

MINUTES
HENDERSONVILLE REGIONAL PLANNING COMMISSION
TUESDAY, MARCH 6, 2012
6:30 P.M. – CITY HALL MEETING ROOM

Chairman Bob Freudenthal called the meeting to order at 6:30 p.m. in the City Hall Meeting Room, 101 Maple Drive North, Hendersonville, TN.

ROLL CALL:

Present: Don Ames, Mark Bristol, Tommy Elsten, Bob Freudenthal, David Jenkins, Ann Massey, Bryant Millsaps and Darlene Stringfellow. Absent: Lori Atchley and Frank Pinson. Also present: Fred D. Rogers, Jr., Planning Director; Steve Mills, Codes Director; Nate Renzella, Fire Inspector; and Barbara Story, Planning Assistant.

PUBLIC HEARING: None

REQUEST FOR INFORMATION AND ASSISTANCE: None

ADDITIONS TO AGENDA: None

MINUTES:

MOTION by Millsaps, seconded by Ames to approve the Hendersonville Regional Planning Commission Public Hearing Minutes of February 7, 2012 to hear comments on a request by P & M Investment to amend the Final Master Development Plan to add a fuel center to the Drakes Creek Center (Kroger) located at 170 East Main Street. Sumner County Property Tax Map 159I, Group D, Parcels 33.00 and 34.00. Ames, Bristol, Elsten, Jenkins, Millsaps and Stringfellow voted aye. Nay: None. Abstained: Freudenthal and Massey. Absent: Atchley and Pinson. Motion carried.

MOTION by Jenkins, seconded by Millsaps, to approve the Hendersonville Regional Planning Commission Minutes of February 7, 2012. Ames, Bristol, Elsten, Jenkins, Millsaps and Stringfellow voted aye. Nay: None. Abstained: Freudenthal and Massey. Absent: Atchley and Pinson. Motion carried.

CONSENT AGENDA ITEMS:

12-013-001: Final Plat, Volunteer Industrial Subdivision, Section 7: MOTION by Millsaps, seconded by Stringfellow, to approve Final Plat, Volunteer Industrial Subdivision, Section 7, with all staff comments as listed below. Ames, Bristol, Elsten, Freudenthal, Jenkins, Massey, Millsaps and Stringfellow voted aye. Nay: None. Absent: Atchley and Pinson. Motion carried.

STAFF COMMENTS

Planning Department

1. No comment.

Submitted by Lisa Milligan, AICP, Senior Planner (March 2, 2012)

Fire Department

1. Hendersonville Fire Department recommends approval.

Submitted by Darrel Fleming, Fire Marshall (March 2, 2012)

Public Works

1. No policy issues.

Submitted by Duane Allen, Assistant to City Engineer (March 2, 2012)

08-080-001: One Year Renewal of Final Plat, Saundersville Station, Phase 7: MOTION by Millsaps, seconded by Stringfellow, to approve One Year Renewal of Final Plat, Saundersville Station, Phase 7, with no staff comments. Ames, Bristol, Elsten, Freudenthal, Jenkins, Massey, Millsaps and Stringfellow voted aye. Nay: None. Absent: Atchley and Pinson. Motion carried.

12-014-001: Site Plan, Body Works Emporium: MOTION by Millsaps, seconded by Stringfellow, to approve the Site Plan, Body Works Emporium, with all staff comments as listed below. Ames, Bristol, Elsten, Freudenthal, Jenkins, Massey, Millsaps and Stringfellow voted aye. Nay: None. Absent: Atchley and Pinson. Motion carried.

STAFF REPORT

This property is located at 209 Shivel Drive. It is zoned TC-C. The applicant is required to provide additional parking to comply with the requirements of the zoning ordinance. The new parking is to be located in the rear yard, in accordance with Town Center design guidelines. No other changes are being proposed.

