

**MINUTES**  
**HENDERSONVILLE REGIONAL PLANNING COMMISSION**  
**THURSDAY, NOVEMBER 6, 2014**  
**6:30 P.M. – CITY HALL MEETING ROOM**

Vice Chairman David Jenkins 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, Mark Bristol, Kee Bryant-McCormick, David Jenkins, Ann Massey, Bryant Millsaps (came in at 6:43 p.m.), Frank Pinson and Darlene Stringfellow. Absent: Lori Atchley and Bob Freudenthal. Also present: Fred D. Rogers, Jr., Planning Director; Timothy D. Whitten, Landscape Architect/Planner; Will Hager, Senior Planner; Paul Varble, Fire Inspector; Chip Moore, Public Works Director; and Georgie Mathis, Administrative Secretary.

**PUBLIC HEARINGS:** None

**REQUEST FOR INFORMATION AND ASSISTANCE:** None

**ADDITIONS TO AGENDA:** None

**MINUTES:**

MOTION by Bryant-McCormick, seconded by Ames, to approve the Hendersonville Regional Planning Commission Minutes of October 7, 2014. Ames, Bryant-McCormick, Jenkins, Pinson and Stringfellow voted aye. Nay: None. Abstain: Bristol and Massey. Absent: Atchley, Freudenthal and Millsaps. Motion carried.

**CONSENT AGENDA ITEMS:** None

## FINAL PLATS:

**14-082-001: FINAL PLAT, THE HOWSE PROPERTY, RE-SUB OF LOT 1:** MOTION by Ames, seconded by Massey, to approve Final Plat, The Howse Property, Re-Sub of Lot 1, with not accepting the waiver for the sidewalk requirement but rather including the sidewalks with a notation on the plat to specify as each house is built, the builder of the house (owner of the lot) would be required to build sidewalks at that time according to City specifications, to waive surety requirements and with all other staff comments listed below. Ames, Bristol, Bryant-McCormick, Jenkins, Massey, Pinson and Stringfellow voted aye. Nay: None. Absent: Atchley, Freudenthal and Millsaps. Motion carried.

## STAFF REPORT

The proposed plat is a resubdivision of 2 lots located at the southeast corner of Shute Lane and Avondale Access Road. The properties would be resubdivided to create three lots that are zoned SR-1 (Suburban Residential).

The applicant is requesting a waiver from the Planning Commission for the sidewalk requirements for subdivisions creating fewer than 4 lots as provided by Section 3-103.105 of the Subdivision Regulations. The section reads as follows:

“Developers and the Planning Commission may reach alternative arrangements concerning sidewalks where strict compliance with the provisions of this section would be unfair or cause an undue hardship due to previously approved plats and/or development plans, or due to the limited number of lots in the subdivision. Such alternative provisions may include (1) payment to a City fund for construction of the sidewalks by the City at this location at a later date; (2) the actual construction of sidewalks at another location or (3) for residential subdivisions of fewer than 4 lots cumulative since January 4, 2006 the Planning Commission may waive the requirements for sidewalks. In the absence of mutual agreement, the developer shall construct the sidewalks in the manner provided herein.”

Staff does not recommend waiving the sidewalk construction at this location due to the property’s location between Jack Anderson Elementary School and the Avondale Access recreation area.

Otherwise the plat conforms to the bulk requirements for the SR-1 zone and the requirements for resubdivision of lots as required by the Subdivision Regulations. Please consider the staff comments below as possible conditions of approval for this proposed final plat.

STAFF COMMENTS

Planning Department

1. Add street number for lot 2.
2. Add note stating that access for these lots will need to be from Avondale Access Road.

Submitted by Will Hager, AICP, Senior Planner (October 31, 2014)

Public Works Department

1. Add edge of existing pavement of all roads to plat.
2. Provide sidewalk to be constructed adjacent to Avondale Access Road along the frontage of the platted lots.
3. Provide payment in-lieu-of construction for sidewalk on Shute Lane.  
There are two other possible options available instead of the payment in-lieu-of that PW would recommend: (Pending Planning commission approval)
  - a. To construct sidewalk south of the proposed lot 3 toward the park for an equivalent length of the sidewalk that would be constructed on Shute Lane.
  - b. To construct sidewalk north to make the connection to Jack Anderson School.  
(Options “a” and “b” would be in-lieu-of the payment for the Shute Lane sidewalk construction.)

