

MINUTES
HENDERSONVILLE REGIONAL PLANNING COMMISSION
TUESDAY, OCTOBER 2, 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, Bob Freudenthal, David Jenkins, Ann Massey, Bryant Millsaps, Frank Pinson and Darlene Stringfellow. Absent: Mark Bristol and Tommy Elsten. (1 Vacancy) Also present: Fred D. Rogers, Jr., Planning Director; Lisa D. Milligan, Senior Planner; Timothy D. Whitten, Landscape Architect/Planner; Jerry Horton, Public Works Director; Nate Renzella, Fire Inspector; and Georgie Mathis, Administrative Clerk.

PUBLIC HEARING:

Public Hearing to hear comments on a request by H P Avondale, Inc. to rezone parts of Lots 2, 3, and 4, Avondale Place, Phase 2 located on the south side of Avondale Road, east side of Saundersville Road from General Commercial Service District Planned Unit Development (GCS PUD) to Industrial General (IG). Sumner County Property Tax Map 146, part of Parcels 105.00, 106.00 and 107.00

REQUEST FOR INFORMATION AND ASSISTANCE: None

ADDITIONS TO AGENDA: None

MINUTES:

MOTION by Pinson, seconded by Millsaps, to approve the Hendersonville Regional Planning Commission Minutes of September 4, 2012. Ames, Freudenthal, Jenkins, Millsaps, Pinson and Stringfellow voted aye. Nay: None. Abstain: Massey. Absent: Bristol and Elsten. Motion carried.

CONSENT AGENDA ITEMS:

08-004-001: SITE PLAN, DAILY'S CONVENIENCE MARKET, AVONDALE PLACE, PHASE 1, LOT 1, 1000 AVONDALE ROAD – RENEWAL OF APPROVED SITE PLAN (FEBRUARY 5, 2008). MOTION by Massey, seconded by Millsaps, to approve Site Plan, Daily's Convenience Market, Avondale Place, Phase 1, Lot 1, 1000 Avondale Road – Renewal of Approved Site Plan (February 5, 2008) extension for an additional year. Ames, Freudenthal, Jenkins, Massey, Millsaps, Pinson and Stringfellow voted aye. Nay: None. Absent: Bristol and Elsten. Motion carried.

08-055-001: SITE PLAN, DAILY'S CONVENIENCE MARKET, INDIAN LAKE VILLAGE, PHASE 5, LOT 20, 267 INDIAN LAKE BLVD – RENEWAL OF APPROVED SITE PLAN (AUGUST 19, 2008): MOTION by Massey, seconded by Millsaps, to approve Site Plan, Daily's Convenience Market, Indian Lake Village, Phase 5, Lot 20, 267 Indian Lake Blvd – Renewal of Approved Site Plan (August 19, 2008) extension for an additional year. Ames, Freudenthal, Jenkins, Massey, Millsaps, Pinson and Stringfellow voted aye. Nay: None. Absent: Bristol and Elsten. Motion carried.

11-038-001: SITE PLAN, WHITE HOUSE UTILITY DISTRICT, 192 S. CENTER POINT RD. – SITE PLAN RENEWAL: MOTION by Massey, seconded by Millsaps, to approve Site Plan, White House Utility District, 192 S. Center Point Rd. – Site Plan Renewal extension for an additional year. Ames, Freudenthal, Jenkins, Massey, Millsaps, Pinson and Stringfellow voted aye. Nay: None. Absent: Bristol and Elsten. Motion carried.

FINAL PLATS: None

PRELIMINARY AND FINAL MASTER DEVELOPMENT PLANS: None

SITE PLANS:

12-061-001: SITE PLAN, CORNER MARKETPLACE:

Timothy Whitten read the relevant portion of the Indian Lake Village Architectural Review Guide that speaks to retaining walls. The Development Guide states, in reference to retaining walls or any other kind of wall, that walls shall utilize cast-in place concrete, brick or stone,

segmental walls shall be approved by the Indian Lake Village Architectural Review Committee and the City of Hendersonville. It goes on to say walls shall relate to adjacent elements including architecture and hardscape elements in the use of materials, selection and detailing.

MOTION by Ames, seconded by Stringfellow, to approve the Site Plan, Corner Marketplace with all staff comments and with the caveat that the retaining wall be constructed of the same brick as used in the Indian Lake Village entrance sign and in other Indian Lake Village architectural elements and that the retaining wall also incorporate some of the same architectural features used in other signs and elements in Indian Lake Village and that the final plan for the retaining wall be brought back to the Planning Commission for final approval.

