

**MINUTES**  
**HENDERSONVILLE REGIONAL PLANNING COMMISSION**  
**TUESDAY, SEPTEMBER 1, 2015**  
**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, Mark Bristol, Kee Bryant-McCormick, David Jenkins, Charles Lea, Bryant Millsaps, Frank Pinson and Darlene Stringfellow. Absent: Bob Freudenthal. Also present: Fred D. Rogers, Jr., Planning Director; Timothy D. Whitten, Landscape Architect/Planner; Will Hager, Senior Planner; Marshall Boyd, City Engineer; Shelley Burwell, Fire Inspector; and Georgie Mathis, Administrative Secretary.

**PUBLIC HEARINGS:** None

**REQUEST FOR INFORMATION AND ASSISTANCE:** None

**ADDITIONS TO AGENDA:**

Fred Rogers requested the New Zoning Ordinance be added to the agenda under Item IX Other so the Planning Commission can be brought up-to-date with the changes.

**MINUTES:**

MOTION by Ames, seconded by Pinson, to approve Public Hearing Minutes of August 4, 2015, for rezoning of Glenbrook North PDP. Ames, Atchley, Bristol, Bryant-McCormick, Lea, Millsaps, Pinson and Stringfellow voted aye. Nay: None. Abstain: Jenkins. Absent: Freudenthal. Motion carried.

MOTION by Atchley, seconded by Millsaps, to approve Public Hearing Minutes of August 4, 2015 for rezoning of Gates of Savannah PDP. Ames, Atchley, Bristol, Bryant-McCormick, Lea, Millsaps, Pinson and Stringfellow voted aye. Nay: None. Abstain: Jenkins. Absent: Freudenthal. Motion carried.

MOTION by Atchley, seconded by Stringfellow, to approve the Hendersonville Regional Planning Commission Meeting Minutes of August 4, 2015. Ames, Atchley, Bristol, Bryant-McCormick, Lea, Millsaps, Pinson and Stringfellow voted aye. Nay: None. Abstain: Jenkins. Absent: Freudenthal. Motion carried.

**CONSENT AGENDA ITEMS:** None

**FINAL PLATS:** None

**PRELIMINARY AND FINAL DEVELOPMENT PLANS:**

**15-065-001: DRAKES CREEK MARINA – FDP:** MOTION by Atchley, seconded by Stringfellow, to approve Drakes Creek Marina Final Development Plan with all staff comments as listed below. Ames, Atchley, Bristol, Bryant-McCormick, Jenkins, Lea, Millsaps, Pinson and Stringfellow voted aye. Nay: None. Absent: Freudenthal. Motion carried.

**STAFF REPORT**

The preliminary master plan for Drakes Creek Marina was approved by the Planning Commission in March of this year, followed by BOMA approval. The final master plan before you is in substantial compliance with the preliminary master plan. Conditions of approval made at the preliminary master plan stage have been addressed and added to the plan. See notes on sheet L-1 regarding the requirements and timing of a traffic study, hours of operation for the proposed restaurant, and restrictions on noise. These notes reflect the conditions made at the Planning Commission and BOMA meetings.

Building architecture, addressed conceptually with the preliminary master plan, is now more specific with regard to overall design and materials. See sheet A2.2. The west elevation, which will face Sanders Ferry, shows both the new and the existing dry storage building being reskinned to break up the expanse of metal siding (which is a prohibited material) using three different colors of metal siding, as well as some stone accents. In a change from the preliminary master plan, a covered outdoor display has been added to the south side of the proposed dry stack addition. A four foot tall stone knee wall will be placed on the west side of the display area facing the street. The street side of the existing service building at the south-east corner of the site will be upgraded to have the same color scheme, as well as a stone watertable. Conceptual architecture has been provided for the restaurant. The primary material is fiber cement board, with some stone accents and a standing seam roof. Use of fiber cement board is subject to Planning Commission approval on a case-by-case basis.

STAFF COMMENTS:

Planning Department

1. No Comments

Submitted by Timothy Whitten, Landscape Architect/Planner(August 28, 2015)

Public Works

1. No Policy Issues

Submitted by Marshall Boyd, City Engineer (August 28, 2015)

Fire Department

1. No Comments

Submitted by Shelley Burwell, Fire Inspector (August 28, 2015)

Utility District

1. Need utility plan with water and sewer lines and services shown.

Submitted by David Brigance, (August 28, 2015)

**15-078-001: DOCTOR STEWART MEDICAL OFFICE FACILITY – FDP:** MOTION by Millsaps, seconded by Bryant-McCormick, to approve Doctor Stewart Medical Office Facility – Final Development Plan, with all staff comments as listed below. Ames, Atchley, Bristol, Bryant-McCormick, Jenkins, Lea, Millsaps, Pinson and Stringfellow voted aye. Nay: None. Absent: Freudenthal. Motion carried.

