

**MINUTES
HENDERSONVILLE REGIONAL PLANNING COMMISSION
TUESDAY, MARCH 1, 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 (came in at 6:40 p.m.), Mark Bristol, Tommy Elsten, Bob Freudenthal, David Jenkins, Bryant Millsaps, Frank Pinson and Darlene Stringfellow. Absent: Ann Massey. Also present: Fred D. Rogers, Jr., Planning Director; Lisa D. Milligan, Senior Planner; 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: None

CONSENT AGENDA ITEMS:

11-013-001: FINAL PLAT, INDIAN LAKE VILLAGE, PHASE 3, RESUB. OF LOT 15 (WATERMARK RESIDENTIAL): MOTION BY Pinson and was SECONDED BY Millsaps to approve Final Plat, Indian Lake Village, Phase 3, Resub. of Lot 15 with all staff comments as listed below. Ames, Bristol, Elsten, Freudenthal, Jenkins, Millsaps, Pinson and Stringfellow voted aye. Nay: None. Absent: Atchley and Massey. Motion carried.

Planning Department

1. No Comments.

Submitted by Lisa Milligan, AICP, Senior Planner (February 25, 2011)

Fire Department

1. The water mains and fire hydrants are existing.

Submitted by Nate Renzella, Fire Inspector (February 25, 2011)

Public Works Department

1. No policy issues.

Submitted by: Duane Allen, Assistant to City Engineer (February 25, 2011)

Utility District

1. No comments.

Submitted by: Larry Davis, HUD (February 25, 2011)

11-014-001: FINAL PLAT, INDIAN LAKE VILLAGE, PHASE 8, SEC. B, RESUB. OF LOT 39 (WINDHAM HQ/CALL CENTER): MOTION BY Pinson and was SECONDED BY Millsaps to approve Final Plat, Indian Lake Village, Phase 8, Sec. B, Resub. of Lot 39 with all staff comments as listed below. Ames, Bristol, Elsten, Freudenthal, Jenkins, Millsaps, Pinson and Stringfellow voted aye. Nay: None. Absent: Atchley and Massey. Motion carried.

Planning Department

1. Revise Note 13. Remove “on this plat” from the end of the note.

Submitted by Lisa Milligan, AICP, Senior Planner (February 25, 2011)

Fire Department

1. The water mains and fire hydrants are existing.

Submitted by Nate Renzella, Fire Inspector (February 25, 2011)

Public Works Department

1. Show proposed street lights.
2. Tie down the public access easement to a property corner or with Mets and bounds.
3. Add P.A.E in the legends chart.

Submitted by: Duane Allen, Assistant to City Engineer (February 25, 2011)

Utility District

1. No comments.

Submitted by: Larry Davis, HUD (February 25, 2011)

11-016-001: FINAL PLAT, MAPLE ROW SHOPPING CENTER, PHASE 2: MOTION BY Pinson and was SECONDED BY Millsaps to approve Final Plat, Maple Row Shopping Center, Phase 2 with all staff comments as listed below. Ames, Bristol, Elsten, Freudenthal, Jenkins, Millsaps, Pinson and Stringfellow voted aye. Nay: None. Absent: Atchley and Massey. Motion carried.

Planning Department

1. Is there an existing access easement along the shopping center entrance for access by the newly created lot? If not, provide an access easement.

Submitted by Lisa Milligan, AICP, Senior Planner (February 25, 2011)

Fire Department

1. An 8 inch water main and fire hydrants are existing.

Submitted by Nate Renzella, Fire Inspector (February 25, 2011)

Public Works Department

1. Show the remainder of the original parcel.
2. Provide an access easement overlay on the shopping center entrance.
3. Add a note stating lot access is limited to the shopping center entrance.

