

MINUTES
HENDERSONVILLE REGIONAL PLANNING COMMISSION
TUESDAY, JUNE 3, 2014
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: Mark Bristol, Bob Freudenthal, David Jenkins, Ann Massey, Bryant Millsaps, Frank Pinson and Darlene Stringfellow. Absent: Don Ames, Lori Atchley and Kee Bryant-McCormick. Also present: Fred D. Rogers, Jr., Planning Director; Lisa D. Milligan, Senior Planner; Timothy D. Whitten, Landscape Architect/Planner; Jerry Horton, Public Works Director; Nate Renzella, Fire Inspector; and Georgie Mathis, Administrative Secretary.

PUBLIC HEARINGS:

A Public Hearing to hear comments on a request by Charles E. Rhoten to rezone his property from O Office to GC General Commercial, said property being identified as Parcels 54.01 and 55.00 on Sumner County Property Tax Map 146, located on the north side of East Main Street, east of Saundersville Road.

REQUEST FOR INFORMATION AND ASSISTANCE: None

ADDITIONS TO AGENDA: None

MINUTES:

MOTION by Massey, seconded by Millsaps, to approve the Hendersonville Regional Planning Commission Minutes of May 6, 2014. Bristol, Freudenthal, Jenkins, Massey, Millsaps, Pinson and Stringfellow voted aye. Absent: Ames, Atchley and Bryant-McCormick. Motion carried.

CONSENT AGENDA ITEMS:

14-040-001: FINAL PLAT, MILLSTONE, PHASE 1, SECTION 1: MOTION by Pinson, seconded by Bristol, to approve Final Plat, Millstone, Phase 1, Section 1, with all staff comments as listed below. Bristol, Freudenthal, Jenkins, Massey, Millsaps, Pinson and Stringfellow voted aye. Nay: None. Absent: Ames, Atchley and Bryant-McCormick. Motion carried.

STAFF COMMENTS

Planning Department

1. Provide an updated version of the covenants, restrictions and architectural guidelines for review.
2. Provide addresses.
3. Add a note as follows: Houses are subject to review by the Planning Department prior to the issuance of a building permit for conformance with the house plans approved in conjunction with the Planned Development Final Master Plan.

Submitted by Lisa Milligan, AICP, Senior Planner (May 30, 2014)

Public Works Department

1. No policy issues.

Submitted by Duane Allen, Assistant to City Engineer (May 30, 2014)

Fire Department

1. Move fire hydrant on Innsbrooke Avenue to intersection of Innsbrooke Avenue and Carriage House Lane.
2. Install fire hydrant at intersection of Dayflower Drive and Lingering Way per Subdivision Regulations.
3. Met with representative from Dewey-Estes Engineering and have agreed on hydrant locations.

The following guidelines and regulations must be met by the developer/ contractor/ owner or occupants prior to a building permit being issued and/or a Use and Occupancy Certificate being issued by this office.

4. Fire flow requirements shall be a minimum of 1500 gpm @ 20 psi per the 2012 International Fire Code. Fire Hydrants shall be installed no further than 500' apart along the fire access roadway.
5. All fire hydrants shall be supplied by not less than 6" water mains. No fire hydrant may be installed on a 6" water main if it dead ends or is greater than 300' in length, per the Hendersonville Subdivision Regulations section 3-107.201. If a water line exceeds 300' in length and not a looped system the water line size shall be increased to an 8" line minimum.
6. Every building shall be accessible to the fire department apparatus including but not limited to ladder trucks and vehicles of similar size. Before construction begins an all weather access roadway shall be installed with a driving surface of not less than 26' of unobstructed width, with adequate roadway turning radius capable of supporting the imposed load of fire apparatus. There shall be no "dead end" roadways. Roads greater than 150' in length shall provide turnaround provisions per 2012 IFC D103.4.
7. The roadway, water mains, and fire hydrants shall be installed and operational prior to any combustibles being placed on the construction site. This includes but is not limited to construction offices. These will be maintained in working order throughout the construction project.
8. This project is subject to the regulations set forth in the City of Hendersonville Subdivision Regulations, the 2012 International Fire Code and the 2012 NFPA Life Safety Code 101. While maintaining compliance with the above mentioned codes it may be necessary to comply with other sections of the NFPA standards and guidelines.
9. The AHJ reserves the right within code to require additional compliance and/or upon further review of plans submitted or on-site inspections for additional compliance to meet the code compliance, although it may not be initially indicated during staff review.

