

**MINUTES**  
**HENDERSONVILLE REGIONAL PLANNING COMMISSION**  
**TUESDAY, MAY 1, 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, Mark Bristol, Tommy Elsten, Bob Freudenthal, David Jenkins, Ann Massey, Bryant Millsaps, Frank Pinson and Darlene Stringfellow. Absent: Lori Atchley. Also present: Fred D. Rogers, Jr., Planning Director; Lisa D. Milligan, Senior Planner; Timothy 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 Donnie R. Sloan, Jr. %Faye King Kirby, and Harvey S. Sloan and Donnie R. Sloan, Jr., to rezone their property located on the east side of New Shackle Island Road and on the south side of Wessington Place, 100 Wessington Place and 102 Wessington Place from General Commercial Service District (GCS) and Medium Density Residential District (R-10) to General Commercial Service District Planned Unit Development (GCS PUD). Sumner County Property Tax Map 160D, Group B, Parcels 20.00, 21.00 and 22.00 respectively.

**REQUEST FOR INFORMATION AND ASSISTANCE:** None

**ADDITIONS TO AGENDA:**

Fred Rogers noted three items have been added under Other on the Agenda: CDBG Consolidated Plan, Power of Ten Regional Summit and Field Trip to The Village in Pleasantview.

## **MINUTES:**

MOTION by Millsaps, seconded by Pinson, to approve the Hendersonville Regional Planning Commission Minutes of April 3, 2012. Ames, Bristol, Freudenthal, Jenkins, Massey, Millsaps and Pinson voted aye. Nay: None. Abstain: Elsten and Stringfellow. Absent: Atchley. Motion carried.

## **CONSENT AGENDA ITEMS:**

**12-027-001: SITE PLAN, DICKENS TURF & LANDSCAPE SUPPLY:** MOTION by Millsaps, seconded by Jenkins, to approve Site Plan, Dickens Turf & Landscape Supply, with all staff comments as listed below. Ames, Bristol, Elsten, Freudenthal, Jenkins, Massey, Millsaps, Pinson and Stringfellow voted aye. Nay: None. Absent: Atchley. Motion carried.

### Planning Department

#### STAFF REPORT

This property is located on the south side of Avondale Road, adjacent to StorPlace. It is zoned GCS-PUD. The proposed site plan is compliant with the approved Final Master Development Plan.

#### STAFF COMMENTS

1. Provide an NES-approved electrical service plan.

Submitted by Timothy Whitten, Planner/Landscape Architect (April 27, 2012)

### Public Works Department

1. No policy issues.

Submitted by Duane Allen, Assistant to City Engineer (April 27, 2012)

### Fire Department

1. Build as shown. H.F.D. recommends approval.

Submitted by Nate Renzella, Fire Inspector (April 27, 2012)

Utility District

1. Approval for Planning
2. Tap and capacity fees due
3. Need water and sewer plan
4. White House Utility District Water

Submitted by Larry Davis, HUD (April 27, 2012)

**FINAL PLATS:** None

**PRELIMINARY AND FINAL MASTER DEVELOPMENT PLANS:**

**12-023-001: FMDP, THE VIEW OF GLENBROOK, LOT 24, GLENBROOK NORTH, ANDREWS RUN:** MOTION by Stringfellow, seconded by Pinson, to approve the Final Master Development Plan, The View of Glenbrook, Lot 24, Glenbrook North, Andrews Run, with all staff comments as listed below. Ames, Bristol, Elsten, Freudenthal, Jenkins, Massey, Millsaps, Pinson and Stringfellow voted aye. Nay: None. Absent: Atchley. Motion carried.

Planning Department

STAFF REPORT

The Preliminary Master Development Plan was approved recently for Glenbrook North Area A. Glenbrook North Area A included the land proposed for The View at Glenbrook. The View at Glenbrook is proposed to be a 312 unit multi-family residential development located on 25.22 acres for a density of 12.37 units per acre.

The proposed development features a mix of 1 bedroom, 2 bedroom and 3 bedroom units. Proposed amenities include a clubhouse with fitness room and pool; 3 formal neighborhood parks areas/courtyards; playground area; trailhead and preserved natural space and wooded area along creek with nature trail; and pedestrian access and connection to adjacent retail areas.

The applicant has provided architectural details with the submittal. The buildings are proposed to be a mixture of stone and hardiboard. The percentages of stone and hardiboard are consistent with the percentages at The Grove at Waterford Crossing.