Chairman Freudenthal asked for clarification on the last point of the motion, there was discussion prior to that regarding the fact that letting staff and the Architectural Review Committee and the developer come to it. If they come to an agreement do you still want it to come back here?

Mr. Ames said yes, because there is a newly constituted Board. Also, the motion doesn't specifically mention signage although I hope they will look at it and perhaps even find another source to pay for it.

Chairman Freudenthal said there is a motion and a second and a clarification of the intent. Ames, Freudenthal, Jenkins, Massey, Millsaps, Pinson and Stringfellow voted aye. Nay: None. Absent: Bristol and Elsten. Motion carried.

Planning Department

STAFF REPORT

This project is located in Indian Lake Village, in front of Sam's Club. It is across the street from Buffalo Wild Wings and Red Robin, and is adjacent to Vietnam Veteran's bypass. It is zoned GCS-PUD.

STAFF COMMENTS

1. The proposed retaining wall is a large (10 feet tall) significant feature at the Indian Lake Boulevard gateway. Wall should be brick. Brick should match ILV development sign across the street.
2. Provide handicap ramps where rear sidewalk crosses rear vehicular access.
3. Show location of construction trailer.
4. Provide NES-approved electrical service plan.
5. Shrubs within center median (between the two buildings) shall be a species that has a mature height not to exceed 36".
6. Show location of ground sign on landscape sheet. Provide landscaping around base.
7. Scale on sheet L1.0 is incorrect. Revise.

8. Update tree selection and specification notes to latest version.
9. Grease trap locations must be approved by Planning prior to installation.

Submitted by Timothy Whitten, Landscape Architect/Planner (September 28, 2012)

Public Works Department

1. No policy issues.

Submitted by Duane Allen, Assistant to City Engineer (September 28, 2012)

Fire Department

1. Knox Box locations addressed.
2. Rear Door signage addressed.
3. A Knox Box is necessary in the middle of the exterior of Building A.
4. Tenant space #'s or suite #'s must be on the front and rear doors of Building A.
5. There must be a Knox Box for any exterior sprinkler room door on Building A.
6. A Knox Box is necessary on each end tenant of Building B. (Each Box may be used for 4 tenants.)
7. Tenant space #'s or suite #'s must be on the front and rear doors of Building B.
8. There must be a Knox Box for any exterior sprinkler room door on Building B.
9. The alarm panel in each building must be capable of servicing all tenants in each building (A&B).
10. Each tenant must have a horn/strobe and pull stations according to the tenant.
11. Emergency lighting will be required in all restrooms.
12. Additional emergency lighting must be field verified to ensure adequacy.
13. Fire Extinguishers must be located according to NFPA 10.
14. A digital copy of the plans in a PDF or on CD is required.
15. Keys for each tenant space must be secured in the Knox Box before a Use and Occupancy Permit will be issued.

Submitted by Darrel Fleming, Fire Marshall (September 28, 2012)

Utility District

1. OK for Planning, restaurants must have grease traps.

Submitted by Ronnie Perdue, HUD (September 28, 2012)

SKETCH PLATS: None

PRELIMINARY PLATS:

12-059-001: PRELIMINARY PLAT, THE HUNT CLUB, SECTION 6: MOTION by Jenkins, seconded by Millsaps, to approve Preliminary Plat, The Hunt Club, Section 6 with all staff comments as listed below. Ames, Freudenthal, Jenkins, Massey, Millsaps, Pinson and Stringfellow voted aye. Nay: None. Absent: Bristol and Elsten. Motion carried.

Planning Department

STAFF COMMENTS

1. Provide street name for Road A and Road B along with signed approved street naming form from 911.

Submitted by Lisa Milligan, AICP, Senior Planner (September 28, 2012)

Public Works Department

1. No policy issues.

Submitted by Duane Allen, Assistant to City Engineer (September 28, 2012)

Fire Department

1. The water mains and fire hydrants appear to be adequate.
2. H.F.D. recommends approval if built as shown.

Submitted by Darrel Fleming, Fire Marshall (September 28, 2012)

Utility District

1. White House Utility, no comment.

Submitted by Ronnie Perdue, HUD (September 28, 2012)

12-060-001: PRELIMINARY PLAT, THE HUNT CLUB, SECTION 7: MOTION by Millsaps, seconded by Massey, to approve Preliminary Plat, The Hunt Club, Section 7 with all staff comments as listed below. Ames, Freudenthal, Jenkins, Massey, Millsaps, Pinson and Stringfellow voted aye. Nay: None. Absent: Bristol and Elsten. Motion carried.

