

MINUTES
HENDERSONVILLE REGIONAL PLANNING COMMISSION
TUESDAY, MAY 7, 2013
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, Ann Massey, Bryant Millsaps, Frank Pinson and Darlene Stringfellow. Absent: Bob Freudenthal. Also present: Fred D. Rogers, Jr., Planning Director; Lisa D. Milligan, Senior Planner; Timothy D. Whitten, Landscape Architect/Planner; Chuck Swann, Fire Inspector; and Georgie Mathis, Administrative Clerk.

PUBLIC HEARING:

Public Hearing for the purpose of receiving public comment on amending the Hendersonville Design Review Manual to add standards for the use of LED and similar strings of bright and/or colorful lights as architectural elements of buildings.

REQUEST FOR INFORMATION AND ASSISTANCE: None

ADDITIONS TO AGENDA:

A request was received to add two resolutions for street acceptances to the agenda. Without objection of the Hendersonville Regional Planning Commission, Resolution 2013-05 and Resolution 2013-07 will be added to the Agenda under Other.

MINUTES:

MOTION by Millsaps, seconded by Bryant-McCormick, to approve the Minutes of Public Hearing for April 2, 2013 to hear comments on a request by Jeff Preston, Asset Manager, Publix Super Markets, Inc., to add auto oil change as a permitted use in Indian Lake Center, Phase I, Planned Unit Development (Publix Shopping Center). Sumner County Property Tax Map 159J, Group A, Parcel 021.03. Ames, Atchley, Bryant-McCormick, Jenkins, Massey, Millsaps, Pinson and Stringfellow voted aye. Nay: None. Abstain: Bristol. Absent: Freudenthal. Motion carried.

MOTION by Millsaps, seconded by Massey, to approve the Hendersonville Regional Planning Commission Minutes of April 2, 2013. Ames, Atchley, Bryant-McCormick, Jenkins, Massey, Millsaps, Pinson and Stringfellow voted aye. Nay: None. Abstain: Bristol. Absent: Freudenthal. Motion carried.

CONSENT AGENDA ITEMS:

13-016-001: SITE PLAN, HENDERSONVILLE HIGH SCHOOL ADDITION: MOTION by Pinson, seconded by Ames, to approve the Site Plan, Hendersonville High School Addition, with all staff comments as listed below. Ames, Atchley, Bristol, Bryant-McCormick, Jenkins, Massey, Millsaps, Pinson and Stringfellow voted aye. Nay: None. Absent: Freudenthal. Motion carried.

Planning Department

STAFF REPORT

Hendersonville High School is proposing to make a two-story addition to the north side of the building. The addition will be bricked to match the existing building. In addition, some minor changes to the parking areas north and west of the high school will be made.

STAFF COMMENTS

1. None.

Submitted by Timothy Whitten, Landscape Architect/Planner (May 3, 2013)

Public Works Department

1. No policy issues.

Submitted by Duane Allen, Assistant to City Engineer (May 3, 2013)

Codes Department

1. No comment.

Note – The State Fire Marshal’s Office retains concurrent jurisdiction with respect to building plan review for schools and additions to schools. Therefore, this project must be first reviewed and approved by the State prior to submission for permit with the City of Hendersonville.

Submitted by Steve Mills, Director of Codes (May 3, 2013)

Fire Department

1. Hendersonville Fire Department recommends approval.

Submitted by Darrel Fleming, Fire Marshall (May 3, 2013)

Utility District

1. OK for Planning. Change 6” water line to 8”

Submitted by Ronnie Perdue, HUD (May 3, 2013)

FINAL PLATS: None

PRELIMINARY AND FINAL MASTER DEVELOPMENT PLANS: None

SITE PLANS:

13-017-001: SITE PLAN, BOJANGLES: MOTION by Ames, seconded by Bristol, to approve Site Plan, Bojangles, with all staff comments as listed below. Ames, Atchley, Bristol, Bryant-McCormick, Jenkins, Massey, Millsaps, Pinson and Stringfellow voted aye. Nay: None. Absent: Freudenthal. Motion carried.

Planning Department

STAFF REPORT

This site is located just south of AT&T on the east side of Indian Lake Boulevard. It is in the Indian Lake Village PUD. Bojangles will be the second of four quick-service restaurants allowed on Indian Lake Boulevard within this PUD.

STAFF COMMENTS

1. Provide details for dumpster screen wall, storage structure and pad. Wall materials shall match building.
2. Relocate sidewalk away from existing willow oak.
3. Indicate loading zone.
4. Show location of temporary construction trailer.
5. Revise grading to stay outside dripline of existing willow oak adjacent to proposed sidewalk.
6. Show location of electrical service line and proposed transformer.
7. All above ground boxes and equipment shall be screened.
8. Rooftop units shall be screened by building parapet walls.