## STAFF COMMENTS

1. As architectural details are developed for site plan submittals, attention should be given to the balcony rails, windows blinds, exterior stairs, perimeter fencing and landscaping. These and other features should be equivalent to The Grove at Waterford Crossing.
2. Revise the material percentages as provided in the Design Guidelines to reflect the updated architecture.
4. Check the Site Data table for accuracy.
5. The trail as shown must meet the City standards for construction (paved).
6. Revise the provided tree survey to add a schedule itemizing the trees that are being removed.
7. Per Section 8-307.2 boat/trailer/camper parking is required. Due to the fact that parking for boats/trailers/campers will not be allowed on the property, the applicant is requesting a waiver. A contingency plan must be provided.
8. Please add a note to the buffer details as follows: The buffer detail shown is conceptual only. Exact plantings and locations to be determined with Site Plan submittal.

Submitted by Lisa Milligan, AICP, Senior Planner (April 27, 2012)

### Fire Department

1. Minimum fire flow requirements shall be 1,500 GPM @ 20 psi.
2. Water main shall be looped around the development.
3. Hydrants shall be installed 300' apart.
4. Every building shall be accessible to fire department apparatus including but not limited to ladder trucks and vehicles of similar size. An access roadway shall have an all weather driving surface of no less than 26' in the immediate vicinity of any building or portion of building more than 30' in height. (D105.2, International Fire Code)
5. D105.2: Multi-family residential projects having more than 200 units shall be provided with two separate and approved fire apparatus access roads regardless of whether they are equipped with an approved automatic sprinkler system.
6. The roadway, water mains and fire hydrants shall be installed and operational prior to any combustibles being placed on site, including but not limited to trailers and construction offices. These shall remain in working order throughout the construction project. The AHJ shall approve.
7. This project is subject to the regulations set forth in the City Of Hendersonville Subdivision Regulations, the International Fire Code, the International Building Codes - 2006 Edition and the National Fire Protection Association Life Safety Code 101 - 2006 Edition.
8. The AHJ reserves the right within the code to require additional compliance and/or upon further review of the plans submitted including site inspections for additional compliance to meet the code standard, although it may not be initially indicated during initial staff review.

Submitted by Nate Renzella, Fire Inspector (April 27, 2012)

Public Works Department

1. Design elements of the development will be reviewed as a part of the site construction plan review.

Submitted by: Duane Allen, Assistant to City Engineer (April 27, 2012)

Utility District:

1. Approval for Planning
2. Need water and sewer plan
3. Tap and capacity fees due

Submitted by: Larry Davis, HUD (April 27, 2012)

**12-024-001: PMDP, MEDICAL OFFICE COMPLEX:** MOTION by Millsaps, seconded by Elsten, to recommend to the Board of Mayor and Aldermen the approval of Preliminary Master Development Plan, Medical Office Complex, with all staff comments as listed below. Ames, Bristol, Elsten, Freudenthal, Jenkins, Massey, Millsaps, Pinson and Stringfellow voted aye. Nay: None. Absent: Atchley. Motion carried.

Planning Department

STAFF REPORT

This property is located on the east side of New Shackle Island Road and on the south side of Wessington. As can be seen on page 1 of the enclosed master plan, this property consists of three lots – lots 267, 268, and 269 of Colonial Acres Subdivision. Lot 267 is vacant and fronts on New Shackle. Lot 268 has a house and is on the corner. These two lots are already zoned GCS. Lot 269 has a house fronting on Wessington and is zoned residential. See attached aerial photo.

The proposal is to extend the GCS zoning eastward on Wessington by rezoning lot 269. A PUD overlay would be applied to all three lots. The request is to rezone from GCS and R-10 to GCS-PUD. Two medical office buildings are proposed as shown on the enclosed master plan. If approved, the uses will be restricted to office uses. (See page 2 of the master plan). Keep in mind that the ordinance allows the owner to request additional GCS uses in the future. OPS zoning would suffice for the requested office uses, but the applicant has requested GCS.

There is a doctor's office on the corner lot across the street. Everything else on Wessington is residential. There are two houses directly across the street.

The Planning Commission should consider the impact this zoning change will have on the residences across the street and next door. The Planning Commission should also consider that this rezoning could lead to a request to rezone the two houses across the street and other houses further down Wessington.

#### STAFF COMMENTS

1. Provide architectural and building material guidelines with the Final Master Development Plan. Materials shall generally be in keeping with recent developments at Hendersonville Marketplace and New Island Center, as well as the City's Design Review Manual.
2. Planting plan for transitional screen buffers to be determined at site plan stage.
3. Berm height along southeast property line to be determined at site plan stage, once a more detailed grading and site line analysis is performed. Remove reference to berm height from notes.
4. Entire transitional screen and berm shall be installed with first phase.
5. A transitional screen may also be required along 55' southeast property line adjacent to Phase 2 building (bearing S 34° 05' 52" W); to be determined at site plan stage.
6. Show the proposed setbacks for all property lines.

