

**MINUTES**  
**HENDERSONVILLE REGIONAL PLANNING COMMISSION**  
**MONDAY, JULY 8, 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, Mark Bristol, Bob Freudenthal, David Jenkins, Ann Massey, Bryant Millsaps, Frank Pinson and Darlene Stringfellow. Absent: Lori Atchley and Kee Bryant-McCormick. Also present: Fred D. Rogers, Jr., Planning Director; Lisa D. Milligan, Senior Planner; Timothy D. Whitten, Landscape Architect/Planner; Jerry Horton, Public Works Director; Chuck Swann, Fire Inspector; and Georgie Mathis, Administrative Clerk.

**PUBLIC HEARING:**

A Public Hearing to hear comments on a request by Randall Durham and Vastland Eatherly-McClung Partnership to approve a new Preliminary Master Development Plan for property located on the south side of Donna Drive and west of Walton Ferry Road, Sumner County Property Tax Map 163L, Group D, Parcel 21.00, containing 2.210 acres and zoned High Density Residential District Planned Unit Development (RM-1 PUD), said new Plan is to establish 14 single family residential lots.

**REQUEST FOR INFORMATION AND ASSISTANCE:** None

**ADDITIONS TO AGENDA:**

Chairman Freudenthal announced there will be a work session on the proposed zoning ordinance immediately following the HRPC Meeting in Conference Room # 2.

**MINUTES:**

MOTION by Jenkins, seconded by Millsaps, to approve the Hendersonville Regional Planning Commission Minutes of June 4, 2013. Ames, Bristol, Freudenthal, Jenkins, Massey and Millsaps voted aye. Nay: None. Abstain: Pinson and Stringfellow. Absent: Atchley and Bryant-McCormick. Motion carried.

**CONSENT AGENDA ITEMS:** None

**FINAL PLATS:** None

**PRELIMINARY AND FINAL MASTER DEVELOPMENT PLANS:**

**13-027-001: MILLSTONE FMDP:** MOTION by Millsaps, seconded by Ames, to approve Millstone FMDP with all staff comments as listed below and with the requirements and questions being resolved to Planning Staff's satisfaction before the next phase or approval process. Ames, Bristol, Freudenthal, Jenkins, Massey, Millsaps, Pinson and Stringfellow voted aye. Nay: None. Absent: Atchley and Bryant-McCormick. Motion carried.

Planning Department

**STAFF REPORT**

The Preliminary Master Development Plan for Millstone was previously approved by the Planning Commission and the Board of Mayor and Aldermen. The applicant is now submitting a Final Master Development Plan for Phases 1-9. 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 478 single-family dwelling units on 164.8 acres. No commercial is included on this FMDP.

The units included in Phases 1-9 are as follows: 46 Classic; 165 Prestige; 203 Vintage; 8 Villa; 40 Cottage Grove & 16 Shadow Green. The developer has swapped some of the Vintage units with Prestige units from what was originally approved on the PMDP. Vintage has gone up to 203 units from 188.

The developer has reduced the front setback on the Shadow Green and Cottage Grove units from 15 feet to 10 feet. These units are alley loaded.

The amenity center is included in Phase 2 and will be built in conjunction with that Phase. A Site Plan will be submitted for review and approval prior to construction of the amenity center.