Submitted by Public Works (October 31, 2014)

Fire Department

1. No comment at this item.

Submitted by Chuck Swann, Fire Marshall (October 31, 2014)

Utility District

1. White House Utility District

Submitted by David Brigance, HUD (October 31, 2014)

**14-083-001: FINAL PLAT, SCOTTISH HIGHLANDS, SEC. 1, RESUB. OF LOT 8:**

By consent of the Planning Commission, it was agreed to remove Planning Department Staff Comment No. 2 from the list of Staff Comments.

MOTION by Ames, seconded by Bristol, to grant the waiver for the 48 foot deviation from the road frontage requirement for Lot 2. Ames, Bristol, Bryant-McCormick, Jenkins, Massey, Millsaps, Pinson and Stringfellow voted aye. Nay: None. Absent: Atchley and Freudenthal. Motion carried.

MOTION by Ames to require the developer to put 20% of the cost of a sidewalk (where sidewalk is required) into the sidewalk fund. Motion died for lack of a second.

MOTION by Ames, seconded by Bristol, to require the developer to pay 20% into the sidewalk fund of 325 feet (which would be \$1,620.00 currently) along the Gallatin Road frontage and to waive sidewalks on the internal part of the lots on St. Andrews. Ames, Bristol and Pinson voted aye. Nay: Bryant-McCormick, Jenkins, Massey, Millsaps and Stringfellow. Absent: Atchley and Freudenthal. Motion failed.

MOTION by Bryant-McCormick, seconded by Millsaps, to waive the requirement for sidewalk in this limited instance. Bryant-McCormick, Jenkins, Massey, Millsaps, Pinson and Stringfellow voted aye. Nay: Ames and Bristol. Absent: Atchley and Freudenthal. Motion carried.

MOTION by Bryant-McCormick, seconded by Massey, to approve Final Plat, Scottish Highlands, Sec. 1, Resub. of Lot 6, with granting the waiver for the 48 foot deviation from the road frontage requirement for Lot 2; to waive the requirement for sidewalks and with all staff comments as listed below. Ames, Bristol, Bryant-McCormick, Jenkins, Massey, Millsaps, Pinson and Stringfellow voted aye. Nay: None. Absent: Atchley and Freudenthal. Motion carried.

**STAFF REPORT**

The proposed plat is a resubdivision of property located at the northeast corner of St. Andrews Drive and Gallatin Pike. The vacant lot would be resubdivided to create two lots that are zoned SR-1 (Suburban Residential). Access to the lots would be restricted to St. Andrews Drive and provided by a joint use driveway easement located along the rear property line of the proposed Lot 1.

The applicant is requesting a waiver from the Planning Commission for the sidewalk requirements for subdivisions creating fewer than 4 lots as provided by Section 3-103.105 of the Subdivision Regulations. The section reads as follows:

“Developers and the Planning Commission may reach alternative arrangements concerning sidewalks where strict compliance with the provisions of this section would be unfair or cause an undue hardship due

to previously approved plats and/or development plans, or due to the limited number of lots in the subdivision. Such alternative provisions may include (1) payment to a City fund for construction of the sidewalks by the City at this location at a later date; (2) the actual construction of sidewalks at another location or (3) for residential subdivisions of fewer than 4 lots cumulative since January 4, 2006 the Planning Commission may waive the requirements for sidewalks. In the absence of mutual agreement, the developer shall construct the sidewalks in the manner provided herein.”

In addition to the requested waiver from sidewalk construction, the applicant is requesting a deviation from the road frontage requirements for Lot 2. Resubdivisions of property require that lots be compatible with adjacent lots from the same phase of the same subdivision. Planning staff calculated that each lot would be required to have 228-feet of road frontage and the minimum lot size would be 22,523-square feet. As shown, the road frontage for lot 2 measures 179.63-feet along Gallatin Pike. The applicant is requesting a deviation of 48.37-feet. As currently proposed, the property line dividing the proposed lots is perpendicular to Gallatin Pike and the lots roughly mirror the existing lots 9 and 10 within the Scottish Highlands subdivision providing substantial building envelopes for each lot. If held to a strict reading of the Subdivision Regulations, these lots would either differ significantly in size or the dividing property line would be set at an angle which could be problematic for future property owners to discern.

