

MINUTES
HENDERSONVILLE REGIONAL PLANNING COMMISSION
TUESDAY, AUGUST 16, 2011
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, Bob Freudenthal, David Jenkins, Ann Massey, Frank Pinson and Darlene Stringfellow (entered at 6:33 p.m.). Absent: Mark Bristol, Tommy Elsten and Bryant Millsaps. Also present: Fred D. Rogers, Jr., Planning Director; Timothy D. Whitten, Planner/Landscape Architect; Jerry Horton, Public Works Director; Nate Renzella, Fire Inspector; and Georgie Mathis, Administrative Clerk.

PUBLIC HEARING: None

REQUEST FOR INFORMATION AND ASSISTANCE: None

ADDITIONS TO AGENDA: None

MINUTES:

MOTION by Atchley, seconded by Pinson, to approve the Hendersonville Regional Planning Commission Minutes of July 5, 2011. Ames, Atchley, Freudenthal, Jenkins, Massey, and Pinson voted aye. Nay: None. Absent: Bristol, Elsten, Millsaps and Stringfellow. Motion carried.

CONSENT AGENDA ITEMS:

11-053-001: FMDP WATERMARK SUBDIVISION:

The FMDP Watermark Subdivision was withdrawn by applicant.

07-066-001: FINAL PLAT, STARK KNOB PLACE, PHASE 1 – ONE YEAR RENEWAL EXTENSION PER RESOLUTION 2011-07: MOTION by Pinson, seconded by Jenkins, to approve the Final Plat, Stark Knob Place, Phase 1 – One Year Renewal Extension per Resolution 2011-07 (extension approved to July 5, 2012). Ames, Atchley, Freudenthal, Jenkins, Massey, and Pinson voted aye. Nay: None. Absent: Bristol, Elsten, Millsaps and Stringfellow. Motion carried.

07-009-004: FINAL PLAT, HIDDEN OAKS SUBDIVISION, PHASE I – ONE YEAR RENEWAL EXTENSION PER RESOLUTION 2011-07: MOTION by Pinson, seconded by Jenkins, to approve the Final Plat, Hidden Oaks Subdivision, Phase I – One Year Renewal Extension per Resolution 2011-07 (extension approved to October 2, 2012). Ames, Atchley, Freudenthal, Jenkins, Massey and Pinson voted aye. Nay: None. Absent: Bristol, Elsten, Millsaps and Stringfellow. Motion carried.

07-009-005: FINAL PLAT, HIDDEN OAKS SUBDIVISION, PHASE II – ONE YEAR RENEWAL EXTENSION PER RESOLUTION 2011-07: MOTION by Pinson, seconded by Jenkins, to approve the Final Plat, Hidden Oaks Subdivision, Phase II – One Year Renewal Extension per Resolution 2011-07 (extension approved to November 6, 2012). Ames, Atchley, Freudenthal, Jenkins, Massey, and Pinson voted aye. Nay: None. Absent: Bristol, Elsten, Millsaps and Stringfellow voted aye. Motion carried.

07-067-001: FINAL PLAT, GUTHRIE PLACE SUBDIVISION, PHASE I – ONE YEAR RENEWAL EXTENSION PER RESOLUTION 2011-07: MOTION by Pinson, seconded by Jenkins, to approve the Final Plat, Guthrie Place Subdivision, Phase I – One Year Renewal Extension per Resolution 2011-07 (extension approved to July 5, 2012). Ames, Atchley, Freudenthal, Jenkins, Massey, and Pinson voted aye. Nay: None. Absent: Bristol, Elsten, Millsaps and Stringfellow. Motion carried.

11-054-001: SITE PLAN, RGI SCALE HOUSE: MOTION by Pinson, seconded by Jenkins, to approve Site Plan, RGI Scale House with all staff comments as listed below. Ames, Atchley, Freudenthal, Jenkins, Massey, and Pinson voted aye. Nay: None. Absent: Bristol, Elsten, Millsaps and Stringfellow. Motion carried.