Submitted by Chuck Swann, Interim Fire Marshall (May 30, 2014)

Utility District

1. Ok for planning. WHUD has water utilities. HUD has sewer.

Submitted by Ronnie Perdue, HUD (May 30, 2014)

12-061-001: SITE PLAN, CORNER MARKETPLACE RETAINING WALL: MOTION by Pinson, seconded by Bristol, to approve Site Plan, Corner Marketplace Retaining Wall, with all staff comments as listed below. Bristol, Freudenthal, Jenkins, Massey, Millsaps, Pinson and Stringfellow voted aye. Nay: None. Absent: Ames, Atchley and Bryant-McCormick. Motion carried.

STAFF REPORT

Corner Marketplace is located on Indian Lake Boulevard in front of Sam's Club. Phase I has been built; it is where Starbucks is located.

When the site plan went before the Planning Commission in October of 2012, the proposed retaining wall at the north-east corner of Phase 2 (at the intersection of ILB and the 386 off-ramp) was an item of discussion. At issue were the materials to be used for the wall, and whether or not the wall should be designed to reflect the style of the Indian Lake Village entrance feature across the street. There was some discussion of whether or not segmental block could be used in conjunction with brick, though this was not settled. The Planning Commission approved the site plan provided that the wall be constructed of the same brick as used in the ILV entrance sign, and that it also incorporate some of the same architectural features used in other signs and elements in ILV. The Planning Commission also required that the final design be brought back before the Commission for approval prior to construction.

Phase 2 is about to get under way. The developer has submitted plans for the retaining wall. The greater part of the wall will be constructed of a decorative segmental block (see attachment from Red River Hardscapes). At the north-east corner the wall turns inward and creates a space within which is nested a brick planter and sign feature, built to look like the entry feature across the street and using the same brick. The wall will be as high as 7 feet, which is not quite as tall as originally proposed. See attachment with the wall location highlighted.

STAFF COMMENTS

Planning Department

1. Provide samples of the proposed segmental block. Indicate the closest location where staff can see this block in use.
2. Provide details and dimensions of the brick wall/sign.

Submitted by Timothy Whitten, Landscape Architect/Planner (May 30, 2014)

Public Works Department

1. No policy issues.

Submitted by Duane Allen, Assistant to City Engineer (May 30, 2014)

FINAL PLATS: None

PRELIMINARY AND FINAL DEVELOPMENT PLANS:

14-034-001: FDP, FALCON RIDGE SUBDIVISION: MOTION by Jenkins, seconded by Millsaps, to recommend approval to the Board of Mayor and Aldermen FDP, Falcon Ridge Subdivision, with all staff comments as listed below. Bristol, Freudenthal, Jenkins, Massey, Millsaps, Pinson and Stringfellow voted aye. Nay: None. Absent: Ames, Atchley and Bryant-McCormick. Motion carried.

STAFF COMMENTS

Planning Department

1. Revise the trail section to comply with City requirements. All trails must be either concrete or asphalt. Details may be found in the City of Hendersonville Construction Manual.
2. Indicate locations of any proposed detention/retention ponds. Ponds shall comply with Section 11.4D12 of the Zoning Ordinance.
3. Submit detailed landscape plans with the construction plans and provide a copy to the Planning Department.
4. Provide irrigation for entry feature landscaping.
5. Provide shade trees along trail.
6. Indicate when street trees will be installed.

Submitted by Lisa Milligan, AICP, Senior Planner (May 30, 2014)

Public Works Department

1. No policy issues.

Submitted by Duane Allen, Assistant to Public Works Director (May 30, 2014)

Fire Department

1. Access to homes on New Shackle Island Road has been established and agreed upon.
2. May need an additional hydrant between lots #3 and 4.
3. Fire flow requirements shall be a minimum of 1500 gpm @ 20 psi per the 2012 International Fire Code. Fire Hydrants shall be installed every 500' along the roadway. Hydrants will be installed on a water main of 6" or greater. No hydrants may be installed on water mains of 6" if it dead ends and exceeds 300' in length, per the Hendersonville Subdivision Regulations 3-107.201. Hydrants will then need to be installed on a minimum of an 8" water main if these criteria are met.

