

MINUTES
HENDERSONVILLE REGIONAL PLANNING COMMISSION
TUESDAY, NOVEMBER 5, 2013
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, Mark Bristol, Kee Bryant-McCormick, Bob Freudenthal, David Jenkins, Bryant Millsaps and Darlene Stringfellow. Absent: Ann Massey and Frank Pinson. 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; Chuck Swann, Interim Fire Marshall; and Georgie Mathis, Administrative Secretary.

PUBLIC HEARINGS:

Public Hearing to hear comments on a request by WFC Durham Holdings VII, GP, to approve a new Preliminary Master Development Plan for Durham located on Drakes Creek Road, identified as Parcel 84.01 on Sumner County Property Tax Map 123 and Parcels 12.03, 14.00, 17.01, 17.02, 33.00, 34.01, and 35 on Sumner County Property Tax Map138, and zoned Low Density Residential District (R-20) (448.4 acres) and Multiple Residential/Office District (MRO) (23.6 acres) with a Planned Unit Development (PUD) Overlay.

REQUEST FOR INFORMATION AND ASSISTANCE: None

ADDITIONS TO AGENDA:

Fred Rogers requested City Square Update and Zoning Ordinance Update be added under Other on the agenda.

MINUTES:

MOTION by Ames, seconded by Millsaps, to approve the Hendersonville Regional Planning Commission Minutes of October 1, 2013. Ames, Atchley, Freudenthal, Jenkins, Millsaps and Stringfellow voted aye. Nay: None. Abstain: Bristol and Bryant-McCormick. Absent: Massey and Pinson. Motion carried.

CONSENT AGENDA ITEMS:

MOTION by Atchley, seconded by Millsaps, to group and approve the Consent Agenda Items. Ames, Atchley, Bristol, Bryant-McCormick, Freudenthal, Jenkins, Millsaps and Stringfellow voted aye. Nay: None. Absent: Massey and Pinson. Motion carried.

13-060-001: FINAL PLAT, WALTON PARK: MOTION by Atchley, seconded by Millsaps, to approve Final Plat, Walton Park, with all staff comments as listed below. Ames, Atchley, Bristol, Bryant-McCormick, Freudenthal, Jenkins, Millsaps and Stringfellow voted aye. Nay: None. Absent: Massey and Pinson. Motion carried.

Planning Department

STAFF COMMENTS

1. No comments.

Submitted by Lisa Milligan, AICP, Senior Planner (November 1, 2013)

Public Works Department

1. No policy issues.

Submitted by Duane Allen, Assistant to City Engineer (November 1, 2013)

Fire Department

1. No further comment at this time.

Submitted by Chuck Swann, Interim Fire Marshall (November 1, 2013)

Utility District

1. Approved for Planning.

Submitted by Ronnie Perdue, HUD (November 1, 2013)

13-063-001: SITE PLAN, F & M BANK: MOTION by Atchley, seconded by Millsaps, to approve Site Plan, F & M Bank, with all staff comments as listed below. Ames, Atchley, Bristol, Bryant-McCormick, Freudenthal, Jenkins, Millsaps and Stringfellow voted aye. Nay: None. Absent: Massey and Pinson. Motion carried.

Planning Department

STAFF REPORT

This lot is located north of and adjacent to Cracker Barrel on Indian Lake Boulevard. It is in the Indian Lake Center PUD.