#### STAFF COMMENTS

1. Staff has done a preliminary review of the Covenants and Restrictions and has the following questions/comments:
  - a. Will fencing be allowed on individual lots? If so, what materials will be allowed?
  - b. Will outbuildings be allowed on individual lots? If so, provide proposed standards.
  - c. Provide a copy of the "Architectural Guidelines" as referenced in Article XI, Section 1 for staff review.
  - d. Additional comments will be provided upon further review.
2. The Prestige Homes with 2 garages are to have 2 single doors (except Bradford). Some of the elevations provided show double doors. Will these be altered prior to construction? The Architectural Guidelines should be specific in this regard.
3. Revise the note in regards to the Sewer Pump Station to read as follows: Permitted Use in Phase 3 (limited to 1) – Essential Public Transport, Communication & Utility Services (Sewer Pump Station).
4. 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 in the Preliminary Master, Final Master and associated exhibits that have been reviewed.
5. A site plan will be required for the amenity center/pool.
6. Per the 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.
7. With the approval of the PMDP, the Planning Commission required that the homes adjacent to the existing homes in Wynbrooke would be brick on all 4 sides. The developer is asking to have 100% brick on the rear facades of these homes and the other 2 sides allowed to be a mix of brick and hardie. The Planning Commission must make a determination as to this request.
8. Please add driveways and setback lines to the alley detail.
9. Additional comments may be provided on the landscaping of the detention ponds and the Saundersville Road medians.
10. 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.
11. The connection to Wynbrooke shown in Ph 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.
12. With the 1<sup>st</sup> preliminary plat, submit details for ornamental street lights, alley lighting, ornamental street name signs and traffic control signs, and mail boxes.

Submitted by Lisa Milligan, AICP, Senior Planner (May 31, 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 spaced 500 feet apart and installed at intersections and at the end of cul-de-sacs. The development will use 8 inch water mains (noted) and will tie into the 16 inch existing water main on Saundersville Road (noted). The set of plans I have make it difficult to see some of the hydrant locations. Can you confirm that there are hydrants at Lots #150, 319, and 476? The plans I have do not show any hydrants between the entrance at Lot #55 to Lot #41.
2. All water mains and hydrants to be installed and operational prior to combustibles being placed on the job site. A hard all weather surface capable of supporting fire apparatus shall be installed prior to combustibles being placed on the job site. These access roads shall be a minimum of 20 feet in width with consideration being given to the turning radius of such apparatus. I have a concern that the cul-de-sac at Lots #412-429 and the entrance to the club house/swimming pool will be difficult to maneuver. Our aerial apparatus is approximately 47 feet long. Could you provide us with a radius template for these locations?
3. This project is subject to the regulations set forth in the City of Hendersonville Subdivision Regulations, International Building and Fire Code (2012 edition), and the NFPA Life Safety Code (2012 edition). Other NFPA Standards may be applicable.
4. The AHJ reserves the right within the 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, Fire Inspector (May 31, 2013)

Public Works Department

1. "A traffic signal shall be installed at Myrtlewood Lane including expenses associated with the installation, when deemed needed by the Public Works Director. The Public Works director will review the need with the issuance of the 315<sup>th</sup> Building Permit."
2. "Saundersville Road shall be upgraded to a 4-Lane cross-section as determined by the Public Works Director. Improvements are to be made from SR-386 to Myrtlewood Drive.
3. The developer is responsible for median improvements on Saundersville Road from SR-386 to the northern limits of the development. Phasing is to be determined by the Public Works Director."
4. The developer is responsible for presenting to the Planning Commission a proposal for all infrastructure improvements along Saundersville Road.
5. Developer may be subject to additional off site drainage improvement requirements in areas where drainage issue have been known to occur (e.g. additional detaining and maintenance to conveyances).
6. The need for deceleration lanes will be reviewed with the construction plans review. If the Public Works Director determines deceleration lanes and/or turning lanes are needed, the developer is responsible for providing them along with all associated cost.
7. Add a note stating the developer is required to provide engineered infrastructure improvements to Saundersville Road for the Major Thoroughfare Plan requirements.

8. The proposed roundabout must be designed per the Federal Highway Administration guidelines.

Submitted by: Duane Allen, Assistant to City Engineer (June 28, 2013)

Utility District

1. Approval for Planning.

Submitted by Ronnie Perdue, Hendersonville Utility District (May 31, 2013)

**13-028-001: WALTON PARK PMDP:** MOTION by Jenkins, seconded by Massey, to recommend approval of Walton Park PMDP to the Board of Mayor and Aldermen with all staff comments as listed below. Ames, Bristol, Freudenthal, Jenkins, Massey, Millsaps, Pinson and Stringfellow voted aye. Nay: None. Absent: Atchley and Bryant-McCormick. Motion carried.

