

MINUTES
HENDERSONVILLE REGIONAL PLANNING COMMISSION
TUESDAY, APRIL 3, 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, Lori Atchley, Mark Bristol, Bob Freudenthal, David Jenkins, Ann Massey, Bryant Millsaps and Frank Pinson. Absent: Tommy Elsten and Darlene Stringfellow. Also present: 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: None

REQUEST FOR INFORMATION AND ASSISTANCE: None

ADDITIONS TO AGENDA: None

MINUTES:

MOTION by Millsaps, seconded by Ames, to approve the Hendersonville Regional Planning Commission Minutes of March 6, 2012. Ames, Bristol, Jenkins, Massey and Millsaps voted aye. Nay: None. Abstain: Atchley, Freudenthal and Pinson. Absent: Elsten and Stringfellow. Motion carried.

CONSENT AGENDA ITEMS:

12-019-001: FINAL PLAT, GLENBROOK NORTH, PHASE 3, SECTION 8, LOTS 23 & 24 & ANDREWS RUN EXTENSION: MOTION by Massey, seconded by Jenkins, to approve Final Plat, Glenbrook North, Phase 3, Section 8, Lots 23 & 24 & Andrews Run Extension, with all staff comments as listed below. Ames, Atchley, Bristol, Freudenthal, Jenkins, Massey, Millsaps and Pinson voted aye. Nay: None. Absent: Elsten and Stringfellow. Motion carried.

Planning Department

STAFF COMMENTS

1. Provide addresses
2. Is the 25' ingress/egress easement referenced in Note 4 & 5 needed? Would it be possible to void the easement with the recording of this plat? (applicant believes this can be abandoned; working through legal issues)

Submitted by Lisa Milligan, AICP, Senior Planner (March 30, 2012)

Public Works Department

1. Follow up with staff to complete plat notes.

Submitted by Duane Allen, Assistant to City Engineer (March 30, 2012)

Fire Department

1. Hendersonville Fire Department recommends approval

Submitted by Darrel Fleming, Fire Marshall (March 30, 2012)

Utility District

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

Submitted by Larry Davis, HUD (March 30, 2012)

12-020-001: SITE PLAN, GODDARD SCHOOL ADDITION: MOTION by Massey, seconded by Jenkins, to approve Site Plan, Goddard School Addition, with all staff comments as listed below. Ames, Atchley, Bristol, Freudenthal, Jenkins, Massey, Millsaps and Pinson voted aye. Nay: None. Absent: Elsten and Stringfellow. Motion carried.

Planning Department

STAFF REPORT

This is a 5200 square foot addition to the Goddard School, located on Cinema Drive behind the Regal Movie Theatre. When the school was first approved, it was granted a parking waiver to allow fewer spaces than required by the zoning ordinance. This addition will provide sufficient parking spaces to meet the requirements of the zoning ordinance.

STAFF COMMENTS

1. Revise grading to show maximum 3:1 slopes.
2. Offsite dumpster construction shall be the responsibility of The Goddard School, and will be built at the same time as the addition.
3. Add note to landscape plan: Relocated plant material shall be rejected if it shows signs of stress.
4. Nellie Stevens hollies shall be 8' height minimum;
5. Provide 10' wide grass strip along edge of south drive.

Submitted by Timothy Whitten, Planner/Landscape Architect (March 30, 2012)

Public Works Department

1. No policy issues.

Submitted by Duane Allen, Assistant to City Engineer (March 30, 2012)

Fire Department

1. Check to see if addition plans have to be reviewed and approved by the State of Tennessee Fire Marshal's Office.
2. Extend sprinkler system into the new addition and show the hydraulic calculations.
3. H.F.D. recommends approval as shown.

Submitted by Nate Renzella, Fire Inspector (March 30, 2012)

Utility District

1. No comment.

Submitted by Larry Davis, HUD (March 30, 2012)

12-021-001: SITE PLAN, HENDERSONVILLE UTILITY DISTRICT BUILDING:

MOTION by Massey, seconded by Jenkins, to approve Site Plan, Hendersonville Utility District Building, with all staff comments as listed below. Ames, Atchley, Bristol, Freudenthal, Jenkins, Massey, Millsaps and Pinson voted aye. Nay: None. Absent: Elsten and Stringfellow. Motion carried.

Planning Department

STAFF REPORT

Hendersonville Utility District is adding a metal storage building to its facilities off of Sanders Ferry Road. The existing complex of buildings is about 600 feet off of Sanders Ferry Road, and sits behind Hickory Bay Towers. The new storage building will be located to the rear and west of the existing HUD buildings. It will be mostly screened by Hickory Bay Towers to the east, and existing vegetation to the north, south and west. A residential subdivision lies to the southwest of this parcel. A 150 – 200 foot wooded buffer runs between it and the HUD parcel and provides adequate screening.