STAFF COMMENTS

1. Add handicap ramp at sidewalk connection to street sidewalk.
2. Tie roof drains to storm sewer or bioswale.

Submitted by Timothy Whitten, Landscape Architect/Planner (November 1, 2013)

Public Works Department

1. No policy issues.

Submitted by Duane Allen, Assistant to City Engineer (November 1, 2013)

Fire Department

1. Fire flow requirements shall be a minimum of 1500 gpm @ 20 psi per the 2012 International Fire Code. Fire Hydrants shall be installed every 500' along the roadway. Hydrants will be installed on a water main of 6" or greater. No hydrants may be installed on water mains of 6" if it dead ends and exceeds 300' in length, per the Hendersonville Subdivision Regulations 3-107.201. Hydrants will then need to be installed on a minimum of an 8" water main if these criteria are met.
2. Every building shall be accessible to the fire department apparatus including but not limited to ladder trucks and vehicles of similar size. An access roadway shall be an all-weather

driving surface of not less than 26' of unobstructed width, with adequate roadway turning radius capable of supporting the imposed load of fire apparatus. There shall be do "dead end" roadways.

3. The roadway, water mains, and fire hydrants shall be installed and operational prior to any combustibles being placed on the construction site, including but not limited to trailers and construction offices. These will be maintained in working order throughout the construction project. The AHJ shall approve.
4. This project is subject to the regulation set forth in the City of Hendersonville Subdivision Regulation, the International Fire and Building Code, 2012 edition, and the National Fire Protection Agency Life Safety Code 101. While maintaining compliance with the above mentioned codes it may be necessary to comply with other sections of the National Fire Protection Agency (NFPA) standards and guidelines.
5. The AHJ reserves the right within code to require additional compliance and/or upon further review of plans submitted including site inspections for additional compliance to meet the code standard, although it may not be initially indicated during staff review.

Submitted by Chuck Swann, Interim Fire Marshall (November 1, 2013)

Utility District

1. Domestic and irrigation taps to be made by contractor, not HUD.

Submitted by Ronnie Perdue, HUD (November 1, 2013)

13-064-001: PRELIMINARY PLAT, STONECREST, PHASE 3: MOTION by Atchley, seconded by Millsaps, to approve Preliminary Plat, Stonecrest, Phase 3, with all staff comments as listed below. Ames, Atchley, Bristol, Bryant-McCormick, Freudenthal, Jenkins, Millsaps and Stringfellow voted aye. Nay: None. Absent: Massey and Bristol. Motion carried.

Planning Department

STAFF COMMENTS

1. Prior to the construction or sale of homes, please install a sign at the temporary terminus of Burntash that states as follows: TEMPORARY DEAD END – Subject to extension at a future date.
2. For corner lots with the possibility of facing either street, it may be necessary to change the rear setback depending on the direction the home faces. The rear yard should be opposite the primary front yard. It may be best to not show a rear yard on these lots (182, 195, 200, 208) and to add a note to this effect.

Submitted by Lisa Milligan, AICP, Senior Planner (November 1, 2013)

Public Works Department

1. No policy issues.

Submitted by Duane Allen, Assistant to City Engineer (November 1, 2013)

Fire Department

1. No comment at this time.

Submitted by Chuck Swann, Interim Fire Marshall (November 1, 2013)

Utility District

1. Approved for Planning.

Submitted by Ronnie Perdue, HUD (November 1, 2013)

FINAL PLATS: None

PRELIMINARY AND FINAL MASTER DEVELOPMENT PLANS:

13-062-001: FINAL MASTER DEVELOPMENT PLAN, MILLSTONE: MOTION by Atchley, seconded by Jenkins, to approve Final Master Development Plan, Millstone, with all staff comments as listed below. Ames, Atchley, Bristol, Bryant-McCormick, Freudenthal, Jenkins, Millsaps and Stringfellow voted aye. Nay: None. Absent: Massey and Pinson. Motion carried.

Planning

STAFF REPORT

The Planning Commission previously approved a Final Master Development Plan for Phases 1-9 of the Millstone development. The developer has submitted a new Final Master Development Plan that reflects an updated layout of the development. The overall PMDP included 614 single-family dwelling units and 174,000 square feet of commercial space on 221.4 acres. The Final

Master for Phases 1-9 includes 486 single-family dwelling units on 166.6 acres. No commercial is included on this FMDP.