STAFF COMMENTS

Planning Department

1. None.

Submitted by Timothy Whitten, Planner/Landscape Architect (March 2, 2012)

Public Works Department

1. No policy issues.

Submitted by Duane Allen, Assistant to City Engineer (March 2, 2012)

Fire Department

1. Hendersonville Fire Department recommends approval.

Submitted by Nate Renzella, Fire Inspector (March 2, 2012)

Utility District

1. Approval for planning.
2. Need water and sewer plan
3. Tap and capacity fees due.

Submitted by Larry Davis, HUD (March 2, 2012)

09-019-001: Renewal of Expired Site Plan, Maple Corner, Phase I, (Lots 2, 3 & 4):
MOTION by Millsaps, seconded by Stringfellow, to approve the Renewal of Expired Site Plan, Maple Corner, Phase I, (Lots 2, 3 & 4), with no staff comments. Ames, Bristol, Elsten, Freudenthal, Jenkins, Massey, Millsaps and Stringfellow voted aye. Nay: None. Absent: Atchley and Pinson. Motion carried.

07-041-001: Renewal of Expired Site Plan, Anderson Grove Apartment Homes:
MOTION by Millsaps, seconded by Stringfellow, to approve the Renewal of Expired Site Plan, Anderson Grove Apartment Homes, with no staff comments. Ames, Bristol, Elsten, Freudenthal, Jenkins, Massey, Millsaps and Stringfellow voted aye. Nay: None. Absent: Atchley and Pinson. Motion carried.

09-010-001: Renewal of Expired Site Plan, MCC Investment, LLC, Office-Warehouse:
MOTION by Millsaps, seconded by Stringfellow, to approve the Renewal of Expired Site Plan, MCC Investment, LLC, Office-Warehouse, with no staff comments. Ames, Bristol, Elsten,

Freudenthal, Jenkins, Massey, Millsaps and Stringfellow voted aye. Nay: None. Absent: Atchley and Pinson. Motion carried.

12-011-001: Preliminary Plat, Glenbrook North, Area A: MOTION by Millsaps, seconded by Stringfellow, to approve the Preliminary Plat, Glenbrook North, Area A, with all staff comments as listed below. Ames, Bristol, Elsten, Freudenthal, Jenkins, Massey, Millsaps and Stringfellow voted aye. Nay: None. Absent: Atchley and Pinson. Motion carried.

STAFF COMMENTS

Planning Department

1. No comment.

Submitted by Lisa Milligan, AICP, Senior Planner (March 2, 2012)

Fire Department

1. Extend the 12 inch water main as shown.
2. Hydrants must be installed 300 feet apart throughout.

Submitted by Darrel Fleming, Fire Marshal (March 2, 2012)

Public Works Department

1. No policy issues.

Submitted by: Duane Allen, Assistant to City Engineer (March 2, 2012)

Utility District:

1. Approval for Planning
2. Need water and sewer plan
3. Tap and capacity fees due

Submitted by: Larry Davis, HUD (March 2, 2012)

FINAL PLATS:

12-012-001: Final Plat, Paul Hogg Property: MOTION by Millsaps, seconded by Jenkins, to approve the Final Plat, Paul Hogg Property, with all staff comments as listed below. Ames, Bristol, Elsten, Freudenthal, Jenkins, Massey, Millsaps and Stringfellow voted aye. Nay: None. Absent: Atchley and Pinson. Motion carried.

STAFF COMMENTS

Planning Department

1. Parcels 77, 78, 79 and 80 are all currently owned by Paul M. Hogg. With the subdivision of Lot 77, a situation arises wherein access to Parcels 78, 79 and 80 could possibly be restricted in the future (by sale of Lot 2). This must be addressed through the establishment of a permanent access easement meeting all requirements of Section 1-113.108 of the City of Hendersonville Subdivision Regulations.
2. The 10' access easement shown on the eastern property line is not sufficient to provide access to Parcels 78, 79 and 80. Please refer to Section 1-113.108 of the Subdivision Regulations.

Submitted by Lisa Milligan, AICP, Senior Planner (March 2, 2012)

Public Works Department

1. Show utility easement to the landlocked properties located to the south.
2. Provide an access easement to the landlocked properties located to the south.
3. Tie down the creek with bearings and distances.