Planning Department

Staff Report

A Preliminary Master Development Plan changing the zoning of this property from RM-1 to RM-1 PUD was approved in 2007 to allow for the construction of 2 condominium buildings with 14 units each (28 units total). The density of the approved plan was 12.7 units per acre. A Final Master and Site Plan were also approved. Construction was never started on this project.

A new developer has now acquired the property and has submitted a request for an RM-1 PUD to allow for the construction of 14 single-family detached homes at a density of 6.33 units per acre. The developer is providing 0.56 acres of open space, located at the rear of the lots and at the intersection of Donna Drive and Walton Ferry Road. Amenities include a pavilion, landscaping, and benches.

Sample covenants have been submitted and reviewed by staff. The developer is proposing that the dwellings have a minimum 80% brick or stone on the front façade. The sides and rear could be brick, stone, fiber cement siding (hardi) or vinyl siding. Each lot would be allowed to have 1 outbuilding if the owner chooses. Outbuildings would be required to be the same exterior architecture and material as the dwelling. Fences would be allowed in rear yards.

Each home is required to be a minimum of 1,600 square feet in size with a 2 car garage.

Staff Comments

1. A detailed landscape plan will be required with the submission of the Final Master Development Plan. Specifics should be included in regard to type of benches and pavilion.
2. Does note 19 apply to building materials?
3. In regards to Note 18, what is meant by “incorporated into” the original structure?
4. Staff recommends that a size limitation be placed on outbuildings.

5. Staff recommends that a specific fencing material be specified in the covenants so that all fences are consistent.
6. Staff recommends that all garages be carriage style.

Submitted by Lisa Milligan, AICP, Senior Planner (June 28, 2013)

Fire Department

1. The existing water main is six inches and the fire hydrant is installed.

Submitted by Darrel Fleming, Fire Marshall (June 14, 2013)

Public Works Department

1. No policy issues.

Submitted by: Duane Allen, Assistant to City Engineer (June 28, 2013)

Utility District

1. Ok for Planning.

Submitted by Ronnie Perdue, Hendersonville Utility District (June 14, 2013)

**SITE PLANS:**

**12-080-001: SITE PLAN, CITY SQUARE CARPORT AWNINGS:**

Timothy Whitten and Fred Rogers summarized the Staff Report shown below.

MOTION by Millsaps, seconded by Pinson, to deny the request to approve Site Plan, City Square Carport Awnings due to the fact that they are not in compliance with the City of Hendersonville Design Guidelines in regards to design and materials. Ames, Bristol, Freudenthal, Jenkins, Massey, Millsaps, Pinson and Stringfellow voted aye. Nay: None. Absent: Atchley and Bryant-McCormick. Motion carried.

Planning Department

As you may recall, back in December, the Planning Commission denied Greg Smith's Site Plan for two solar carport awnings in City Square Shopping Center. You determined that these galvanized metal structures were incompatible with surrounding buildings and not in compliance with the Design Review Manual. You suggested that he erect these awnings behind the Center instead of in the front where they block visibility of businesses.

Mr. Smith was not able to be present at that meeting. He has already bought the awnings. He would now like to appear before the Commission and plead his case.

He states that the buildings cannot be oriented in the rear of the property such that the solar panels would receive an adequate amount of sunlight. He has modified his plan slightly. The inverters which are mounted on each post will be changed to a much smaller inverter and the meters, breaker box and other electrical equipment is to be moved further away from the street.

See attached project material submitted by Mr. Smith.

The original Staff Report is below. Some of the referenced attachments are not attached.

**STAFF REPORT**

Greg Smith, Owner of City Square Shopping Center, proposes to construct 2 large carport awnings in the parking lot at City Square. One will be located near the east end of the parking lot and will cover a single row of 4 parking spaces. The 2<sup>nd</sup> will be located near the center of the shopping center and will cover a double row of 16 parking spaces. See attached site plan for the precise locations.

These carport awnings, if approved, would support solar panels erected on the roof. The 4-car awning will be equipped with electric vehicle charging stations.