The units included in Phases 1-9 are as follows: 53 Classic; 162 Prestige; 205 Vintage; 11 Villa; 39 Cottage Grove & 16 Shadow Green. There has been some moving around of units from the previously approved plan. The connecting street to Wynbrooke now has Classic series homes as opposed to Prestige homes which were previously shown. Classic homes have side loaded garages and are on wider lots. Also, the amount of green space shown between existing lots in Wynbrooke and the proposed Millstone lots has been increased.

The developer has also moved the entrance that was located north of the amenity center to the south, where a cul de sac was previously shown. Three entrances from Saundersville Road remain as previously approved.

The amenity center has been moved from Phase 2 to Phase 3. However, the number of lots in each phase has also changed. In the approved plan, there were 144 lots total in phases 1 and 2. In the proposed plan there are only 87 lots in phases 1 and 2. Phases 1, 2 and 3 have 164 lots.

STAFF COMMENTS

1. The submittal of this Final Master Development Plan voids the previously approved Final Master Development Plan and the previously approved plat (if lot configuration has changed).
2. With each Preliminary Plat that is submitted, a detailed landscaping and amenity plan for that specific phase will be required. The plans will need to meet the intent of the landscaping and amenities as shown on the Preliminary Master, Final Master and associated exhibits that have been reviewed.
3. A site plan is required for the amenity center/pool.
4. Per approval of the Preliminary Master Development Plan, traffic calming devices were to be integrated at the connection to Wynbrooke. Please provide additional information as to what is proposed with the submittal of the Preliminary Plat for that phase.
5. Additional comments may be provided on the landscaping of the detention ponds and the Saundersville Road medians.
6. Existing trees within the buffer adjacent to Wynbrooke shall not be removed at this time. A decision will be made in conjunction with review and approval of the preliminary plat and construction plans for that phase.
7. The connection to Wynbrooke shown in Phase 5 may need to be delayed until Phase 6. Otherwise more traffic may be placed on Wynbrooke Trace than was indicated by staff during the approval of the Preliminary Master Development Plan.

Lisa D. Milligan, AICP (Senior Planner) (November 1, 2013)

Fire Department

1. Fire flow requirements shall be a minimum of 1500 gpm @ 20 psi per the 2012 International Fire Code. Fire Hydrants shall be installed every 500' along the roadway. Hydrants will be installed on a water main of 6" or greater. No hydrants may be installed on water mains of 6" if it dead ends and exceeds 300' in length, per the Hendersonville Subdivision Regulations 3-107.201. Hydrants will then need to be installed on a minimum of an 8" water main if these criteria are met.
2. Every building shall be accessible to the fire department apparatus including but not limited to ladder trucks and vehicles of similar size. An access roadway shall be an all-weather driving surface of not less than 26' of unobstructed width, with adequate roadway turning radius capable of supporting the imposed load of fire apparatus. There shall be do "dead end" roadways.
3. The roadway, water mains, and fire hydrants shall be installed and operational prior to any combustibles being placed on the construction site, including but not limited to trailers and construction offices. These will be maintained in working order throughout the construction project. The AHJ shall approve.
4. This project is subject to the regulation set forth in the City of Hendersonville Subdivision Regulation, the International Fire and Building Code, 2012 edition, and the National Fire Protection Agency Life Safety Code 101. While maintaining compliance with the above mentioned codes it may be necessary to comply with other sections of the National Fire
5. The AHJ reserves the right within code to require additional compliance and/or upon further review of plans submitted including site inspections for additional compliance to meet the code standard, although it may not be initially indicated during staff review.
6. Answers to comments noted.