STAFF REPORT:

This site is located on New Shackle Island Road, across from Walgreens, and adjacent to the Pain Management Group. It consists of two lots. The south lot is zoned GC PD, and is in the Glen Oak planned development. The north lot is zoned Office.

The Glen Oak master plan restricts the south lot to office-type uses. The proposed uses, such as a call center, financial institution, medical dental clinic, personal services establishment, general business services, are allowed. The north lot, since it is not in the planned development, will not be subject to the same use restrictions, but it is only proposed for a parking lot.

Conceptual building elevations have been provided. The materials and architecture are generally in compliance with the City's building design standards.

If the final master plan is approved, it will be followed by a subdivision plat and site plan.

**STAFF COMMENTS:**

Planning Department

1. Change the corrugated metal awning to standing seam.
2. Further changes to the building architecture and materials may be required with site plan review.

Submitted by Timothy Whitten, Planner (August 28, 2015)

Public Works

1. No Policy Issues

Submitted by Marshall Boyd, City Engineer (August 28, 2015)

Fire Department

1. No Comments

Submitted by Shelley Burwell, Fire Inspector (August 28, 2015)

Utility District

1. Needs reduced pressure backflow preventer.
2. Needs 6 inch sewer clean-out installed at property line.

Submitted by David Brigance, (August 28, 2015)

**SITE PLANS:**

**15-077-001: SITE PLAN, ARTHUR ELECTRIC:** MOTION by Ames, seconded by Bristol, to approve Site Plan, Arthur Electric, with the requirement to extend brick down the first 30 feet of the sides and metal siding on remainder of the sides and rear and to extend evergreen screening down the south and north lot lines and with all other staff comments as listed below.

Ames, Bristol, Bryant-McCormick, Jenkins, Lea, Millsaps, Pinson and Stringfellow voted aye. Abstain: Atchley. Absent: Freudenthal. Motion carried.

#### STAFF REPORT

This site is located on Lavern Circle, adjacent to the Perfection Tool Company. It is zoned Heavy Commercial. The proposed use is an electrical contractor.

The proposed building will have brick on the front, and metal on the sides and rear. The City's building design standards for commercial buildings do not allow the use of metal siding. The applicant is requesting a waiver. Many buildings in the area have metal siding on all sides, others have painted concrete block. The adjacent Perfection Tool Company building has brick on the front and block down the sides and rear. Two buildings across the street have brick on the front, wrapping around the sides, and block or metal down the remainder of the sides and rears. Staff asked the applicant to extend brick down the first 20-30 feet of the sides, similar to adjacent building, but he has not done so. See staff comment #3.

#### STAFF COMMENTS

##### Planning Department

1. Provide payment-in-lieu for sidewalk, curb and gutter.
2. Add note, chainlink fence shall be black, brown or green vinyl coated.
3. If a waiver is granted by the Planning Commission, extend brick down the front 30 feet of both sides of the building.
4. If the Planning Commission grants a waiver for metal siding, extend evergreen screening down the south and north lot lines to the front setback line. Plants shall be tall enough to screen metal siding from the road.
5. Provide cut sheets of proposed lighting types.

Submitted by Timothy Whitten, Landscape Architect/Planner (August 28, 2015)

##### Public Works Department

1. No Policy Issues

Submitted by Marshall Boyd, City Engineer (August 28, 2015)

##### Fire Department

1. No Comments

Submitted by Shelley Burwell, Fire Inspector (August 28, 2015)

Utility District

1. WHUD water, HUD sewer.

Submitted by David Brigance (August 28, 2015)

**15-079-001: SITE PLAN, TWICE DAILY:**

MOTION by Bryant-McCormick, seconded by Lea, to uphold the Planning Commission's previous decision to keep the orientation as it was previously approved in 2007/2008 and deny the request to change the orientation. Ames, Bristol, Bryant-McCormick, Jenkins, Lea, Millsaps, Pinson and Stringfellow voted aye. Nay: None. Abstain: Atchley. Absent: Freudenthal. Motion carried.