Planning Department

STAFF REPORT

This project is located on Lower Station Camp Creek Road at the Rogers Group quarry. The site plan was approved by the Planning Commission on 11/8/10. A later survey by Rogers Group indicated the proposed scale house was located on Corps of Engineers property. The site plan has now been revised, shifting the scale house and associated parking north-west about 100 feet. The building architecture and materials remain unchanged from the first approval.

STAFF COMMENTS

1. None.

Submitted by Timothy Whitten, Planner/Landscape Architect (July 29, 2011)

Public Works Department

1. No policy issues.

Submitted by Duane Allen, Assistant to City Engineer (July 29, 2011)

Fire Department

1. Hendersonville Fire Department recommends approval.

Submitted by Nate Renzella, Fire Inspector (July 29, 2011)

11-052-001: PRELIMINARY PLAT, WATERMARK SUBDIVISION:

The Preliminary Plat, Watermark Subdivision was withdrawn by applicant.

FINAL PLATS: None

PRELIMINARY AND FINAL MASTER DEVELOPMENT PLANS: None

SITE PLANS:

11-051-001: INDIAN LAKE SUBDIVISION, SECTION 13, LOT # 19: MOTION by Massey, seconded by Jenkins, to approve Site Plan, Indian Lake Subdivision, Section 13, Lot # 19 with all staff comments as listed below. Ames, Atchley, Freudenthal, Jenkins, Massey, Pinson and Stringfellow voted aye. Nay: None. Absent: Bristol, Elsten and Millsaps. Motion carried.

Planning Department

STAFF REPORT

This site is located on Indian Lake Boulevard, on the south lot adjacent to Cracker Barrel. It is zoned GCS-PUD. This will be multi-tenant retail store.

STAFF COMMENTS

1. The four canopy street trees along Indian Lake Boulevard must be *Quercus phellos* 'Wynstar'. Revise landscape plan.
2. Provide an NES-approved electrical service plan.
3. Dumpster screen wall shall be 2' taller than top of dumpster.

Submitted by Timothy Whitten, Planner/Landscape Architect (July 29, 2011)

Public Works Department

1. No policy issues.

Submitted by Duane Allen, Assistant to City Engineer (July 29, 2011)

Fire Department

1. Hendersonville Fire Department recommends approval.

Submitted by Nate Renzella, Fire Inspector (July 29, 2011)

Utility District

1. Approval for Planning
2. Tap and Capacity fees due

Submitted by Larry Davis, HUD (July 29, 2011)

SKETCH PLATS: None

PRELIMINARY PLATS: None

REZONING REQUEST: None

STAFF APPROVED PROJECTS:

11-050-001: LIBERTY PARTY RENTAL, ENCLOSED AWNING AREA: The Planning Commission acknowledged staff approval of Liberty Party Rental, Enclosed Awning Area.

OTHER:

RESOLUTION 2011-03: A Resolution to recommend acceptance of the dedication of the completed streets in Lake Harbor, Sections I and II, Hendersonville, Sumner County, Tennessee.

MOTION by Atchley, seconded by Jenkins, to recommend approval to the Board of Mayor and Aldermen Resolution 2011-03 recommending acceptance of the dedication of the completed streets in Lake Harbor, Sections I and II, Hendersonville, Sumner County, Tennessee. Ames, Atchley, Freudenthal, Jenkins, Massey, Pinson and Stringfellow voted aye. Nay: None. Absent: Bristol, Elsten and Millsaps. Motion carried.

ADJOURNMENT:

MOTION by Pinson, seconded by Jenkins, to adjourn the Hendersonville Regional Planning Commission Meeting at 6:35 p.m. Ames, Atchley, Freudenthal, Jenkins, Massey, Pinson and Stringfellow voted aye. Nay: None. Absent: Bristol, Elsten and Millsaps. Motion carried.

LORI ATCHLEY, Secretary

BOB FREUDENTHAL, Chairman

FRED D. ROGERS, JR., Planning Director