Submitted by Chuck Swann, Interim Fire Marshall (November 1, 2013)

Public Works Department

1. No policy issues.

Submitted by: Duane Allen, Assistant to City Engineer (November 1, 2013)

Utility District

1. Approved for Planning

Submitted by Ronnie Perdue, Hendersonville Utility District (November 1, 2013)

13-061-001: PRELIMINARY MASTER DEVELOPMENT PLAN, DURHAM:

Charlie Lowe gave a presentation of the previously approved plan and the proposed plan highlighting improvements to the 2013 Plan and with the same commitments now as in 2007. The single family homes will range from 2,000 to 4,800 square feet with a price range of \$275,000 to \$875,000. The townhomes will range from 1,500 to 2,500 square feet with a price range of \$175,000 to \$275,000.

The applicant did not agree with Planning Department Staff Comments 1 (percentage of brick), 8 (side setback) and 20 (garage recess), and Fire Department Comment 2 (road width).

MOTION by Millsaps, seconded by Jenkins, that the masonry material data table be approved and/or accepted with the amendment of the carriage and cottage homes having a minimum number of units with substantial masonry placed at 50%. Ames, Atchley, Bristol, Bryant-McCormick, Freudenthal, Jenkins, Millsaps and Stringfellow voted aye. Nay: None. Absent: Massey and Pinson. Motion carried.

MOTION by Jenkins, seconded by Atchley, to accept five (5) foot side setbacks for all detached homes. Ames, Atchley, Bristol, Bryant-McCormick, Freudenthal, Jenkins, Millsaps and Stringfellow voted aye. Nay: None. Absent: Massey and Pinson. Motion carried.

MOTION by Ames, seconded by Jenkins, to accept the 10 feet back from the front of the porch as long as the porch is 80% of the width of the front of the house without the garage and the porch is at least 10 feet deep. Ames, Bristol, Freudenthal, Jenkins, Millsaps and Stringfellow voted aye. Nay: Atchley and Bryant-McCormick. Absent: Massey and Pinson. Motion carried.

The Fire Department noted acceptance of Fire Department Comment 2 regarding roadway width and for the comment to be removed from discussion and action.

MOTION by Millsaps, seconded by Atchley, to recommend approval of the Preliminary Master Development Plan, Durham, to the Board of Mayor and Aldermen with the revisions as amended through the comment process, with all staff comments and with the removal of Planning Department Comments 13 and 14. Ames, Atchley, Bryant-McCormick, Freudenthal, Jenkins, Millsaps and Stringfellow voted aye. Nay: None. Absent: Massey and Pinson. Motion carried.

Planning Department

STAFF REPORT

The Durham development was previously approved in 2006. The development has recently been purchased by a new developer and they are submitting a new preliminary master development plan for the project.

Durham consists of 472 acres. The proposed zoning of the property is R-20 PUD (448.7 acres) and MRO-PUD (23.6 acres). The development consists of various housing unit types including single-family detached, single-family semi-detached, and single-family attached. There are a total of 1,090 dwelling units, the same as previously approved, for an overall density of 2.3 units per acre. The density of the R-20 PUD portion is 2.0 units per acre and the density of the MRO-PUD portion is 8.4 units per acre. There is also 49,490 square feet of commercial space proposed, an increase of 8,490 from the previously approved plan. The retail uses are proposed to be primarily office and convenience type retail to serve the residents of the area.

There are 6 different housing types proposed including estate, manor, carriage, cottage, villa, and main street homes. A total of 75% of the units are single-family detached and the remaining 25% are semi-detached or attached. The previous plan was 52% detached and 48% semi-detached, attached or multi-family. The previous approval included multi-family condos which have been removed in the current submittal. The table below gives specifics of each housing unit type. Width and depth are the minimum for the specific lot type. Please note that the 2 figures given for width represent the minimum for an interior lot (smaller number) and a corner lot (larger number). For the rear setback, where 5 is given as an option, that is only for an alley loaded product.