#### STAFF COMMENTS

##### Planning Department

1. Add street numbers for lots 1 and 2.
2. The joint access easement shall be adjusted to 50 feet in width as required by 1-113.108 of the Subdivision Regulations.
3. Add a note stating that responsibility for future maintenance of the joint access easement remains solely with the benefited parties and that in no event shall the maintenance of such access way become a public responsibility.
4. Staff recommends payment-in-lieu of sidewalk construction due to the fact that no sidewalks are provided within the Scottish Highlands Subdivision or along this segment of Gallatin Pike.

Submitted by Will Hager, AICP, Senior Planner (October 31, 2014)

Public Works Department

1. Add Note to Plat: Lot 1 will provide Lot 2 with access through the proposed joint access easement for trash collection at St. Andrews Drive if needed or provide another reasonable method.
2. Provide reason for sidewalk waiver; we recommend payment in lieu as a minimum depending on the reason.

Submitted by Public Works (October 31, 2014)

Fire Department

1. I spoke with B. Rainey of my concerns with fire department access to the dwellings. Road width, turn-around and side by side driveways are all options he will research if needed. No further comments at this time.

Submitted by Chuck Swann, Fire Marshall (October 31, 2014)

Utility District

1. No comment.

Submitted by David Brigance, HUD (October 31, 2014)

**14-085-001: FINAL PLAT, INDIAN LAKE VILLAGE, PHASE 3B, RE-SUB. OF LOTS 46 & 49:** MOTION by Ames, seconded by Bryant-McCormick, to approve Final Plat, Indian Lake Village, Phase 3B, Re-sub of Lots 46 & 49, with all staff comments as listed below. Ames, Bristol, Bryant-McCormick, Jenkins, Massey, Millsaps, Pinson and Stringfellow voted aye. Nay: None. Absent: Atchley and Freudenthal. Motion carried.

**STAFF REPORT**

This plat would create 63 single-family lots, 6 open space tracts and dedicates rights-of-way for Ashcrest Point, portions of Cornelius Way and alleys that serve the rear loaded single family lots. The applicant has provided landscaping and amenities plans for the development with the submission of the final plat as required by the approval of the preliminary plat in June of this

year. The final plat is in compliance with the approved Final Master Development Plan regarding lot number, size and location of open space tracts. The landscape and amenities plan will be reviewed along with the construction plans to insure concurrence with the Final Master Development Plan.

The final plat includes notes stating that all houses are subject to review by the Planning Department prior to the issuance of a building permit to insure conformance to the Final Master Development Plan. The plat also makes clear that all open space is to be owned and maintained by the homeowners association.

#### STAFF COMMENTS

##### Planning Department

1. The scale bar on sheet 2 should be 1 inch = 50 and not 1 inch = 60.
2. A temporary turn around will be needed for the alley running behind lots 73-76.

Submitted by Will Hager, AICP, Senior Planner (October 31, 2014)

##### Public Works Department

1. Modify ROW along frontage to match approved site plan for Ashcrest Multifamily.
2. Add typical section for ROW along frontage of Multifamily.

Submitted by Public Works (October 31, 2014)

##### Fire Department

1. **Additional hydrants have been shown but spacing is still an issue. Suggestions are as follows; the hydrant at lots 105/106 move slightly to lots 106/107 on Ashcrest, (same island, opposite corner), add hydrant to intersection at lot 115 or 77 on Ashcrest, relocate hydrant at lot 59 to 62/63 Cornelius and last hydrant move to the corner of lot 72 Cornelius. From the hydrant at the entrance to Cornelius to the proposed hydrant at the alley of lot 115 is approximately 570' and to my suggestion of the corner of Ashcrest is 700'. There should be a hydrant in between them.**
2. 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. **Note: Hydrants shown do not meet this requirement.**
3. 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: A temporary turn around may be needed at the end of this phase of the project.**

4. 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.
5. 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.
6. 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, Fire Marshall (October 31, 2014)

Utility District

1. No comment.

Submitted by David Brigance, HUD (October 31, 2014)

**PRELIMINARY AND FINAL DEVELOPMENT PLANS:** None

**SITE PLANS:**

**14-086-001: SITE PLAN, TRISTAR HENDERSONVILLE MEDICAL CENTER AND RENOVATIONS:** MOTION by Stringfellow, seconded by Bryant-McCormick, to approve Site Plan, TriStar Hendersonville Medical Center and Renovations, with all staff comments as listed below. Ames, Bristol, Bryant-McCormick, Jenkins, Massey, Millsaps, Pinson and Stringfellow voted aye. Nay: None. Absent: Atchley and Freudenthal. Motion carried.

