal.

The property is currently zoned MFR (Multi-family Residential) on the east half of the site and SR-2 (Suburban Residential) on the west half of the site. The conceptual plan would require rezoning the property to MFR-PD in order to allow for 100% of the dwelling units to be developed as townhomes. Surrounding properties to the north and east are zoned MFR and are developed as townhomes or condominiums. Properties to the south are zoned MFR-PD and SR-2 and are developed as townhomes or two-family dwellings. Properties to the west are zoned SR-1 and consist of single-family residences.

STAFF COMMENTS

Planning Department

1. A connection to the western terminus of the Drakes Inlet development could be an ideal opportunity for additional connectivity for emergency services, sanitation, mail carriers, etc. Please consider this possibility going forward.

Submitted by Will Hager, AICP, Senior Planner (July 2, 2015)

Public Works Department

1. No Comment

Submitted by Marshall Boyd, City Engineer (July 2, 2015)

Fire Department

1. No comment all previous concerns were addressed.

Submitted by Paul Varble, Fire Inspector (July 1, 2015)

Utility District

1. Ok for planning phase. Need to submit water and sewer plans and review fees to HUD for approval.

Submitted by David Brigance (June 11, 2015)

RESOLUTION 2015-04: MOTION by Atchley, seconded by Stringfellow, to adopt and recommend approval to the Board of Mayor and Aldermen Resolution 2015-04 recommending acceptance of the dedication of the completed streets in Windstar Bay, Sections 3A and 4A Hendersonville, Sumner County, Tennessee. Ames, Atchley, Bryant-McCormick, Freudenthal, Jenkins, Lea, Millsaps, Pinson and Stringfellow voted aye. Nay: None. Absent: Bristol. Motion carried.

AMEND TRANSPORTATION PLAN – ROCKLAND ROAD:

Fred Rogers said this area is presently zoned as some form of commercial and at one point in time the owner of that property came forth with a master plan called the Festival Center Plan – I am not sure if that is still in place or not but would be glad to check with staff tomorrow and we can give you the exact zoning. The question for tonight is whether or not to amend the Transportation Plan. The current Transportation Plan for Rockland Road has been in place for many, many years. It calls for Rockland Road to be realigned basically starting there behind the In-Town Suites. At that point Rockland Road will be realigned taking off road over to Center Point and would curve into Center Point as one alignment. South Center Point Drive would actually then curve into the new Rockland Road – right in the curve of Rockland Road – and that’s been on the Plan for years. The idea was that Imperial and Rockland combined would serve as a bypass of Main Street for the Walton Ferry Peninsula. We’ve actually got federal funds lined up for that project; however, the federal funds are way short of being sufficient to build that project so we have re-scoped that project and the current MPO Plan which comes with the funding – 80% funding. This plan calls for the widening and improvement of Rockland Road along its existing alignment and forgoing this extension to Center Point. It actually curves right through the GALCO property. They approached us and we said we can consider amending the Plan.

Rather than dropping Rockland altogether, we felt like because of the value and the potential of this property formerly known as the Festival Center property, we felt like there needs to be a connector road on the Transportation Plan to accommodate the future development of that property. You may recall that we’ve prepared a Focus Area Plan for this property that is in our adopted Land Use and Transportation Plan and it calls for a high intensity transit oriented development or a transit ready development and so we do believe the property has great potential and for that reason we felt like we need a local connector street that we would call the Rockland to Center Point Connector Street. It would be a 64 foot right-of-way. The alignment that is on the projector here is slightly different from what you have in your packet. I wanted to point that change out to you today. We got a call late this afternoon from the City of Goodlettsville. They own the largest piece. They were concerned about the current alignment or the alignment that you have in your possession cutting off the north part of their property and rendering that perhaps less usable and they asked if we could to shift the road to straddle the property line and that’s what this alternate does that’s before you. Again, just want to emphasize as I did in the notice that we sent to the affected property owners that the City has no intentions of building this connector right now. We do hope to widen Rockland along its existing alignment. It (the connector) would be in the plan so that when any of these properties develop, they would be developed with this plan in mind and this street would be provided for in those plans whether these properties develop individually or whether or not someone assembles all 3 or 4 or 5 of these parcels to develop as one such as the way the Focus Area Plan shows it.