Type	Description	# of units	lot		setback			garage
			width	depth	front	side	rear	
Estate	detached	192	90-100	150	25	5	20	side, rear, courtyard
Manor	detached	139	70-80	120	15-20	5	20	front, side, courtyard
Carriage	detached	215	60-70	120	15-20	5	5 or 20	front, side, rear, courtyard
Cottage	detached	275	50-60	120	15-20	5	5 or 20	front, side, rear
Villa	semi-detached	97	40-50	90	15-20	5	15	front, side, courtyard
Main Street	attached	172		90	10	15	5 or 20	rear

The widths of the lots in the proposed plan are the same as the currently approved plan, except for the villa lots which have gone from 45-50 feet widths to 40-50 feet widths. The number of villas has decreased from 170 units to 97 units.

There are several housing types that the developer is proposing be allowed to have front loaded garages. A maximum of 587 of the units (54%) would be front-loaded. Of these, 294 would be recessed from the front of the house. The recess is proposed to be 10 feet. If there is a porch on the home, the 10 feet is measured from the porch. If no porch, the 10 feet is measured from the front wall. See staff comment 20. In the currently approved plan, a maximum of 24% of the homes could have been front loaded. The condo units in the previous plan had rear loaded garages but also featured multi-family style parking lots which are not included with any units in the proposed plan.

The developer is proposing to specify certain percentages of materials across housing type (as opposed to per building). For example, the cottage homes are stated that they will have a minimum of 35% brick or stone across the unit type. This would allow for homes to have brick or stone of varying percentages, including some that would only have brick or stone foundations and the remainder of hardi or another approved material. While staff understands the need for flexibility, this does not seem to be an enforceable method for regulating building materials.

One way that we have done this in the past to allow for flexibility while still also having an enforceable method was with Ashecrest in Indian Lake Village. In that instance, we required that 50% of the homes meet a minimum percentage of brick or stone while the remaining 50% could be flexible. The developer needs to provide an alternative plan that will be enforceable. See staff comment 1.

Approximately 200 acres (42.5%) of the property has been set aside as open space including a large area adjacent to Drakes Creek. There are formal open spaces including village greens, amenity areas and pocket parks. Proposed amenities include a pool, terraces, club house, playgrounds, benches, etc. A bike/pedestrian path is proposed to be incorporated through the development, along the main road and along the creek.

The Major Thoroughfare Plan calls for the main road to be 2 lanes with a median. The developer is proposing to shift the median to the outside to provide for a double row of trees on the edge. Each side of the main road is proposed to have on-street parking, a wide planting strip, sidewalk and additional planting strip. See page 15 of the pattern book for detailed streetscape section. This streetscape section will run from the southern terminus of the development to the roundabout in the center. The remaining section of the main street will be 2 travel lanes with on-street parking on one side, sidewalks on one side, and an offset bike/pedestrian trail on the opposite side. See page 15.

The developer has agreed to the same commitments in regard to off-site improvements as per the previous approval: \$250 per lot to be paid prior to the recording of the 1st final plat and an additional \$900 per lot to be paid at time of building permit issuance. Also, the developer has agreed to pay \$50,000 toward to the construction of a pedestrian bridge in the southernmost open space.

STAFF COMMENTS

1. Please provide an alternate plan in regards to the building materials. Staff does not feel that the method as proposed is enforceable.
2. Covenants and restrictions will be required with the Final Master Development Plan. Because the homes shown in the pattern book are only sample elevations, it will be very important to draft a very detailed set of architectural guidelines to ensure that no matter how many builders are involved that the intent of the plan is met and that architecture is compatible across the entire development. As an alternative, you may choose to provide actual elevations of the homes to be built with the Final Plat of each phase. They must be consistent with the photos included in the pattern book and will require the approval of planning staff.
3. Sidewalks are required on both sides of all streets, including the one way streets and streets adjacent to green space. Update the street sections to show sidewalks.
4. Please provide detailed buffer plans with the submission of the Final Master Development Plan.
5. With the submittal of the Final Master Development Plan, detailed landscape and amenities plans will be required. Landscaping will be expected in the medians in the ends of cul de sacs. A suitable amenity will be expected in the roundabout such as shown on page 18.