Submitted by Timothy Whitten, Planner/Licensed Landscape Architect (April 27, 2012)

#### Fire Department

1. Fire flow requirements shall be met.
2. Fire flow requirements shall be a minimum of 1500 GPM @ 20 psi to 2250 GPM @ 20 psi
3. This fire flow is not likely to be met with the existing 6" mains. The H.F.D. recommends a water main and fire hydrant to be installed on Phase 1 between the Phase 1 & Phase 2 lines.
4. Existing fire hydrants shall remain existing, even though they may need to be relocated.

Submitted by Nate Renzella, Fire Inspector (April 27, 2012)

#### Public Works Department

1. Access and Design elements of the development will be reviewed as a part of the site construction plan review.

Submitted by: Duane Allen, Assistant to City Engineer (April 27, 2012)

Utility District

1. Approval for Planning
2. Need water and sewer plan
3. Tap and capacity fees due

Submitted by: Larry Davis, HUD (April 27, 2012)

**SITE PLANS:**

**12-025-001: POUR VOUS WINE & SPIRITS:** MOTION by Millsaps, seconded by Pinson, to approve Site Plan, Pour Vous Wine & Spirits, subject to the provision of developer working with staff to comply with original design criteria, and with all staff comments as listed below. Ames, Bristol, Elsten, Freudenthal, Jenkins, Massey, Millsaps, Pinson and Stringfellow voted aye. Nay: None. Absent: Atchley. Motion carried.

Planning Department

**STAFF REPORT**

This project is located in Indian Lake Village, on the west side of Indian Lake Boulevard, adjacent to Sumner Bank and Trust. It is zoned GCS-PUD.

The Indian Lake Development Guide states “The ground level of all commercial buildings should have a primarily transparent façade through the use of glass windows and doors.” The building as proposed has a very limited amount of glass – the storefront at the front door, and a window on both sides of the front door. The rest of the building is devoid of openings (other than a pair of metal security doors at the rear) , including the north wall, which will have exposure to south-bound Indian Lake Boulevard traffic, and the south wall, which will have exposure to north-bound Indian Lake Boulevard traffic as well as the side street adjacent to the bank. The partial elevation provided to the Board of Mayor and Aldermen while it was conducting site selection showed windows with awnings the length of these two sides of the building (see attached exhibit). Staff asked the architect to provide more glass. Instead, the owner proposes to provide tall shrubs around the building in lieu of glass. The Planning Commission should determine if this meets the intent of the Development Guide and fulfills any obligation made by the owner to BOMA.

**STAFF COMMENTS**

1. Unless otherwise indicated by the Planning Commission, provide windows and awnings in keeping with the exhibit provided to BOMA.

2. On layout sheet, show and label all building setbacks per approved plat.
3. No cut/fill is allowed within the dripline of existing street trees. Revise grading.
4. Revise spacing of shrubs to be 3.5' max.
5. Level of landscaping (in particular the shrubs adjacent to parking areas) does not meet the level indicated by the Development Guide. Revise.
6. Locate shrubs a minimum of 3' from back of curb.
7. Provide an NES-approved electrical service plan.

Submitted by Timothy Whitten, Planner/Landscape Architect (April 27, 2012)

Public Works Department

1. No policy issues.

Submitted by Duane Allen, Assistant to City Engineer (April 27, 2012)

Fire Department

1. Water main and hydrant existing.

Submitted by Nate Renzella, Fire Inspector (April 27, 2012)

Utility District

1. Approval for Planning
2. Tap and capacity fees due
3. Need water and sewer plan

Submitted by Larry Davis, HUD (April 27, 2012)

**SKETCH PLATS:** None

**PRELIMINARY PLATS:** None

**REZONING REQUEST:** None

**STAFF APPROVED PROJECTS:**

**12-026-001: SITE PLAN, ELITE PROPERTIES, LLC, 13 INDUSTRIAL PARK DRIVE:**

The Hendersonville Regional Planning Commission acknowledged staff approval of Site Plan, Elite Properties, LLC, 13 Industrial Park Drive.

**OTHER:**

**RESOLUTION 2012-03:** A Resolution recommending acceptance of the dedication of the completed streets in Harbor Place Subdivision, Hendersonville, Sumner County, Tennessee.

MOTION by Millsaps, seconded by Massey, to recommend approval to the Board of Mayor and Aldermen Resolution 2012-13 recommending acceptance of the dedication of the completed streets in Harbor Place Subdivision, Hendersonville, Sumner County, Tennessee. Ames, Bristol, Elsten, Freudenthal, Jenkins, Massey, Millsaps, Pinson and Stringfellow voted aye. Nay: None. Absent: Atchley. Motion carried.