Planning Department

STAFF COMMENTS

1. Add a note stating that no front loaded garages are allowed.

Submitted by Lisa Milligan, AICP, Senior Planner (September 28, 2012)

Public Works Department

1. No policy issues.

Submitted by Duane Allen, Assistant to City Engineer (September 28, 2012)

Fire Department

1. Install fire hydrants as proposed.
2. H.F.D. recommends approval if built as shown.

Submitted by Darrel Fleming, Fire Marshall (September 28, 2012)

Utility District

1. White House Utility, no comment.

Submitted by Ronnie Perdue, HUD (September 28, 2012)

REZONING REQUEST:

12-058-001: REZONING REQUEST BY H P AVONDALE, INC. to rezone parts of Lots 2, 3, and 4, Avondale Place, Phase 2 located on the south side of Avondale Road, east side of Saundersville Road from General Commercial Service District Planned Unit Development (GCS PUD) to Industrial General (IG). Sumner County Property Tax Map 146, part of Parcels 105.00, 106.00 and 107.00

MOTION by Millsaps, seconded by Jenkins, to recommend approval to the Board of Mayor and Aldermen Rezoning Request by H P Avondale, Inc. to rezone parts of Lots 2, 3, and 4, Avondale Place, Phase 2 located on the south side of Avondale Road, east side of Saundersville Road from General Commercial Service District Planned Unit Development (GCS PUD) to Industrial

General (IG). Sumner County Property Tax Map 146, part of Parcels 105.00, 106.00 and 107.00. Ames, Freudenthal, Jenkins, Massey, Millsaps, Pinson and Stringfellow voted aye. Nay: None. Absent: Bristol and Elsten. Motion carried.

Planning Department

STAFF REPORT

This property is located in the Avondale Place PUD. It is on the south side of Avondale Road, just east of Storplace. It consists of portions of three lots as currently platted

The property to the east is zoned IG. The property to the west is zoned GCS-PUD. The property to the north across Avondale Road is zoned GCS-PUD. The bypass is to the south. The land use plan shows this area as Employment Center, which includes industrial and commercial development.

A recently approved plat, soon to be recorded, re-subdivides the three lot portions into one lot. A site plan was also recently approved for the new lot. The new lot is split zoned, with roughly a third falling with the GCS-PUD district and the remainder in the IG district. The zone line runs through the proposed main building. The owner has requested that the subject property be rezoned from GCS-PUD (General Services District with a Planned Unit Development overlay) to IG (Industrial General). This will remove the split-zoning from the building and simplify leasing of the tenant spaces.

The proposed building meets the design requirements of the PUD (with the exception of the roof type and the materials on the rear of the building, which were waived). If the property is rezoned to industrial, the building will meet, and mostly exceed, the architectural and material requirements of the IG district.

Submitted by Timothy Whitten, Landscape Architect/Planner (September 28, 2012)

Public Works Department

1. No policy issues.

Submitted by Duane Allen, Assistant to City Engineer (September 28, 2012)

Fire Department

1. Hendersonville Fire Department recommends approval.

Submitted by Darrel Fleming, Fire Marshall (September 28, 2012)

Utility District

No Comment.

Submitted by Ronnie Perdue, HUD (September 28, 2012)

STAFF APPROVED PROJECTS:

12-062-001: SITE PLAN, 127 STADIUM DRIVE – ADDITION – BILL HEEKS: The Hendersonville Regional Planning Commission acknowledged staff approval of Site Plan, 127 Stadium Drive – Addition – Bill Heeks.

OTHER:

Chairman Freudenthal announced the date for the first Tuesday November meeting is set for November 12th. Lisa Milligan announced that tentatively October 29th or October 30th will be the date for the County-Wide Planning Commission Fall Training which will be held either at the Hendersonville Library or at Gallatin City Hall starting at 5 p.m. Dinner will be provided and more information will be forthcoming in the next week or two via email.

ADJOURNMENT:

MOTION by Millsaps, seconded by Jenkins, to adjourn the Hendersonville Regional Planning Commission Meeting at 7:15 p.m. Ames, Freudenthal, Jenkins, Massey, Millsaps, Pinson and Stringfellow voted aye. Nay: None. Absent: Bristol and Elsten. Motion carried.

ANN MASSEY, Secretary

BOB FREUDENTHAL, Chairman

FRED D. ROGERS, JR., Planning Director