MOTION by Bryant-McCormick, seconded by Millsaps, to grant the waiver to allow the building to have the video signage provided that it fits all other Hendersonville standards. Ames, Bristol, Bryant-McCormick, Jenkins, Lea, Millsaps, Pinson and Stringfellow voted aye. Nay: None. Abstain: Atchley. Absent: Freudenthal. Motion carried.

The Planning Commission discussed the glazing requirements in accordance with building design standards requiring that building facades facing public streets having at least 70% of the linear façade covered in glass. The front will meet the City's new building design standard requirements but the sides do not have any glazing.

Don Ames said if the staff can't define it and make a recommendation for the Planning Commission tonight in terms of how it should be, then the Planning Commission is certainly not prepared to do that either and would suggest that this plan be deferred until the appropriate recommendation for the glazing.

Randy Perry questioned if the 2008 plan is still approved then why would we need to make any changes to that plan.

Fred Rogers noted you don't have Dunkin Donuts anymore. Your building is substantially smaller so there would be some revisions you would have to make. The question would be whether or not that is something that is staff approvable or not.

Randy Perry said they could stick with that plan with the car wash and the dual branding and however it looked on the back.

Fred Rogers said probably the best thing to do would be to defer and then they could look at the old plan and we can see if they might be able to go forward with the old plan. If not, they need to be coming back to you with revisions to this plan.

There was not a motion made on the glazing requirement issue.

Timothy Whitten noted there is a requirement in the development guide that the sides of a building facing a street should have a main entry facing that street. It does not mean it has to be operable or the only main entry. That has been a requirement down through the years.

MOTION by Ames, seconded by Millsaps, to defer the decisions and recommendations on Site Plan, Twice Daily, for two (2) weeks and that the staff help work up some recommendations based on compliance with the appropriate rules that we have for both the City and the area. Ames, Bristol, Bryant-McCormick, Jenkins, Lea, Millsaps, Pinson and Stringfellow voted aye. Nay: None. Abstain: Atchley. Absent: Freudenthal. Motion carried.

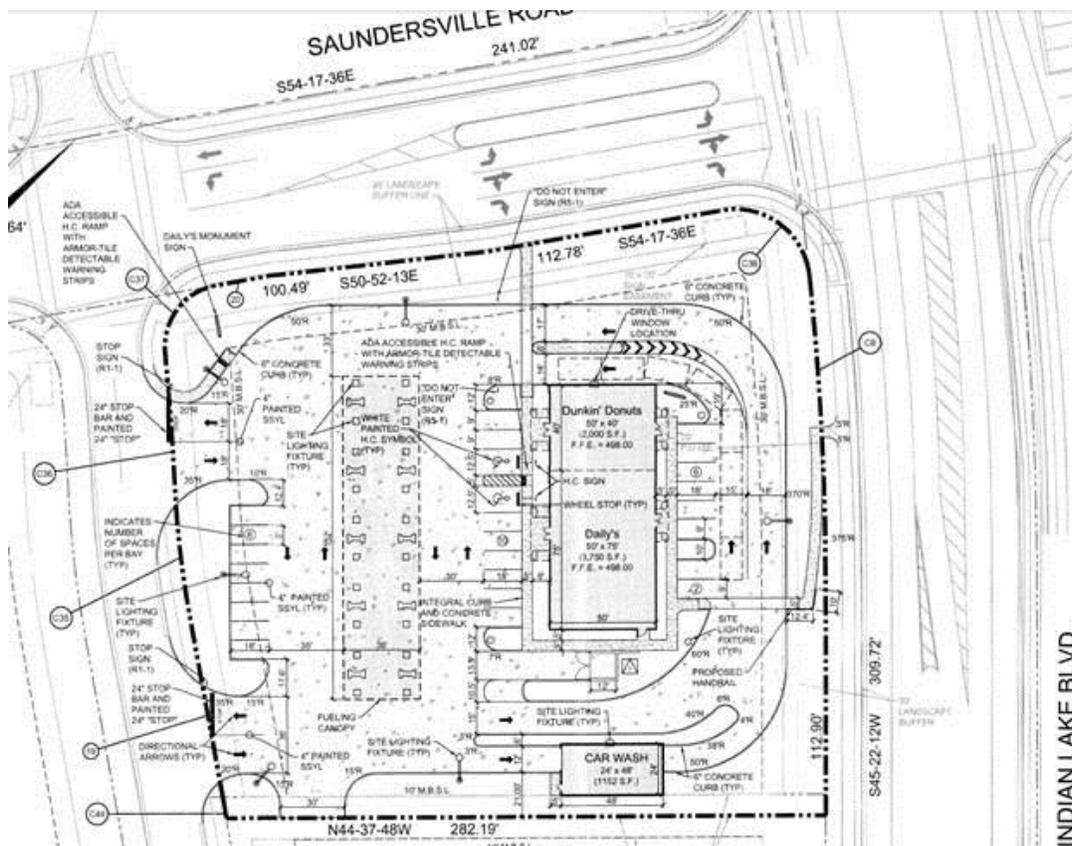
The developer noted one alternate site plan that we would be willing to consider is to turn/orientate the store towards Saundersville Road which would be perpendicular to Indian Lake. Is there any way I can get some feedback if that was a possibility?