Chairman Freudenthal noted for the time being though you’re recommending what we are seeing on the screen versus the handout which I would say makes a lot more sense. Also it helps the gentlemen who is here because his property, while it may front SR6, it has very little usable frontage of SR6 because TDOT is not going to let you cross into that access ramp.

Harold Atkinson spoke regarding his property. The road is still on the books. He talked to TDOT and they said it is dead, it is done.

Chairman Freudenthal said it is on the Plan to be constructed. That doesn't mean the City is going to build it. If this site develops, we are going to demand that road be built. It's the same as Lakeside Park Drive, it's the same as Walton Ferry back in the day, it's the same as Imperial Boulevard 30 years ago – different people built parts of it and the City actually built some of it. The City, Hendersonville, has only built two roads in its whole life. The rest of them was done by the developer.

Fred Rogers said if one developer came in and assembled all these properties and came in with a new master plan and wanted to slightly realign this road, that would be fine as long as we connect point A to point B. We could further amend the Plan if necessary at that point in time but this way it accommodates all of the parcels if they should develop individually. There is a plan for a road that will provide adequate access for all otherwise the property can't develop, it wouldn't have adequate access. The current plan calls for the extension of the 31E connector to Tee into this, it was to Tee into the extended Rockland Road, now it is shown the same as it is now but to Tee into this Rockland/Center Point Connector. Now that would only happen if there is something like the TOD Development that is in our plan with State involvement; but it would obviously greatly enhance the property. It would give you direct access to Vietnam Veterans Boulevard.

Mr. Atkinson questioned with that road being there on the books, why does it influence my property being sold.

Fred Rogers asked in what way do you have access now? Does your property have access to Main Street or is that not within the TDOT controlled access?

Mr. Atkinson said no. It's got access where the red light is across from Monthaven. I've got blueprints/drawings showing it as an access.

Fred Rogers said his (Mr. Atkinson's) request is that you eliminate the Rockland Road project altogether from Rockland Road to Center Point Road. That's the question before the Commission.

MOTION by Lea, seconded by Jenkins, to amend the Plan per staff's recommendation as per the map shown tonight and staff will do a revised Transportation Plan and notify MPO to complete the process. Ames, Atchley, Bryant-McCormick, Freudenthal, Jenkins, Lea, Millsaps, Pinson and Stringfellow voted aye. Nay: None. Absent: Bristol. Motion carried.

RECOMMEND ADOPTION OF REVISED ZONING ORDINANCE:

The Planning Commission received a series of emails and attended meetings on all the various revisions to the Revised Zoning Ordinance.

Fred Rogers noted some updates/changes that are not listed on the 14 changes already discussed. One change is Section 6 on Page 6-5 and this is to add Footnote 9 to the minimum rear yard requirement which is the last line in Table 2 under SR-1 and SR-2 to allow, instead of a 20' rear yard, a 10' rear yard if it backs up to the US Army Corp of Engineers Old Hickory Lake property. For example, like the plan that was recently approved off of Sanders Ferry, called The Retreat, all the lots on the little cul-de-sac back up to the Corp Property and this will allow the developer to get 10' closer to the Corp Property. This would involve an amendment to Table 2 and also the corresponding Table in the Planned Development Chapter which is Chapter 8.

Ultimately, the Planning Commission will recommend adoption of the revised Ordinance which can be done in one motion for the entire ordinance revisions, and then it will go to General Committee next week, then to the Board of Mayor and Aldermen for first reading two weeks later, and then there is a 30-day advertising process and another public hearing prior to the second reading by the Board of Mayor and Aldermen. The zoning map is included. There are no changes to the zoning map

MOTION by Ames, seconded by Pinson, to approve revisions and adoption of Revised Zoning Ordinance and recommended to the Board of Mayor and Aldermen. Ames, Atchley, Bryant-McCormick, Freudenthal, Jenkins, Lea, Millsaps, Pinson and Stringfellow voted aye. Nay: None. Absent: Bristol. Motion carried.

ADJOURNMENT:

MOTION by Millsaps, seconded by Pinson, to adjourn the Hendersonville Regional Planning Commission Meeting at 7:40 p.m. Ames, Atchley, Bryant-McCormick, Freudenthal, Jenkins, Lea, Millsaps, Pinson and Stringfellow voted aye. Nay: None. Absent: Bristol. Motion carried.

LORI ATCHLEY, Secretary

BOB FREUDENTHAL, Chairman

FRED D. ROGERS, JR., Planning Director