**STAFF REPORT**

Tristar is proposing a 43,000 square foot addition to the hospital complex. The addition will be to the west of the existing complex and behind the fire hall on Forest Retreat Road.

The new building will be attached to the main complex, and will match the existing materials. One of the proposed materials is fluted concrete block. This is not a recommended material per

our building design standards, but it is consistent with the existing building. The majority of the exterior will be EIFS, which does comply with the building standards.

#### STAFF COMMENTS

1. No comments.

Submitted by Timothy Whitten, Landscape Architect (October 31, 2014)

#### Public Works Department

1. Build construction exit per city detail or add notes or details to assure mud will not run into the back fire hall drive. This can be accomplished as part of the construction plan and erosion control plan approval process
2. Provide tire wash at construction exit with erosion control plan.

Submitted by Public Works (October 31, 2014)

#### Fire Department

1. **In response to the additional hydrants only one is shown on the plans. We still need an additional hydrant near the entrance to the new addition. The entrance to the MOB building does not have a hydrant as well.**
2. 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. **Note: Need two additional hydrants to comply with this regulation between existing hydrant near ER Dept. and existing hydrant near maintenance side.**
3. 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.
4. 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.
5. 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.

6. 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, Fire Marshall (October 31, 2014)

Utility District

1. Ok for planning.

Submitted by David Brigance, HUD (October 31, 2014)

**14-087-001: SITE PLAN, ENTERPRISE RENT-A-CAR:**

MOTION by Massey, seconded by Millsaps, to approve the request for a waiver of the required 5' foundation planting bed along the east property line wall. Ames, Bristol, Bryant-McCormick, Jenkins, Massey, Millsaps, Pinson and Stringfellow voted aye. Nay: None. Absent: Atchley and Freudenthal. Motion carried.

MOTION by Millsaps, seconded by Stringfellow, to approve the request for a waiver of the required 7 foot wide planting bed along the west edge of the parking lot and to be allowed to provide 3 feet of the required 7 feet. Ames, Bristol, Bryant-McCormick, Jenkins, Massey, Millsaps, Pinson and Stringfellow voted aye. Nay: None. Absent: Atchley and Freudenthal. Motion carried.

MOTION by Ames, seconded by Millsaps, to approve Site Plan, Enterprise Rent-A-Car with granting a waiver to provide the required 5' foundation planting bed along the east property line; granting a waiver of the requirement for a 7 foot wide planting bed along the west edge of the parking lot and with all staff comments as listed below. Ames, Bristol, Bryant-McCormick, Jenkins, Massey, Millsaps, Pinson and Stringfellow voted aye. Nay: None. Absent: Atchley and Freudenthal. Motion carried.

**STAFF REPORT:**

This is the site of the old bait shop on West Main Street, next to David Deaton Karate Studio. It is zoned GC. The old building is to be torn down, and a new structure constructed.

The new building will have a zero foot side setback along the east property line. Because of this, it is not possible to provide the required 5' foundation planting bed along that wall. The applicant is requesting a waiver of the requirement.

The applicant is also requesting a waiver of the requirement for a 7 foot wide planting bed along the west edge of the parking lot. Only a 3 foot bed is being provided. 7 feet is required so that the parking lot screening shrubs aren't run over by vehicle overhangs, which can be up to 3 feet from the base of the wheel. Wheel stops have been provided to help minimize encroachment. Either a waiver of the 24 foot parking/drive aisle width requirement or reorientation of the building and a complete redesign of the site would be needed to provide the additional 4 feet required.

## STAFF COMMENTS

### Planning Department

1. Distinguish between existing and proposed site features.
2. Provide curb and gutter throughout parking lot.
3. Label all building setbacks.
4. Show electrical service to building. All new lines shall be underground. Submit electrical service plan stamped by NES.
5. Continue watertable full length of east wall.
6. Show outlines of roof top units on each building elevation. Units shall be screened by building parapet walls.
7. Provide wheel stops along the parking spots adjacent to the building.
8. Leyland cypress is not an acceptable species for tree remediation. Revise.
9. Revise site data table to add building square footage to parking tabulation. Total required spaces is 5.

Submitted by Timothy Whitten, Landscape Architect (October 31, 2014)

### Public Works Department

1. Provide detailed method for handling drainage from property to the east.
2. Provide construction easement for walls along the property line on the east side or move walls to provide room for drainage, footing and possible canopy encroachment.
3. Provide safety grate for outlet structure. This can be added during construction plan review.