In the way of background, City Square is partially powered by solar panels which are located on the roof of the shopping center. These roof panels are not visible. Mr. Smith would like to erect these additional panels on the two awnings in order to generate more electricity.

As you can see from the 2 attached photos, these awnings will be constructed of galvanized metal posts, beams, joists and other framing members. The metal is unpainted. The roof slopes in one direction in order to better receive sunlight. This, coupled with the fact the fascia is very narrow, makes the underside of the canopies highly visible. Furthermore, on each post, there will be an inverter. This is like a large electric panel box. See Page E3.0 of the plans and the attached photo.

The Design Manual does not have standards which are specific to shopping center carport awnings. The Manual regulates the building materials on commercial buildings. The Manual prohibits "...exposed...metal siding...." These awnings do not have sides, yet plain galvanized metal is what you see.

The Manual also states "...buildings should be compatible with surrounding buildings.... The use of materials and colors compatible with buildings in the vicinity which comply with this Manual is encouraged."

These two canopies will be the first carport awnings of this nature in the City. The closest thing we have is the awning over the vacuum cleaners behind Super Speed Carwash in front of K-Mart. This awning has brick columns. The roof framing is completely encased and concealed with fascia and ceiling. See attached photo.

Fuel center canopies are also similar. They are required to conform to the Manual.

The web page of the supplier of the awnings (bajacarports.com) shows nicer awnings which are apparently intended for nicer areas. The designs are more upscale. Some have partial brick columns, painted posts, beams, joists, fascia, etc. See 2 attached photos.

Mr. Smith does not wish to upgrade the style and design of the awnings. He has agreed, however, to place stone around the metal posts to a height of approximately 3 feet to match the new columns which are on the front of a portion of the shopping center. See photo. And, he has said he would paint the upper portion of the posts. He does not, however, want to paint the rest of the metal – the beams, joists and fascia. Staff does not recommend painting the posts, without painting the rest of the structure. Mr. Smith does not want to provide a more substantial fascia which would help to screen the framing members on the underside of the awnings.

Mr. Smith does not wish to place these awnings in the parking lot located behind the shopping center.

#### STAFF COMMENTS

1. Plants shall be of sufficient size when planted to fully screen the utility cluster.

Submitted by Fred D. Rogers, Planning Director (November 30, 2012)

**SKETCH PLATS:** None

**PRELIMINARY PLATS:** None

**REZONING REQUEST:** None

**STAFF APPROVED PROJECTS:**

**13-022-001: FINAL PLAT, BERRY HILL, PHASE 2A, SECTION 1:** The Hendersonville Regional Planning Commission acknowledged staff approval of Final Plat, Berry Hill, Phase 2A, Section 1.

**13-023-001: FINAL PLAT, BERRY HILL, PHASE 2A, SECTION 2:** The Hendersonville Regional Planning Commission acknowledged staff approval of Final Plat, Berry Hill, Phase 2A, Section 2.

**OTHER:**

**RESOLUTION 2013-08:** A Resolution recommending acceptance of the dedication of the completed streets in Indian Ridge Subdivision, Phases I, II, III, IV, V & VI, Hendersonville, TN.

MOTION by Millsaps, seconded by Ames, to recommend approval to the Board of Mayor and Aldermen Resolution 2013-08 recommending acceptance of the dedication of the completed streets in Indian Ridge Subdivision, Phases I, II, III, IV, V & VI, Hendersonville, TN. Ames, Bristol, Freudenthal, Jenkins, Massey, Millsaps, Pinson and Stringfellow voted aye. Nay: None. Absent: Atchley and Bryant-McCormick. Motion carried.

**ADJOURNMENT:**

MOTION by Pinson, seconded by Massey, to adjourn the Hendersonville Regional Planning Commission Meeting at 7:38 p.m. Ames, Bristol, Freudenthal, Jenkins, Massey, Millsaps, Pinson and Stringfellow voted aye. Nay: None. Absent: Atchley and Bryant-McCormick. Motion carried.

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ANN MASSEY, Secretary

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BOB FREUDENTHAL, Chairman

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FRED D. ROGERS, JR., Planning Director