Vice-Chairman Jenkins noted the submittal is not in front of the Planning Commission for us to take a look at it, so for us to make any kind of idea on that right now, I think we would be premature; however, we are going to do it in two weeks. We are going to come back and maybe take a look at it at that point.

#### STAFF REPORT

This site is located at the south-west corner of the Saundersville Rd./Indian Lake Boulevard intersection. It is in the Indian Lake Village planned development, and is zoned MXC-PD.

A fuel service center was first approved for this site in 2008. The site plan showed the fuel pump canopy at the rear of the convenience store, with the c-store located closer to Indian Lake Boulevard. The rear of the c-store faced Indian Lake Boulevard, but was designed to look like the front of the building. See plan below. This layout was designed in response to staff's direction that the service-related site functions should be at the rear of the building, in accordance with standards set forth in the ILV development guide. The '08 site plan has been renewed several times, including in January of this year.



The new site plan, proposed by the same developer, reverses the layout, with the fuel pumps and canopy in front of the c-store and close to Indian Lake Boulevard. Staff asked the developer to consider going back to the old layout to avoid having the pumps and canopy so close to the intersection. The developer stated that the same site layout and building design was built at a site in Lebanon, and it does not perform as well as they would like. So, they want to stay with the proposed layout.

The ILV development guide states that commercial buildings should have a primarily transparent façade through the use of glass windows and doors. The City's zoning ordinance requires that building facades facing public streets should have at least 70% of the linear façade covered in glass. Neither the side of the building facing Saundersville Road nor the side facing Pour Vous has any glass. All buildings in Indian Lake Village have been required to meet this standard, including the two buildings on either side of this site. At a minimum, the three inset panels on each side façade should be converted to glass.

Other than the glass requirement, the applicant has substantially upgraded the architecture from the prototype to comply with building design standards.

A large video screen is proposed on the front of the building, just like the one that is on the new Twice Daily at the intersection of East Main Street and Anderson Lane. The ILV development guide states that flashing, oscillating and moving signs, as well as internally illuminated sign panels, are not permitted. It further states that building identification signs shall only be raised letters attached to the building wall. This indicates that a video panel would not be permitted. However, the ILV architectural review committee has approved it. The Planning Commission should determine if a waiver should be granted. See staff comment #3.

## STAFF COMMENTS

### Planning Department

1. Show turning movements for tanker truck.
2. Minimum height for 3" caliper Green Giant is 10'. Revise.
3. Unless a waiver is granted by the Planning Commission, remove the video board.
4. To satisfy the requirements of both the zoning ordinance and the ILV development guide, provide storefront on the building elevations facing Saundersville Road and Pour Vous.
5. How will the back side of the raised building parapet walls be finished? If these will be visible from surrounding streets, they will need to be finished in a material that meets the requirements of the City's building design standards and the ILV development guide.

Submitted by Timothy Whitten, Landscape Architect/Planner (August 28, 2015)

### Public Works Department

1. No Policy Issues

Submitted by Marshall Boyd, City Engineer (August 28, 2015)

### Fire Department

1. No Comments

Submitted by Shelley Burwell, Fire Inspector (August 28, 2015)

### Utility District

1. Sewer service must be 6 inch with 6 inch clean-out at property line.

Submitted by David Brigance (August 28, 2015)

**15-080-001: SITE PLAN, WATERFORD CROSSING TOWNHOUSES: MOTION** by Ames, seconded by Stringfellow, to approve Site Plan, Waterford Crossing Townhouses, with all

staff comments as listed below. Ames, Atchley, Bristol, Bryant-McCormick, Jenkins, Lea, Millsaps, Pinson and Stringfellow voted aye. Nay: None. Absent: Freudenthal. Motion carried.