Submitted by: Duane Allen, Assistant to City Engineer (February 25, 2011)

Utility District

1. No comments.

Submitted by: Larry Davis, HUD (February 25, 2011)

11-017-001: FINAL PLAT, GLENBROOK NORTH, SEC. 2, RESUB. OF LOT 1 (ULTA BEAUTY): MOTION BY Pinson and was SECONDED BY Millsaps to approve Final Plat, Glenbrook North, Sec. 2, Resub. of Lot 1 with all staff comments. Ames, Bristol, Elsten, Freudenthal, Jenkins, Millsaps, Pinson and Stringfellow voted aye. Nay: None. Absent: Atchley and Massey. Motion carried.

Planning Department

1. Reference the specific Plat Book and Page Number of the plat being voided/vacated (Note 1).
2. The newly created lot needs a new lot number. There is already an existing Lot 7 in Glenbrook. The next available Lot number is Lot 22. Please revise.
3. Provide proof of the parking lease at the time of site plan submittal.

Submitted by Lisa Milligan, AICP, Senior Planner (February 25, 2011)

Fire Department

1. The water mains and fire hydrants are existing.

Submitted by Nate Renzella, Fire Inspector (February 25, 2011)

Public Works Department

1. No policy issues.

Submitted by: Duane Allen, Assistant to City Engineer (February 25, 2011)

Utility District

1. No comments.

Submitted by: Larry Davis, HUD (February 25, 2011)

11-020-001: RENEWAL OF EXPIRED SITE PLAN, ANDERSON GROVE

APARTMENT HOMES: MOTION BY Pinson and was SECONDED BY Millsaps to approve the Renewal of Expired Site Plan, Anderson Grove Apartment Homes (Extension to start March 1, 2011). Ames, Bristol, Elsten, Freudenthal, Jenkins, Millsaps, Pinson and Stringfellow voted aye. Nay: None. Absent: Atchley and Massey. Motion carried.

FINAL PLATS:

11-015-001: FINAL PLAT, INDIAN LAKE SUBDIVISION, SECTION 12, RESUB. OF LOT 25 (UNION UNIVERSITY): MOTION BY Ames and was SECONDED BY Millsaps to approve Final Plat, Indian Lake Subdivision, Section 12, Resub. of Lot 25 with all staff comments as listed below. Ames, Bristol, Elsten, Freudenthal, Jenkins, Millsaps, Pinson and Stringfellow voted aye. Nay: None. Absent: Atchley and Massey. Motion carried.

Planning Department

1. Provide addresses.
2. Show proposed electric and sewer service for lots 26 and 27. Provide stamped approved electric plan from NES.

Submitted by Lisa Milligan, AICP, Senior Planner (February 25, 2011)

Fire Department

1. The water mains and fire hydrants are existing.

Submitted by Nate Renzella, Fire Inspector (February 25, 2011)

Public Works Department

1. Provide a P.U. & D.E. for the utilities adjacent to Indian Lake Boulevard.
2. Show sewer to lots 26 & 27.
3. Show median Improvements.

Submitted by: Duane Allen, Assistant to City Engineer (February 25, 2011)

Utility District

1. No comments.

Submitted by: Larry Davis, HUD (February 25, 2011)

PRELIMINARY AND FINAL MASTER DEVELOPMENT PLANS:

11-019-001: INDIAN LAKE CENTER/CREEKSIDE SHOPPES OF INDIAN LAKE, FINAL MASTER DEV. PLAN AMENDMENT TO PERMIT UNIVERSITIES, COLLEGES AND JUNIOR COLLEGES: MOTION BY Pinson and was SECONDED BY Jenkins to approve Indian Lake Center/Creekside Shoppes of Indian Lake, Final Master Dev. Plan Amendment to Permit Universities, Colleges and Junior Colleges to the allowed uses. Ames, Bristol, Elsten, Freudenthal, Jenkins, Millsaps, Pinson and Stringfellow voted aye. Nay: None. Absent: Atchley and Massey. Motion carried.