Submitted by Timothy Whitten, Landscape Architect/Planner (May 3, 2013)

Public Works Department

1. No policy issues.

Submitted by Duane Allen, Assistant to City Engineer (May 3, 2013)

Fire Department

1. 8 inch water lines and hydrants are existing.

Submitted by Darrel Fleming, Fire Marshall (May 3, 2013)

Utility District

1. Change grease trap to 2000 gal., add 1.5" RBPB to domestic line, add Double Check Valve Assembly & Vault, add 6" tee wye, 6" clean out & box per HUD Specifications.

Submitted by Ronnie Perdue, HUD (May 3, 2013)

SKETCH PLATS: None

PRELIMINARY PLATS: None

REZONING REQUEST: None

STAFF APPROVED PROJECTS:

13-020-001: SITE PLAN, NANNIE BERRY SCHOOL PORTABLE CLASSROOMS (2):

The Hendersonville Regional Planning Commission acknowledged staff approval of Site Plan, Nannie Berry School Portable Classrooms (2).

OTHER:

RESOLUTION 2013-01: A Resolution recommending acceptance of the dedication of the completed streets in Hunt Club Subdivision, Section 3 and Section 4, Hendersonville, Sumner County, Tennessee.

MOTION BY Millsaps, seconded by Bryant-McCormick, to recommend approval to the Board of Mayor and Aldermen Resolution 2013-01 recommending acceptance of the dedication of the completed streets in Hunt Club Subdivision, Section 3 and Section 4, Hendersonville, Sumner County, Tennessee. Ames, Atchley, Bristol, Bryant-McCormick, Jenkins, Massey, Millsaps, Pinson and Stringfellow voted aye. Nay: None. Absent: Freudenthal. Motion carried.

RESOLUTION 2013-05: A Resolution recommending acceptance of the dedication of the completed streets in Berry Hill Subdivision, Phase 1, Sections 1 and 3, Hendersonville, Sumner County, Tennessee.

MOTION by Atchley, seconded by Millsaps, to recommend approval to the Board of Mayor and Aldermen Resolution 2013-05 recommending acceptance of the dedication of the completed streets in Berry Hills Subdivision, Phase 1, Sections 1 and 3, Hendersonville, Sumner County, Tennessee. Atchley, Bristol, Bryant-McCormick, Jenkins, Massey, Millsaps, Pinson and Stringfellow voted aye. Nay: None. Abstain: Ames. Absent: Freudenthal. Motion carried.

RESOLUTION 2013-06: A Resolution recommending acceptance of the dedication of the completed streets in Meadows of Indian Lake Subdivision, Phase 3, Hendersonville, Sumner County, Tennessee.

MOTION by Pinson, seconded by Ames, to recommend approval to the Board of Mayor and Aldermen Resolution 2013-06 recommending acceptance of the dedication of the completed streets in Meadows of Indian Lake Subdivision, Phase 3, Hendersonville, Sumner County, Tennessee. Ames, Atchley, Bristol, Bryant-McCormick, Jenkins, Massey, Millsaps, Pinson and Stringfellow voted aye. Nay: None. Absent: Freudenthal. Motion carried.

RESOLUTION 2013-07: A Resolution recommending acceptance of the dedication of the completed streets in Fountain Brooke Subdivision, Phase I, Sections 1, 2 and 3, Hendersonville, Sumner County, Tennessee.

MOTION by Atchley, seconded by Stringfellow, to recommend approval to the Board of Mayor and Aldermen Resolution 2013-07 recommending acceptance of the dedication of the completed streets in Fountain Brooke Subdivision, Phase I, Sections 1, 2 and 3, Hendersonville, Sumner County, Tennessee. Ames, Atchley, Bristol, Bryant-McCormick, Jenkins, Massey, Millsaps, Pinson and Stringfellow voted aye. Nay: None. Absent: Freudenthal. Motion carried.

Resolution 2013-10: A Resolution of the Board of Mayor and Aldermen amending the Hendersonville Design Review Manual regarding LED and similar lighting.

MOTION by Bristol, seconded by Millsaps, to recommend approval to the Board of Mayor and Aldermen Resolution 2013-10 of the Board of Mayor and Aldermen amending the Hendersonville Design Review Manual regarding LED and similar lighting. Ames, Atchley, Bristol, Bryant-McCormick, Jenkins, Massey, Millsaps, Pinson and Stringfellow voted aye. Nay: None. Absent: Freudenthal. Motion carried.

ADJOURNMENT:

MOTION by Millsaps, seconded by Pinson, to adjourn the Hendersonville Regional Planning Commission Meeting at 6:48 p.m. Ames, Atchley, Bristol, Bryant-McCormick, Jenkins, Massey, Millsaps, Pinson and Stringfellow voted aye. Nay: None. Absent: Freudenthal. Motion carried.

ANN MASSEY, Secretary

DAVID JENKINS, Vice-Chairman

FRED D. ROGERS, JR., Planning Director

*NOTE - Work Session immediately following HRPC Meeting in Conference Room #2