6. With the submittal of the Final Master Development Plan, detailed information in regards to street signs, mailboxes, entry signs, etc. will be required.
7. Revise the front setback on Manor, Carriage, Cottage and Villa homes to state that the front setback is 20 feet and that porches are allowed to encroach no more than 5 feet into the required front yard. This is consistent with our draft zoning ordinance.
8. Side setbacks for all detached homes should be increased from 5 feet to 6 feet or increase Estate, Manor and Carriage to 8 feet. This would be consistent with the draft zoning ordinance which the Planning Commission has been working on the past several months.
9. Add a standard note stating that all garages must be a minimum of 20 feet from the back of sidewalk.
10. Please provide a phasing plan with the initial submittal of the Final Master.
11. Provide standards to be reviewed and approved by staff for what constitutes a porch.
12. Correct page 23 and 24 in regards to the labels on the lots (alley loaded).
13. It seems unlikely that there would be side loaded villas built. Remove this as an option.
14. Remove courtyard garage as an option for the estate homes.
15. The drawing on page 26 is not an accurate portrayal of what a recessed garage may look like. Please alter the drawing to make it more to scale.
16. Add a note that the bike/pedestrian trail will be a minimum of 8 feet in width and will be built of city required materials.
17. Correct the label on the plan that states GCS zoning. This should be MRO.
18. With the approval of the Final Master Development Plan, a minimum width for main street homes will need to be agreed upon.
19. Provide 5 feet minimum grass strip between curb and sidewalk on street section adjacent to park as opposed to 2 feet shown. See page 16.
20. The garage recess should be measured from the front façade of the house as specified in initial comments. This is consistent with how the recess is being handled in recently approved Millstone.
21. The master plan gives the impression that many existing trees on the site will remain yet page 11 shows that most trees will be removed, including those which form a natural buffer for the adjoining subdivisions. These trees should not be removed unless absolutely necessary for drainage purposes. At the Final Master Development stage, present hard evidence to the Planning Commission as to which trees must be removed. Revise the master plan to provide a true depiction as to which trees will remain.
22. You may want to expand the allowed uses in the commercial portion of the MRO zoning to include offices and additional services. We want to make sure it is as flexible as possible but still restrictive to protect the neighborhood.

Fire Department

1. Fire flow requirements shall be a minimum of 1500 gpm @ 20 psi per the 2012 International Fire Code. Fire Hydrants shall be installed every 500' along the roadway. Hydrants will be installed on a water main of 6" or greater. No hydrants may be installed on water mains of 6" if it dead ends and exceeds 300' in length, per the Hendersonville Subdivision Regulations 3-107.201. Hydrants will then need to be installed on a minimum of an 8" water main if these criteria are met.
2. Every building shall be accessible to the fire department apparatus including but not limited to ladder trucks and vehicles of similar size. An access roadway shall be an all-weather driving surface of not less than 26' of unobstructed width, with adequate roadway turning radius capable of supporting the imposed load of fire apparatus. There shall be no "dead end" roadways.
3. The roadway, water mains, and fire hydrants shall be installed and operational prior to any combustibles being placed on the construction site, including but not limited to trailers and construction offices. These will be maintained in working order throughout the construction project. The AHJ shall approve.
4. This project is subject to the regulation set forth in the City of Hendersonville Subdivision Regulation, the International Fire and Building Code, 2012 edition, and the National Fire Protection Agency Life Safety Code 101. While maintaining compliance with the above mentioned codes it may be necessary to comply with other sections of the National Fire Protection Agency (NFPA) standards and guidelines.
5. The AHJ reserves the right within code to require additional compliance and/or upon further review of plans submitted including site inspections for additional compliance to meet the code standard, although it may not be initially indicated during staff review.
6. Answers to comments noted.