**CDBG CONSOLIDATED PLAN:**

Fred Rogers presented a 60 page document and a two-page summary on the Community Development Block Grant (CDBG). The money would be spent basically on Public Works projects as opposed to housing or economic development activities such as jobs and things of that nature. The City will get these funds every year from here out. This is a five year plan and in five years the City will do another five year plan. The amount could vary a little bit. This assumes that Congress will appropriate the same amount to this program each year so that could change. It could be more next year, it could be less next year, but this has been a fairly popular program with Congress, both Democratic and Republican Congresses and we anticipate this program will go on for many years. The maximum allowed administrative costs is 20%. Hopefully it will be less than that but the City will have at least \$163,000, maybe a little bit more, to spend on brick and mortar projects and those would be Public Works type projects, in particular drainage improvement projects. It would have to be in the areas of the City that qualify. The members reviewed a map that shows those five areas of the City. These areas are Census block groups which mean that within each of those 5 block groups, at least 51% of the households qualify and make less than \$53,700 based on a family of four. The other 49% can have incomes of \$100,000, \$200,000 or whatever but it means that at least 51% meet that income limit criteria. The money can be spent in these areas. This has gone before the Public Works Committee and they have a long list of drainage projects that the Board would like to fund.

Jerry Horton noted one of the things discussed at the Public Works Committee, which is important for the City, is just to keep at this level with the documentation and the program itself and to keep it very broad in general so that the Committees have until the City receives the money and get into detailed studies to tie down the projects by leaving the opportunities open for the City to use this and help citizens in several different ways in the community with the money.

Fred Rogers said a Public Hearing will be held Thursday night and then goes to BOMA next Tuesday and then to the Department of Housing and Urban Development the following Tuesday. We would hope then to get their approval sometime in the next couple of months and be ready to start sometime in late spring or summer.

Jerry Horton has the list of drainage projects and said the list put together through the Public Works Committee was larger capital projects throughout the City. Pretty much every street, every neighborhood has smaller drainage projects and issues that we will be able to use with this Community Development money. Just as importantly will be street paving, sidewalks, and those types of infrastructure improvements and have even talked of looking at doing some improvements to the Senior Citizen's Center Building so there are many needs in our City as far as infrastructure improvements and we don't have any problem finding the projects to spend the funds.

Fred Rogers said the City will have to update this plan each year.

Tommy Elsten asked how area 210.02 BG3 would receive funds when over half of that area is not even in the City.

Fred Rogers said it is doubtful the City could spend any money outside the City limits, and this area is in the Planning Region so really the city would only have about 4 areas to choose from.

Bob Freudenthal noted the boundaries of those zones are indeterminate of what is and what is not inside the City and it is based on social economic conditions, so they break them up in those zones. If there is part of that within the City limits, the money can be spent right there but obviously the funds can't go outside the City limits.

After presentation and review, it was agreed that no action would be required from this Body.

#### **POWER OF TEN REGIONAL SUMMIT:**

Fred Rogers said the Power of Ten Regional Summit is May 23 from 1 to 6 p.m., at War Memorial Auditorium. He will probably send out an email in the next couple of days and if interested in attending, reply to the email and he will register you for this Summit. The primary speakers will be TDOT Commissioner John Schroer, Department of Economic and Community Development Deputy Commissioner Brad Smith and the Department of Agriculture Commissioner Julius Johnson and others. It should be very enlightening. It can actually count for hours toward the required training.

#### **FIELD TRIP TO THE VILLAGE IN PLEASANTVIEW:**

Fred Rogers noted plans to visit The Village, which is off I-24 in the Pleasantview Community, two weeks from today at either 3 or 3:30 in the afternoon depending on how many of the

Planning Commission can get away. We will load up in a car or two; spend a couple of hours in lieu of our 3<sup>rd</sup> Tuesday meeting. Again, I will send out another email on that in the next few days, maybe next week and hope that you can join me for that field trip.

**ADJOURNMENT:**

MOTION by Millsaps, seconded by Pinson, to adjourn the Hendersonville Regional Planning Commission Meeting at 7:25 p.m. Ames, Bristol, Elsten, Freudenthal, Jenkins, Massey, Millsaps, Pinson and Stringfellow voted aye. Nay: None. Absent: Atchley. Motion carried.

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ANN MASSEY, Assistant Secretary

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BOB FREUDENTHAL, Chairman

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FRED D. ROGERS, JR., Planning Director