SITE PLANS:

11-008-001: SITE PLAN, UNION UNIVERSITY: MOTION BY Millsaps and was SECONDED BY Jenkins to approve Site Plan, Union University with all staff comments as listed below. Ames, Bristol, Elsten, Freudenthal, Jenkins, Millsaps, Pinson and Stringfellow voted aye. Nay: None. Absent: Atchley and Massey. Motion carried.

Planning Department

STAFF REPORT

This submittal is for a branch campus of Union University. The site is zoned GCS-PUD. It is located near Fu-Lin's Restaurant on Indian Lake Boulevard across from Educators Credit Union.

STAFF COMMENTS

1. Show underground electrical service line tie-in, and transformer location.
2. An NES-approved electrical service plan must be submitted to Planning prior to Building Permit issuance.
3. Plants around above-ground vaults must be tall enough to screen units. Allow adequate clearance for door access.
4. Area lights shall comply with manufacturer and model given in ILC Design Guide.
5. Plat must be recorded prior to issuance of a building permit.

6. Address all comments from the latest ILC ARC approval letter.

Submitted by Timothy Whitten, Landscape Architect/Planner (February 25, 2011)

Public Works Department

1. No policy issues.

Submitted by Duane Allen, Assistant to City Engineer (February 25, 2011)

Fire Department

1. Hendersonville Fire Department recommends approval.

Submitted by Nate Renzella, Fire Inspector (February 25, 2011)

Utility District

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

Submitted by Larry Davis, HUD (February 25, 2011)

11-021-001: SITE PLAN, WINDHAM PROFESSIONALS CORPORATE HEADQUARTERS AND CALL CENTER: MOTION BY Ames and was SECONDED BY Pinson to approve Site Plan, Windham Professionals Corporate Headquarters and Call Center with all staff comments as listed below. Ames, Bristol, Elsten, Freudenthal, Jenkins, Millsaps, Pinson and Stringfellow voted aye. Nay: None. Absent: Atchley and Massey. Motion carried.

Planning Department

STAFF REPORT

This site is zoned GCS-PUD. It is located east of the Hendersonville Library on the south side of Saundersville Road.

Attached to this report are the latest building elevations. They supercede the elevations that are part of the site plan set. The new elevations clarify the locations and screening method of the roof top units. Comment 5 below applies to the new elevations.

STAFF COMMENTS

1. Ground sign should be located near the center of the lot frontage.
2. Show tree protection fencing around existing street trees.
3. Address all landscaping comments from previous review.
4. Flat roofs shall provide a cornice or cap. Revised elevations do not appear to provide this. Revise.
5. Roof top units must be fully screened from public areas by the main building parapet walls.
6. Address all comments from the latest ILV ARC approval letter.
7. Provide sample of Palmetto brick.
8. Provide light pole and base detail. Pole shall be North Yorkshire Sitelink Series aluminum post by Holophane.
9. Due to limited longevity and performance of the species, limit leyland cypress to 15% of replacement trees.
10. Top of dumpster screen wall and gate shall be 2 feet above top of dumpster.
11. Plat must be recorded prior to issuance of a building permit.

Submitted by Timothy Whitten, Landscape Architect/Planner (February 25, 2011)

Public Works Department

1. No policy issues.

Submitted by Duane Allen, Assistant to City Engineer (February 25, 2011)

Fire Department

1. Hendersonville Fire Department recommends approval.

Submitted by Nate Renzella, Fire Inspector (February 25, 2011)

Utility District

1. Approval for Planning
2. Need Utility Plans
3. Tap and Capacity fees due

Submitted by Larry Davis, HUD (February 25, 2011)

11-022-001: SITE PLAN, WATERMARK RESIDENTIAL INDIAN LAKE VILLAGE:
MOTION BY Atchley and was SECONDED BY Millsaps to approve Site Plan, Watermark Residential Indian Lake Village with all staff comments, excluding Planning Department Staff Comment 1, as listed below. Atchley, Bristol, Elsten, Freudenthal, Jenkins, Millsaps, Pinson and Stringfellow voted aye. Nay: Ames. Absent: Massey. Motion carried.