Submitted by Chuck Swann, Interim Fire Marshall (November 1, 2013)

Public Works Department

1. Provide traffic study to address the southern intersection alignment near Countryside Drive.

Submitted by: Duane Allen, Assistant to City Engineer (November 1, 2013)

Utility District

1. White House Utility District

Submitted by Ronnie Perdue, Hendersonville Utility District (October 10, 2013)

SITE PLANS:

13-057-001: SITE PLAN, ASSEMBLIES OF GOD DISTRICT OFFICE BUILDING:

MOTION by Atchley, seconded by Millsaps, to approve Site Plan, Assemblies of God District Office Building, with all staff comments as listed below. Ames, Atchley, Bristol, Bryant-

McCormick, Freudenthal, Millsaps and Stringfellow voted aye. Nay: None. Abstain: Jenkins. Absent: Massey and Pinson. Motion carried.

Planning Department

STAFF REPORT

This lot is located on the east side of Stop 30 road just north of the Stop 30/386 overpass. It has been rezoned from AR to OPS. The proposed use is an office building for the Tennessee District Assemblies of God.

STAFF COMMENTS

1. Approval of site plan is conditioned on recording of plat. Plat must be recorded prior to Building Permit being issued.
2. Redraw plans to accurately show added and deleted elements.
3. Some of the handwritten notes are illegible – revise.
4. Update all stamps and seals.
5. Adjust grading to match relocated media building.
6. Provide dumpster pad, enclosure and gate details.
7. Redraw access road to show correct width.
8. Provide foundation landscaping for media building.
9. Changes to the landscape plan must be completed by a licensed landscape architect.
10. Replace side yard note on sheet L1.0 with following: Existing buffer will be reviewed by Planning staff prior to U&O request. Any gaps in the existing buffer shall be eliminated by planting 6' height evergreens 10' o.c. with 3' offset.

Submitted by Timothy Whitten, Landscape Architect/Planner (November 1, 2013)

Public Works Department

1. No policy issues.

Submitted by Duane Allen, Assistant to City Engineer (November 1, 2013)

Fire Department

1. Fire flow requirements shall be a minimum of 1500 gpm @ 20 psi per the 2012 International Fire Code. Fire Hydrants shall be installed no further than 500' apart along the fire access roadway. I am concerned that the proposed 8" water main will not meet the fire flow requirements for this site and the future church. A fire protection engineer will need to supply the fire department with the data to confirm that the 8" water main will meet the fire flow requirements.
2. All fire hydrants shall be supplied by not less than 6" water mains. No fire hydrant may be installed on a 6" water main if it dead ends or is greater than 300' in length, per the Hendersonville Subdivision Regulations section 3-107.201. If a water line exceeds 300' in length and not a looped system the water line size shall be increased to an 8" line minimum. A fire hydrant will need to be installed at the office building. The proposed fire hydrant at the entrance to the property is located too far from the road which will affect firefighting operations.
3. Every building shall be accessible to the fire department apparatus including but not limited to ladder trucks and vehicles of similar size. Before construction begins an all weather access roadway shall be installed with a driving surface of not less than 16' of unobstructed width, with adequate roadway turning radius capable of supporting the imposed load of fire apparatus. There shall be no "dead end" roadways. Roads greater than 150' in length shall provide turnaround provisions per 2012 IFC D103.4.
4. The roadway, water mains, and fire hydrants shall be installed and operational prior to any combustibles being placed on the construction site. This includes but is not limited to construction offices. These will be maintained in working order throughout the construction project.
5. This project is subject to the regulations set forth in the City of Hendersonville Subdivision Regulations, the 2012 International Fire Code and the 2012 NFPA Life Safety Code 101. While maintaining compliance with the above mentioned codes it may be necessary to comply with other sections of the NFPA standards and guidelines.
6. The AHJ reserves the right within code to require additional compliance and/or upon further review of plans submitted or on-site inspections for additional compliance to meet the code compliance, although it may not be initially indicated during staff review.