4. Every building shall be accessible to the fire department apparatus including but not limited to ladder trucks and vehicles of similar size. An access roadway shall be an all-weather driving surface of not less than 26' of unobstructed width, with adequate roadway turning radius capable of supporting the imposed load of fire apparatus. There shall be no "dead end" roadways. NOTE: The construction entrance will serve as the second way in and out of the subdivision as required per fire code during construction of the first three phases. At the beginning of phase four the temporary stubbed out road will be examined to find a solution to this existing problem. It is noted that the developers will be working on this issue for the future.
5. The roadway, water mains, and fire hydrants shall be installed and operational prior to any combustibles being placed on the construction site, including but not limited to trailers and construction offices. These will be maintained in working order throughout the construction project. The AHJ shall approve.
6. This project is subject to the regulation set forth in the City of Hendersonville Subdivision Regulation, the International Fire and Building Code, 2012 edition, and the National Fire Protection Agency Life Safety Code 101. While maintaining compliance with the above mentioned codes it may be necessary to comply with other sections of the National Fire Protection Agency (NFPA) standards and guidelines.
7. The AHJ reserves the right within code to require additional compliance and/or upon further review of plans submitted including site inspections for additional compliance to meet the code standard, although it may not be initially indicated during staff review.

Submitted by Chuck Swann, Interim Fire Marshal, (May 30, 2014)

Hendersonville Utility District

1. No comment, White House Utility District

Submitted by Ronnie Perdue, Project Manager (May 30, 2014)

SITE PLANS:

14-035-001: SITE PLAN, PAL TRUCKING AND DOWDY TRANSPORT: MOTION by Millsaps, seconded by Jenkins, to approve Site Plan, PAL Trucking and Dowdy Transport, with the request for waiver of design standards for a maximum of three years (after which the building must be brought into compliance with Building Design Standards, or removed, or obtain re-approval from the Planning Commission) and with all staff comments as listed below. Bristol, Freudenthal, Jenkins, Massey, Millsaps, Pinson and Stringfellow voted aye. Nay: None. Absent: Ames, Atchley and Bryant-McCormick. Motion carried.

STAFF REPORT

This lot is zoned Industrial. It is located in Freehill Industrial Park on the east end of Molly Walton Drive, adjacent to Grand Fire Protection. The proposed use is for storage of truck trailers.

The applicant is requesting to put a portable, metal-sided trailer on the site to serve as an office, without complying with the building standards of the Zoning Ordinance. The building standards prohibit metal siding on the front of a structure facing a street. It allows metal on the sides and rear so long as they are fully screened. The portable building also would not comply with requirements pertaining to windows and roofing, using architectural elements to vary the wall plane, etc. The applicant's intent is to completely screen views into the site and thus, of the portable building.

The city has never approved such a structure as the primary building on a site. Even as an accessory building, these have not been permitted unless they complied with the building design standards. The justification for approval given by the applicant is that the office trailer is similar in size and character to the truck trailers being screened:

“ . . . we have had discussion with the City Planning Department regarding the option of having a portable office trailer on the property. We are aware that the proposed trailer, as it has been described to the City (metal siding), does not meet current architectural requirements. However, being that there is significant effort being made to screen the storage of trailers of similar size, we request that the proposed office trailer be approved as a special exception for this proposed application only.

In addition . . . we have proposed a berm along the frontage and sides of the property that will elevate the proposed fence to provide even better screening. The fence (8 feet tall) and the berm (6 feet tall) should give a total height (14 feet) that is greater than the typical tractor trailer and portable storage building.”

STAFF COMMENTS

Planning Department

1. Provide a grading plan. Area indicated is not wide enough to accommodate a 6' tall berm at 3:1 maximum slope. Berm height shall be calculated from road grade.
2. Provide at least 1 paved parking space for the office.
3. Fraxinus americana is not on the approved plant list. Revise.
4. Show any proposed utilities.
5. Provide City's standard planting details and tree selection notes.
6. The metal building will be visible through the 50 foot gate. It should be moved further south to be screened by the berm.