#### STAFF REPORT

This site plan provides typical layouts and architectural elevations for the townhomes proposed in the Waterford Crossing area. The townhomes will stand on individual lots and share one common wall that is located on the shared property line. The units are rear loaded with garages set five feet from the alley edge of pavement. The bulk regulations required by the Old Town Residential (OTR) zoning have been met. Residential building design standards for townhomes state that at least 50% of each townhouse should be constructed of brick and/or stone expressed in terms of minimum percentage of the total wall area of each dwelling, exclusive of windows and doors. The applicant is requesting a partial waiver of this requirement in order to permit the brick and/or stone requirement to be applied to each set of two-unit townhomes. This would allow one of the two units to utilize a larger percentage of cementitious siding as cladding. The remaining unit would be primarily brick. The applicant believes this approach would meet the intent of the design standards while providing visual interest along the streetscape. All other design requirements have been addressed including glazing requirements, raised foundation height, and roof type.

#### STAFF COMMENTS

##### Planning Department

1. Correct scale on typical layout sheets.
2. Landscaping will be installed or bonded with a letter of credit prior to issuance of a Use and Occupancy permit.

Submitted by Will Hager, AICP, Senior Planner (August 28, 2015)

##### Public Works Department

1. No Policy Issues

Submitted by Marshall Boyd, City Engineer (August 28, 2015)

##### Fire Department

1. No Comments

Submitted by Shelley Burwell, Fire Inspector (August 28, 2015)

Utility District

1. No Comments.

Submitted by David Brigance (August 28, 2015)

**SKETCH PLATS:** None

**PRELIMINARY PLATS:** None

**REZONING REQUEST:** None

**STAFF APPROVED PROJECTS:**

**15-045-001: NOTTINGHAM APARTMENTS – DESIGN REVIEW – ENTRYWAY SIGN:** The Hendersonville Regional Planning Commission acknowledged staff approval of Nottingham Apartments – Design Review – Entryway Sign.

**15-076-001: VOLUNTEER INDUSTRIAL SUBDIVISION – SECTION 7 – FINAL PLAT:** The Hendersonville Regional Planning Commission acknowledged staff approval of Volunteer Industrial Subdivision – Section 7 – Final Plat.

**15-081-001: INDIAN LAKE VILLAGE, PHASE 2A, RESUB LOT 5, REVISION 1 – FINAL PLAT:** The Hendersonville Regional Planning Commission acknowledged staff approval of Indian Lake Village, Phase 2A, Resub Lot 5, Revision 1 – Final Plat.

**15-082-001: VICTORY BAPTIST CHURCH ADDITION – SITE PLAN:** The Hendersonville Regional Planning Commission acknowledged staff approval of Victory Baptist Church Addition – Site Plan.

**OTHER:**

**RESOLUTION 2015-06:** MOTION by Bryant-McCormick, seconded by Bristol, to adopt and recommend approval to the Board of Mayor and Aldermen Resolution 2015-06 recommending acceptance of the dedication of the completed streets in Volunteer Industrial Subdivision, Section 2, Hendersonville, Sumner County, Tennessee. Ames, Atchley, Bristol, Bryant-McCormick, Jenkins, Lea, Millsaps, Pinson and Stringfellow voted aye. Nay: None. Absent: Freudenthal. Motion carried.

**NEW ZONING ORDINANCE:**

Fred Rogers reported on the new zoning ordinance. The Board of Mayor and Aldermen adopted the new zoning ordinance last Tuesday and the Planning Commission has a hard copy. There is a report with the hard copy which describes the additional revisions made by the Board of Mayor and Aldermen. The first one on that list at the very top is the Board did not want to go with that 2/3's super majority requirement and it was taken out. There was some modifications made to donation and recycle collection bins. There was some changes in the way we measure for compliance with the restriction on commercial vehicles in residential zones rather than the standard being based on weight, which we have a difficult time determining, and it was converted to length of the vehicles. There are a few other minor changes, They are all outlined in the report. What the Planning Commission needs to do is take the old ordinance out of the 3-ring binder and put in the new one but hang on to the zoning map because it didn't change.

**ADJOURNMENT:**

MOTION by Millsaps, seconded by Ames, to adjourn the Hendersonville Regional Planning Commission Meeting at 7:37 p.m. Ames, Atchley, Bristol, Bryant-McCormick, Jenkins, Lea, Millsaps, Pinson and Stringfellow voted aye. Nay: None. Absent: Freudenthal. Motion carried.

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LORI ATCHLEY, Secretary

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DAVID JENKINS, Vice-Chairman

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FRED D. ROGERS, JR., Planning Director