Submitted by Duane Allen, Assistant to City Engineer (March 2, 2012)

Fire Department

1. Hendersonville Fire Department recommends approval.

Submitted by Darrel Fleming, Fire Marshal (March 2, 2012)

PRELIMINARY AND FINAL MASTER DEVELOPMENT PLANS: None

SITE PLANS: None

SKETCH PLATS: None

PRELIMINARY PLATS: None

REZONING REQUEST: None

STAFF APPROVED PROJECTS:

12-008-001: Site Plan, Health Mart Pharmacy Remote Drive Thru: The Hendersonville Regional Planning Commission acknowledged Staff's approval of the Site Plan, Health Mart Pharmacy Remote Drive Thru.

12-015-001: Site Plan, Pope John Paul II Batting Pavilion: The Hendersonville Regional Planning Commission acknowledged Staff's approval of the Site Plan, Pope John Paul II Batting Pavilion.

12-017-001: Site Plan, Rio Bravo Mexican Restaurant – Addition of Patio Canopy: The Hendersonville Regional Planning Commission acknowledged Staff's approval of the Site Plan, Rio Bravo Mexican Restaurant – Addition of Patio Canopy.

OTHER:

Mr. Rogers reported that next Thursday night, the 15th, at 6:30 p.m. there will be a Public Hearing/Public Meeting. The Planning Commission, as well as the viewing public, is invited to attend. This will be a public meeting to begin the community development block grant consolidated plan process. With the City's population being over 50,000, the City qualifies for the Community Development Block Grant (CDBG) funds. We will be getting in the vicinity of a little over \$200,000.00 per year. This can be used for things such as drainage, street improvements, and rehab of dilapidated housing. Drainage seems to be a popular issue right now. To give you an example of how that might work, if we had a particular drainage ditch in a particular part of town that is prone to flooding and the homes flood on a regular basis, then we could use these funds to help repair that situation. The area would need to be an area such that at least 50 to 55% of the people that live there that benefit from this would make under a certain income level. All this information will come out in the public meeting which is yet to be determined at this point in time. The other 55 % or whatever percent does not necessarily have to follow that income category, so that would be a popular project as would be if we could use these funds for drainage in one of these particular areas of the City where it is needed. As I said, we can also use it for street work and reconstruction of streets. I am thinking of possibly of some areas in the Old Town Center where the streets are very narrow, substandard with no curb and gutters and sidewalks. We could perhaps use the funds in that area.

The Planning Commission is encouraged to attend and the public is also invited to attend. This will be the first public meeting. We will then develop the Consolidated Plan. This plan will identify the community development related needs and specify how the funds will be spent over a five year period. Once that it is adopted, we will implement year one. Each year the plan has to be updated. Mr. Rogers stated that he anticipated on bringing it to the Planning Commission for recommendation prior to going to the Board for adoption.

Mr. Rogers reminded the Planning Commission that it has been several years since the Planning Commission has taken an educational field trip. David Jenkins has mentioned a particular development that he has seen that would be worth while to visit. It is called The Village and is located in Pleasant View. It is a mixed use development. Mr. Rogers stated there were some town homes in Nashville he would like for the Planning Commission to visit. These two developments would make for a good educational field trip.

The final thing I would like to speak to you about tonight is state legislation. You may have read the article in the paper yesterday. I plan to send you a link to that for you to read. Also

you should be getting weekly updates by e-mail from the Tennessee Chapter of APA. I encourage you to read those updates. There are a number of bills that have been filed that may be of interest to you. The article that was in the Tennessean had quotes from Mayor Dean. Mayor Dean is very much opposed to those two particular pieces of legislation as is Anthony Holt. TML is also opposed to the legislation that has been proposed relative to planning and zoning matters. TML, CTAS, TAUD and many others are opposed to it. Only the Chambers, some of the State Chambers throughout the state, have supported but now I understand that many of those are beginning to waiver in their support. Two have rescinded their support. So keep an eye on these weekly updates that you get by e-mail and look for some e-mails from Lisa and I. We will keep you up to date as to what is going on.

ADJOURNMENT:

MOTION by Millsaps, seconded by Ames, to adjourn the Hendersonville Regional Planning Commission Meeting at 6:38 p.m. Ames, Bristol, Elsten, Freudenthal, Jenkins, Massey, Millsaps and Stringfellow voted aye. Nay: None. Absent: Atchley and Pinson. Motion carried.

ANN MASSEY, Assistant Secretary

BOB FREUDENTHAL, Chairman

FRED D. ROGERS, JR., Planning Director