Submitted by Timothy Whitten, Landscape Architect/Planner (May 30, 2014)

Public Works Department

1. No policy issues.

Submitted by Duane Allen, Assistant to City Engineer (May 30, 2014)

Fire Department

1. If gate(s) are installed, they must comply with the IFC 2012 code, (D103.5)
2. If trailer is utilized as an office a fire extinguisher will be required.

Submitted by Chuck Swann, Interim Fire Marshall (May 30, 2014)

Utility District

1. Need utilities shown.

Submitted by Ronnie Perdue, HUD (May 30, 2014)

14-036-001: SITE PLAN, ST. TIMOTHY LUTHERAN CHURCH: MOTION by Jenkins, seconded by Millsaps, to approve Site Plan, St. Timothy Lutheran Church, with all staff comments as listed below. Bristol, Freudenthal, Jenkins, Massey, Millsaps, Pinson and Stringfellow voted aye. Nay: None. Absent: Ames, Atchley and Bryant-McCormick. Motion carried.

STAFF REPORT

St. Timothy Lutheran Church is located at 650 East Main Street, across the street from Holiday Inn Express. It is zoned Office.

The church will be tearing down part of their existing facilities and replacing it with a new 11,000 square foot facility, in the same location as the old.

STAFF COMMENTS

Planning Department

1. Street trees may not be counted towards tree remediation. Revise.

Submitted by Timothy Whitten, Landscape Architect/Planner (May 30, 2014)

Public Works Department

1. No policy issues.

Submitted by Duane Allen, Assistant to City Engineer (May 30, 2014)

Fire Department

1. Fire flow requirements shall be a minimum of 1500 gpm @ 20 psi per the 2012 International Fire Code. Fire Hydrants shall be installed every 500' along the roadway. Hydrants will be installed on a water main of 6" or greater. No hydrants may be installed on water mains of 6" if it dead ends and exceeds 300' in length, per the Hendersonville Subdivision Regulations 3-107.201. Hydrants will then need to be installed on a minimum of an 8" water main if these criteria are met.
2. Every building shall be accessible to the fire department apparatus including but not limited to ladder trucks and vehicles of similar size. An access roadway shall be an all-weather driving surface of not less than 26' of unobstructed width, with adequate roadway turning radius capable of supporting the imposed load of fire apparatus. There shall be do "dead end" roadways.
3. The roadway, water mains, and fire hydrants shall be installed and operational prior to any construction offices. These will be maintained in working order throughout the construction combustibles being placed on the construction site, including but not limited to trailers and project. The AHJ shall approve. **NOTED:** Hydrant added to the entrance of rear parking lot.
4. This project is subject to the regulation set forth in the City of Hendersonville Subdivision Regulation, the International Fire and Building Code, 2012 edition, and the National Fire Protection Agency Life Safety Code 101. While maintaining compliance with the above mentioned codes it may be necessary to comply with other sections of the National Fire Protection Agency (NFPA) standards and guidelines.
5. The AHJ reserves the right within code to require additional compliance and/or upon further review of plans submitted including site inspections for additional compliance to meet the code standard, although it may not be initially indicated during staff review.

Submitted by Chuck Swann, Interim Fire Marshall (May 30, 2014)

Utility District

1. Ok for planning.

Submitted by Ronnie Perdue, HUD (May 30, 2014)

SKETCH PLATS: None

PRELIMINARY PLATS:

14-037-001: PRELIMINARY PLAT, HUNT CLUB, PHASE 10: MOTION by Jenkins, seconded by Pinson, to approve Preliminary Plat, Hunt Club, Phase 10, with all staff comments as listed below. Bristol, Freudenthal, Jenkins, Massey, Millsaps, Pinson and Stringfellow voted aye. Nay: None. Absent: Ames, Atchley and Bryant-McCormick. Motion carried.

STAFF COMMENTS

Planning Department

1. Correct the zoning note. With the adoption of the new zoning map, the property is now zoned SR-1 PD.
2. As per the Final Master, the street tree pattern in Sections 3,4, & 5 is to be continued in this phase. Add a note to this effect.
3. With the submission of the Final Plat, provide a landscape plan for the common open space (transformers, etc) located in the open space as well as provide additional landscaping to screen within this phase. The plan should provide landscaping to screen the 3 clusters of utilities the detention pond and coordinate with the shrubs which have been planted around the southwest side of the open space.
4. Do not place additional above ground utilities (ie pad mounted transformers, etc) in the open space.
5. Remove the dead and dying trees from the open space.