Planning Department

STAFF REPORT

The proposed Watermark Residential is located in Phase IIIB of Indian Lake Village, south of Highway 386 and east of Cinema Drive. The Final Master Development Plan was recently amended to allow for this proposed development.

Watermark Residential consists of 206 multi-family dwelling units located in 3 buildings. Each building is 3 stories in height. All dwelling units are proposed to be for rent. With the development of Watermark, only 94 additional for rent units are allowed to be constructed in Indian Lake Village.

The Indian Lake Village Design Guidelines require that all buildings have 75% brick or stone on each side. This number can be lowered to 65% for buildings over 75,000 square feet in size. Building Type I is 93,319 square feet in size and is therefore required to have 65% brick or stone on each side. As currently proposed Building Type I has the following brick percentages: North-61%; South-61%; East-50%; West-52%. None of the sides currently meet the requirement. Each side of Building Type II, the clubhouse and the garages are required to meet the 75% brick or stone requirement. Building Type II has the following percentages: North-50%; South-50%; East-53%; West-53%. The clubhouse has the following percentages: Front-78%; Rear-52%; Left-62%; Right-51%. The garages have the following percentages: Front-51%; Rear-53%; Left-55%; Right-54%. Besides the front elevation of the clubhouse, none of the sides of the Type II buildings, the clubhouse or the garages meet the requirement of the Indian Lake Village Design Guidelines. The average for the Type II building is 51.5%. The average for the clubhouse is 51%. The average for the garages is 53%. The developer has indicated that they would like to have the elevations approved as submitted.

The amenities included for the residents are a pool, clubhouse and interior courtyards. There is also site furniture and 2 bike racks. The pool is 1,276 square feet in size which meets the Hendersonville standard for pool sizing (750 square feet/1000 population). The development is also conveniently located adjacent to the Streets of Indian Lake and within walking distance to the park on the south side of Saundersville Road.

STAFF COMMENTS

1. The Type I Building is required to have 65% brick or stone on each side. The Type II Building, clubhouse and garages are required to have 75% brick or stone on each side. Please revise the elevations to meet the requirements. (This comment deleted by Planning Commission)

2. The required number of parking spaces is 372 spaces. 366 have been provided. Please revise to provide the additional required parking spaces or secure an easement on The Streets of Indian Lake property or other adjacent property where extra spaces are available.
3. Label the bike racks on the site plan.
4. Where is the proposed sign to be located?

Submitted by Lisa D. Milligan, AICP, Senior Planner (February 25, 2011)

Public Works Department

1. No policy issues.

Submitted by Duane Allen, Assistant to City Engineer (February 25, 2011)

Fire Department

1. Hendersonville Fire Department approval.

Submitted by Nate Renzella, Fire Inspector (February 25, 2011)

Utility District

1. Approval for Planning
2. Need Utility Plans
3. Tap and Capacity fees due.

Submitted by Larry Davis, HUD (February 25, 2011)

SKETCH PLATS: None

PRELIMINARY PLATS: None

REZONING REQUEST: None

STAFF APPROVED PROJECTS:

11-011-001: WAL-MART STORE #1376 – PAINT EXTERIOR OF BUILDING: The Planning Commission acknowledged staff approval of Wal-Mart Store #1376 – Paint Exterior of Building.

OTHER: None

ADJOURNMENT:

MOTION BY Millsaps and was SECONDED BY Pinson to adjourn the Hendersonville Regional Planning Commission Meeting at 6:48 p.m. Ames, Atchley, Bristol, Elsten, Freudenthal, Jenkins, Millsaps, Pinson and Stringfellow voted aye. Nay: None. Absent: Massey. Motion carried.

LORI ATCHLEY, Secretary

BOB FREUDENTHAL, Chairman

FRED D. ROGERS, JR., Planning Director