Submitted by Public Works (October 31, 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 no further than 500' apart along the fire access roadway. I am concerned that the proposed 8" water main will not meet the fire flow requirements for this site and the future church. A fire protection engineer will need to supply the fire department with the data to confirm that the 8" water main will meet the fire flow requirements.

2. 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. A fire hydrant will need to be installed at the office building. The proposed fire hydrant at the entrance to the property is located too far from the road which will affect firefighting operations.
3. 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.
4. 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.
5. 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.
6. While maintaining compliance with the above mentioned codes it may be necessary to comply with other sections of the NFPA standards and guidelines.
7. 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, Fire Marshall (October 31, 2014)

Utility District

1. The sewer line needs to have a minimum cover of at least 36 inches.

Submitted by David Brigance, HUD (October 31, 2014)

**SKETCH PLATS:** None

**PRELIMINARY PLATS:** None

**REZONING REQUEST:** None

## **STAFF APPROVED PROJECTS:**

**14-084-001: FINAL PLAT, MILLSTONE AMENITIES:** The Hendersonville Regional Planning Commission acknowledged staff approval of Final Plat, Millstone Amenities.

**14-081-001: SITE PLAN, WASH ZILLA CAR WASH:** The Hendersonville Regional Planning Commission acknowledged staff approval of Site Plan, Wash Zilla Car Wash.

**14-044-001: SITE PLAN, NOVITA TECH – REVAMP PARKING:** The Hendersonville Regional Planning Commission acknowledged staff approval of Site Plan, Novita Tech – Revamp Parking.

## **OTHER:**

### **DISCUSSION OF ZONING PROVISIONS FOR BREWERIES WITH A TAP ROOM:**

Fred Rogers presented an update on the proposed brewery in Hendersonville with a taproom. There is no action required of the Planning Commission. In Hendersonville you can't sell beer for on-premise consumption except at a restaurant. The restaurant has to sell a required percentage of food to qualify as a restaurant and to authorize that business to sell beer for on-premise consumption. Also you can have beer for on-premise consumption at bowling alleys and golf courses. Primarily at restaurants is where you can have on-premise consumption of beer.

The proposal before BOMA is to allow on-premise consumption at a proposed brewery. Nate Newton is proposing to open a business called Half Batch Brewery and they will manufacture beer. It will probably be considered a micro brewery and will have a taproom. The business will have limited hours with retail sale of beer for on-premise consumption as well as other retail items, maybe t-shirts and mugs, and then also sell beer for retail for off-premise consumption.

This is an amendment that is before BOMA. It passed on first reading; it comes up for second reading next week. It will require some minor tweaking of the zoning ordinance which can be handled by Staff. There is a provision whereby the Planning Staff can add a currently unlisted use to the list of permitted use.

Currently you can have a brewery in any Industrial Zones and in the Heavy Commercial Zone but limited to 10,000 square feet and then as a Conditional Use, with BZA approval, can have a manufacturing operation in a GC Commercial Zone but limited to not more than 5,000 square feet. It will probably require adding to the list of permitted uses in HC Commercial and I Industrial a brewery taproom to be operated in conjunction with a brewery as an accessory use to

that brewery. The City could end up with a brewery with a taproom in the Industrial, Heavy Commercial or General Commercial Districts.

### **ANNUAL TRAINING**

Fred Rogers said the required County Wide Annual Planning Commission Training tentative date is November 18, 2014, at the City Hall in White House, TN. This will be in-lieu-of the third Tuesday Hendersonville Regional Planning Commission meeting.

### **ANNUAL MEETING**

Fred Rogers said the Hendersonville Regional Planning Commission Annual Meeting will be on the third Tuesday, December 16, to be held at the same place as last year unless someone would prefer another location.

Mark Bristol requested if Planning Staff could look forward and maybe do some training on some areas such as sidewalks in understanding where TDOT has potential projects going forward and knowing just the progress of what our City currently has under development to avoid conflicts of interest as far as what the Planning Commission approves. This would be helpful to do the homework in advance.

### **ADJOURNMENT:**

MOTION by Millsaps, seconded by Massey, to adjourn the Hendersonville Regional Planning Commission Meeting at 7:22 p.m. Ames, Bristol, Bryant-McCormick, Jenkins, Massey, Millsaps, Pinson and Stringfellow voted aye. Nay: Atchley and Freudenthal. Motion carried.

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ANN MASSEY, Secretary

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DAVID JENKINS, Vice Chairman

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FRED D. ROGERS, JR., Planning Director