Submitted by Lisa Milligan, AICP, Senior Planner (May 30, 2014)

Public Works Department

1. Add easements and lot lines abutting the eastern property line to clearly identify any potential need of easement continuation.

Submitted by Duane Allen, Assistant to City Engineer (May 30, 2014)

Fire Department

1. Fire flow requirements shall be a minimum of 1500 gpm @ 20 psi per the 2012 International Fire Code. Fire Hydrants shall be installed every 500' along the roadway. Hydrants will be installed on a water main of 6" or greater. No hydrants may be installed on water mains of 6" if it dead ends and exceeds 300' in length, per the Hendersonville Subdivision Regulations

- 3-107.201. Hydrants will then need to be installed on a minimum of an 8" water main if criteria are met.
2. Every building shall be accessible to the fire department apparatus including but not limited to ladder trucks and vehicles of similar size. An access roadway shall be an all-weather driving surface of not less than 26' of unobstructed width, with adequate roadway turning radius capable of supporting the imposed load of fire apparatus. There shall be do "dead end" roadways.
 3. The roadway, water mains, and fire hydrants shall be installed and operational prior to any combustibles being placed on the construction site, including but not limited to trailers and construction offices. These will be maintained in working order throughout the construction project. The AHJ shall approve.
 4. This project is subject to the regulation set forth in the City of Hendersonville Subdivision Regulation, the International Fire and Building Code, 2012 edition, and the National Fire Protection Agency Life Safety Code 101. While maintaining compliance with the above mentioned codes it may be necessary to comply with other sections of the National Fire Protection Agency (NFPA) standards and guidelines.
 5. The AHJ reserves the right within code to require additional compliance and/or upon further review of plans submitted including site inspections for additional compliance to meet the code standard, although it may not be initially indicated during staff review.
 6. Hydrants noted at lots #78, 106-107, 111 and 821.

Submitted by Chuck Swann, Interim Fire Marshall (May 30, 2014)

Utility District

1. No comment, WHUD utilities.

Submitted by Ronnie Perdue, HUD (May 30, 2014)

14-038-001: PRELIMINARY PLAT, INDIAN LAKE VILLAGE, PHASE IIIB: MOTION by Bristol, seconded by Pinson, to approve Preliminary Plat, Indian Lake Village, Phase IIIB, with all staff comments as listed below. Bristol, Freudenthal, Jenkins, Massey, Millsaps, Pinson and Stringfellow voted aye. Nay: Ames, Atchley and Bryant-McCormick. Motion carried.

STAFF COMMENTS

Planning Department

1. Correct all of the zoning shown for this property and adjacent properties. With the adoption of the new zoning ordinance, the zoning became MXC PD (Mixed Commercial District Planned Development).
2. The plat will need to be renamed and plat references updated prior to submission of the Final Plat based on a 2 lot staff approved plat that will be submitted soon. The title of the plat will

need to be changed and notes will need to be added that void, vacate and supercede the staff approved plat. More information to follow.

3. There is a small remainder area of Lot 49 that is being left over that does not appear to be buildable. (0.8 acres). This area cannot remain as drawn.
4. Show the current easement that exists along the western edge of the property (to provide fire access to the existing multi-family lot). This easement and access must remain. See the document recorded at Book 3826 Page 750.
5. Provide detailed landscape and amenities plans for the single-family amenity area with the submission of the final plat. These plans must include details on the trail construction, fencing, play system, drainage, grading, alley screening, etc. and must be coordinated with the infrastructure construction plans.
6. Provide 911 street name approval form.
7. Staff has received draft covenants and will review and provide comments.
8. Add a note as follows: Houses are subject to review by the Planning Department prior to the issuance of a building permit for conformance with the house plans approved in conjunction with the Planned Development Final Master Plan.

