

MINUTES
HENDERSONVILLE REGIONAL PLANNING COMMISSION
TUESDAY, OCTOBER 7, 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, Lori Atchley, Kee Bryant-McCormick, David Jenkins, Bryant Millsaps, Frank Pinson and Darlene Stringfellow. Absent; Mark Bristol, Bob Freudenthal and Ann Massey. Also present: Fred D. Rogers, Jr., Planning Director; Timothy D. Whitten, Landscape Architect/Planner; Will Hager, Senior Planner; Paul Varble, Fire Inspector; Chip Moore, Interim Public Works Director; and Barbara Story, Planning Assistant.

Vice Chairman, David Jenkins, introduced Will Hager, new Senior Planner to the Hendersonville Planning Commission and the Public.

PUBLIC HEARINGS: None

REQUEST FOR INFORMATION AND ASSISTANCE: None

ADDITIONS TO AGENDA:

MINUTES:

MOTION by Millsaps seconded by Bryant-McCormick, to approve the Hendersonville Regional Planning Commission Minutes of September 2, 2014. Ames, Atchley, Bryant-McCormick, Jenkins, Millsaps, Pinson and Stringfellow voted aye. Nay: None. Absent: Bristol, Freudenthal and Massey. Motion carried.

CONSENT AGENDA ITEMS: None

FINAL PLATS:

14-076-001: FINAL PLAT, MILLSTONE PD, PHASE 1, SECTION 2: MOTION by Bryant-McCormick, seconded by Atchley to approve Final Plat, Millstone PD, Phase 1, Section 2, with all staff comments as listed below. Ames, Atchley, Bryant-McCormick, Jenkins, Millsaps, Pinson and Stringfellow voted aye. Nay: None. Absent: Bristol, Freudenthal, and Massey. Motion carried.

STAFF REPORTS

The final plat for Millstone, Phase 1, Section 2 would create 59 lots. The property is zoned MXR-PD (Mixed Residential Planned Development) and includes five different lot configurations consisting of 25 of the "Prestige" series 63 ft. wide lots; 4 of the "Vintage" series 55 ft. wide lots; 3 of the "Villa" series 36 ft. wide lots; 11 of the "Cottage Grove" series 28 ft. wide townhouse lots; and 16 of the "Shadow Green" 22 ft. wide townhouse lots. This plat would also dedicate rights-of-way for portions of Carriage House Lane, Dayflower Drive, Wisdom Way, Wildberry Lane, and Chandler Way.

The plat conforms to the approved Final Master Development Plan. Please consider the staff comments below as possible conditions of approval for this proposed final plat.

STAFF COMMENTS/PROPOSED CONDITIONS OF APPROVAL

1. The open space/medians shown within the Innsbrooke Avenue right-of-way do not match the recorded plat for Willowbrooke Phase 2, Section 1. A plat amendment will be necessary in order to accomplish this change.
2. Landscape these medians as per the approved landscape plans in conjunction with the completion of the required improvements in this section.
3. The proposed entryway landscaping, signage and other features must receive site plan and design review approval prior to construction and should be completed in conjunction with the completion of the required improvements in this section.

Submitted by Will Hager, AICP, Senior Planner (October 3, 2014)

Public Works Department

1. No Policy Issues.

Submitted by Public Works (October 3, 2014)

Fire Department

1. Hydrant locations are noted.

Submitted by Chuck Swann, Fire Marshall (October 3, 2014)

Utility District

1. No comment.

Submitted by David Brigance, HUD (October 3, 2014)

PRELIMINARY AND FINAL DEVELOPMENT PLANS: None

SITE PLANS:

14-077-001: SITE PLAN, PINNACLE BANK-HENDERSONVILLE: MOTION by Millsaps seconded by Pinson, to approve Site Plan, Pinnacle Bank-Hendersonville, with all staff comments as listed below. Ames, Atchley, Bryant-McCormick, Jenkins, Millsaps, Pinson and Stringfellow voted aye. Nay: None. Absent: Bristol, Freudenthal and Massey. Motion carried.

STAFF REPORT

Pinnacle Bank is located on the north side of East Main Street, next to City Hall. The bank is adding 1560 square feet to the back of the existing building.

STAFF COMMENTS

Planning Department

1. Dumpster enclosure and gate shall be 2 feet taller than top of dumpster. Revise detail accordingly.
2. Revise site data table to show 16 parking spaces required (3/1000 gfa).

Submitted by Timothy Whitten, Landscape Architect (October 3, 2014)

Public Works Department

1. No Policy Issues.

Submitted by Public Works (October 3, 2014)

Fire Department

1. No comments at this time.

Submitted by Chuck Swann, Fire Marshall (October 3, 2014)

Utility District

1. No comment.

Submitted by David Brigance, HUD (October 3, 2014)

PRELIMINARY PLATS: None

REZONING REQUEST: None

STAFF APPROVED PROJECTS:

14-072-001: SITE PLAN, CHRISTIAN MANOR APARTMENTS: The Hendersonville Regional Planning Commission acknowledged staff approval of Site Plan, Christian Manor Apartments.

14-073-001: SITE PLAN, OUR LADY OF THE LAKE CATHOLIC CHURCH, GROUNDS KEEPER GARAGE: The Hendersonville Regional Planning Commission acknowledged staff approval of Site Plan, Our Lady of the Lake Catholic Church, Grounds Keeper Garage.

14-017-001: SITE PLAN, HENDERSONVILLE CHRISTIAN ACADEMY – STORAGE BUILDING: The Hendersonville Regional Planning Commission acknowledged staff approval of Site Plan, Hendersonville Christian Academy – Storage Building.

14-058-001: SITE PLAN, BLUEGRASS COUNTRY CLUB – PATIO ROOF: The Hendersonville Regional Planning Commission acknowledged staff approval of Site Plan, Bluegrass Country Club- Patio Roof.

14-041-001: FINAL PLAT, AVONDALE PLACE, RESUB. OF LOTS 2 & 4: The Hendersonville Regional Planning Commission acknowledged staff approval of Final Plat, Avondale Place, Resub. of Lots 2 & 4.

OTHER:

Presentation by Parkside Homes regarding future submittal of Master Plan for Waterford Crossing Townhomes.

David Coode, PLA, AICP Associate with Kimley-Horn, introduced Randy Chastain to the Hendersonville Regional Planning Commission since he is new to the community and will be submitting the first OT-R PD. He wants to get a better understanding about the Planned Development route. Mr. Chastain and Mr. Coode presented a couple of slides and some images for the planning commission to view his product and overall plan. Some aspects of his product will not conform to the guidelines in the new ordinance. This will possibly require a rezoning and variances.

ADJOURNMENT:

MOTION by Millsaps, seconded by Pinson, to adjourn the Hendersonville Regional Planning Commission Meeting at 7:12 p.m. Ames, Atchley, Bryant-McCormick, Jenkins, Millsaps, Pinson and Stringfellow voted aye. Nay: None. Absent: Bristol, Freudenthal and Massey. Motion carried.

DON AMES, Assistant Secretary

DAVID JENKINS, Vice Chairman

FRED D. ROGERS, JR., Planning Director