Submitted by Chuck Swann, Interim Fire Marshall (November 1, 2013)

Utility District

1. Who is to provide water service?

Submitted by Ronnie Perdue, HUD (November 1, 2013)

SKETCH PLATS: None

PRELIMINARY PLATS: None

REZONING REQUEST: None

STAFF APPROVED PROJECTS:

13-046-001: SITE PLAN, MERROL HYDE SPORTS CONCESSION: The Hendersonville Regional Planning Commission acknowledged staff approval of Site Plan, Merrol Hyde Sports Concession.

13-030-001: SITE PLAN, J. B. CURTIS SUBDIVISION, RESUB. OF LOTS 27-29: The Hendersonville Regional Planning Commission acknowledged staff approval of Site Plan, J. B. Curtis Subdivision, Resub. of Lots 27-29.

13-066-001: SITE PLAN, PANDA EXPRESS – REMODEL OF BACKYARD BURGER: The Hendersonville Regional Planning Commission acknowledged staff approval of Site Plan, Panda Express – Remodel of Backyard Burger.

OTHER:

ZONING ORDINANCE UPDATE:

Chairman Freudenthal noted there was a public meeting with developers on the new zoning ordinance earlier today. It was a positive session with staff presenting the work process.

Fred Rogers said it was a good meeting and will probably send another email out to the developers giving the opportunity to make any final comments before moving on to the next step. He offered to make a similar presentation to the appropriate committees at the Chamber of Commerce and it has been indicated they would like to have such a presentation in the next couple of weeks and then be ready to move forward into the official process of holding an official public hearing before the Planning Commission Body. The Planning Commission may choose to have an additional work session before the public hearing. Mr. Rogers will keep the Planning Commission informed on dates for the presentations.

CITY SQUARE UPDATE:

Fred Rogers updated the Planning Commission on what happened with City Square. The Planning Commission twice denied the solar panel awnings at City Square. The Planning Commission felt like the awnings should go in back of the building. That decision was appealed by the owner of the shopping center through the Board of Mayor and Aldermen and is highly unusual for that to happen. The Board of Mayor and Aldermen did overturn the Planning Commission decision and approved the two awnings – the small awning would be over the existing EV charging stations and the larger canopy covering 16 parking spaces would be near the center of the development. The owner did agree to some improvements to those awnings. At first it was just a plain, unfinished, galvanized metal structure posts; limited fascia; exposed beams and conduit and other matters. At the second meeting, the owner offered to place some stone around the base of the posts up to a height of 30 inches and to paint the rest of the metal and that proposal was likewise denied.

At the Board, the owner offered to do some additional things – place stone around all posts all the way up to the top and then to paint the rest of the structure; also agreed (not a totally related matter) to repair the parking lot, seal the parking lot and restripe the parking lot and then as a final concession offered to paint the rest of the façade of the shopping center the same as other parts have been painted recently to have a consistent effect along the façade of the building and the Board of Mayor and Aldermen approved the request. It was not a unanimous vote.

David Jenkins noted there was a lot of discussion at the Board of Mayor and Aldermen meeting about solar panels and about the solar energy portion and requested, to be a part of the record, the Planning Commission’s discussion with Greg Smith had nothing to do with solar panels at all. Every Commissioner would entertain better energy sources across the City of Hendersonville and any kind of savings. The discussion was really about solar energy and the need for solar energy and this Commission would welcome that. This matter was a design review matter for the Planning Commission and that is the reason for the action.

ADJOURNMENT:

MOTION by Atchley, seconded by Millsaps, to adjourn the Hendersonville Regional Planning Commission Meeting at 8:24 p.m. Ames, Atchley, Bristol, Bryant-McCormick, Freudenthal, Jenkins, Millsaps and Stringfellow voted aye. Nay: None. Absent: Massey and Pinson. Motion carried.

DON AMES, Assistant Secretary

BOB FREUDENTHAL, Chairman

FRED D. ROGERS, JR., Planning Director