Submitted by Lisa Milligan, AICP, Senior Planner (May 30, 2014)

Public Works Department

1. Provide full ROW width (34') on Cornelius Way as it approaches existing ROW.

Submitted by Duane Allen, Assistant to City Engineer (May 30, 2014)

Fire Department

1. Fire flow requirements shall be a minimum of 1500 gpm @ 20 psi per the 2012 International Fire Code. Fire Hydrants shall be installed every 500' along the roadway. Hydrants will be installed on a water main of 6" or greater. No hydrants may be installed on water mains of 6" if it dead ends and exceeds 300' in length, per the Hendersonville Subdivision Regulations 3-107.201. Hydrants will then need to be installed on a minimum of an 8" water main if these criteria are met.
2. Every building shall be accessible to the fire department apparatus including but not limited to ladder trucks and vehicles of similar size. An access roadway shall be an all-weather driving surface of not less than 26' of unobstructed width, with adequate roadway turning radius capable of supporting the imposed load of fire apparatus. There shall be no "dead end" roadways.
3. The roadway, water mains, and fire hydrants shall be installed and operational prior to any combustibles being placed on the construction site, including but not limited to trailers and construction offices. These will be maintained in working order throughout the construction project. The AHJ shall approve.

4. This project is subject to the regulation set forth in the City of Hendersonville Subdivision Regulation, the International Fire and Building Code, 2012 edition, and the National Fire Protection Agency Life Safety Code 101. While maintaining compliance with the above mentioned codes it may be necessary to comply with other sections of the National Fire Protection Agency (NFPA) standards and guidelines.
5. The AHJ reserves the right within code to require additional compliance and/or upon further review of plans submitted including site inspections for additional compliance to meet the code standard, although it may not be initially indicated during staff review.
6. Hydrant locations are noted.

Submitted by Chuck Swann, Interim Fire Marshall (May 30, 2014)

Utility District

1. Ok for planning.

Submitted by Ronnie Perdue, HUD (May 30, 2014)

REZONING REQUEST:

14-039-001: REZONING REQUEST BY CHARLES E. RHOTEN to rezone his property from O Office to GC General Commercial, said property being identified as Parcels 54.01 and 55.00 on Sumner County Property Tax Map 146, located on the north side of East Main Street, east of Saundersville Road.

MOTION by Millsaps, seconded by Pinson, to recommend denial to the Board of Mayor and Aldermen Rezoning Request by Charles E. Rhoten to rezone his property from O Office to GC General Commercial, said property being identified as Parcels 54.01 and 55.00 on Sumner County Property Tax Map 146, located on the north side of East Main Street, east of Saundersville Road. Bristol, Freudenthal, Jenkins, Massey, Millsaps, Pinson and Stringfellow voted aye. Nay: None. Absent: Ames, Atchley and Bryant-McCormick. Motion carried.

STAFF APPROVED PROJECTS: None

OTHER:

14-045-001: REGAL CINEMA/CHRYSLER 2-DAY TRAINING EVENT TEMPORARY USE PERMIT: MOTION by Pinson, seconded by Millsaps, to approve Regal Cinema/Chrysler 2-Day Training Event Temporary Use permit with staff report as listed below. Bristol, Freudenthal, Jenkins, Massey, Millsaps, Pinson and Stringfellow voted aye. Nay: None. Absent: Ames, Atchley and Bryant-McCormick. Motion carried.

STAFF REPORT

AMCI Global has partnered with Regal Cinemas to facilitate training session on the new Chrysler 200. One of these events is scheduled to take place at the Regal at Streets of Indian Lake on July 23-25, 2014 (see attached letter describing event). The event will take place both inside of the theater as well as in tents erected in the parking lot behind the theater (see attached site plan for location information).

The Zoning Ordinance has specific standards for Temporary Uses and Structures. However, the proposed use does not fit into any of the established categories. Section 10.6A3 states that temporary uses not specifically listed require the approval of the Planning Commission in the form of a site plan as is being presented. The Planning Commission can approve the use so long as such use is consistent with the purpose and intent of the ordinance and the zoning district for which it is located.

Submitted by Lisa Milligan AICP, Senior Planner (May 30, 2014)

ADJOURNMENT:

MOTION by Millsaps, seconded by Jenkins, to adjourn the Hendersonville Regional Planning Commission Meeting at 7:05 p.m. Bristol, Freudenthal, Jenkins, Massey, Millsaps, Pinson and Stringfellow voted aye. Nay: None. Absent: Ames, Atchley and Bryant-McCormick. Motion carried.

ANN MASSEY, Secretary

BOB FREUDENTHAL, Chairman

FRED D. ROGERS, JR., Planning Director