STAFF COMMENTS

None

Submitted by Timothy Whitten, Planner/Landscape Architect (March 30, 2012)

Public Works Department

1. No policy issues.

Submitted by Duane Allen, Assistant to City Engineer (March 30, 2012)

Fire Department

1. Hendersonville Fire Department recommends approval.

Submitted by Nate Renzella, Fire Inspector (March 30, 2012)

Utility District

1. No comment.

Submitted by Larry Davis, HUD (March 30, 2012)

FINAL PLATS: None

PRELIMINARY AND FINAL MASTER DEVELOPMENT PLANS:

12-018-001: INDIAN LAKE VILLAGE OVERALL FMDP PHASE V-A(1):

Lisa Milligan presented an overview of Indian Lake Village Phase V-A(1). She noted the developer is in disagreement with Planning Department Staff Comments 3 and 8. Also noted was the Planning Commission must determine if the architecture as proposed meets the intent of the existing Indian Lake Village Design Guide as staff has not received a revised Guide which includes Phase V-A(1).

Planning Department Staff Comment 3: Refer to the approved PMDP for Phase VA in regards to the location of the greenway within this Phase. Show the greenway and label as such. Developer is responsible for construction of the greenway within the limits of the development. (portion of the greenway along the southern boundary of the development has been shown. There is also greenway along the western boundary. Please show)

The developer feels that the required section of greenway running along the western portion of the site, parallel to Stop 30 Rd. was unnecessary. The thought was that since Stop 30 is closed to vehicular traffic, the abandoned roadway could function as a greenway, and prevent the unnecessary duplication and disturbance involved in constructing a separate greenway section nearby.

MOTION by Millsaps, seconded by Pinson, to agree with developer's request and approve the use of Stop 30 Road as the pedestrian way/greenway with connectivity within the limits of the development and provided the questions are resolved before Planning Commission sees the Site Plan. Ames, Atchley, Bristol, Freudenthal, Jenkins, Massey, Millsaps and Pinson voted aye. Nay: None. Absent: Elsten and Stringfellow. Motion carried.

Planning Department Staff Comment 8: Per the City Landscape Architect, a 3 foot planting strip is not sufficient for the proposed street trees. Please revise to allow for at least a 5 foot planting strip.

The planting strip was configured in a way that would prevent vehicles parked in driveways from blocking pedestrian traffic on the adjacent sidewalk. The developer would like to avoid moving

the rear of the units closer together to provide adequate open space at the rear of the units. The developer would prefer to move the sidewalk to the back of the curb, and then plant the street trees in the larger islands at the back of the sidewalk.

MOTION by Atchley, seconded by Massey, to approve the developer's alternative to move the sidewalk to the back of the curb and plant the street trees in the larger islands at the back of the sidewalk. Ames, Atchley, Bristol, Freudenthal, Jenkins, Massey, Millsaps and Pinson voted aye. Nay: None. Absent: Elsten and Stringfellow. Motion carried.

The Planning Commission discussed concurrence with developer's proposal regarding architectural structure of the dwelling units.

MOTION by Atchley, seconded by Millsaps, that the developer be required to comply and abide by the current overall approved Indian Lake Village Design Guidelines in existing percentage requirements which is 75% brick or stone on each side. Ames, Atchley, Bristol, Freudenthal, Jenkins, Massey, Millsaps and Pinson voted aye. Nay: None. Absent: Elsten and Stringfellow. Motion carried.

MOTION by Jenkins, seconded by Pinson, to approve Indian Lake Village Overall FMDP Phase V-A(1) as amended to include the use of Stop 30 Road as the pedestrian way/greenway with connectivity within the limits of the development; the developer's alternative to move the sidewalk to the back of the curb and plant trees in the larger islands at the back of the sidewalk; the developer be required to comply and abide by the current overall approved Indian Lake Village Design Guidelines in existing percentage requirements which is 75% brick or stone on each side; and with all staff comments as listed below. Ames, Atchley, Bristol, Freudenthal, Jenkins, Massey, Millsaps and Pinson voted aye. Nay: None. Absent: Elsten and Stringfellow. Motion carried.

Planning Department

STAFF REPORT

Indian Lake Village Phase V-A(1) is being presented for approval. The Preliminary Master Development Plan was previously approved for this Phase. Overall, Indian Lake Village is allowed to have 1,200 dwelling units. To date, 2 rental complexes have been approved along with single-family detached and attached units. Only the 2 rental complexes have moved forward: Aventura with 300 units is complete and Watermark with 206 units is under construction. Phase V-A(1) is proposed to include 104 single-family attached dwelling units on 11.76 acres for a density of 8.84 dwelling unit per acre (allowed – 17.5). The proposed units would be for sale units. Phase 3B included the approval of 61 single-family attached units. These units have not been constructed to date.

The proposed Phase V-A(1) includes 4.25 acres of open space (36.1%). Amenities provided include a proposed dog park area, 4 seating areas, decorative wooden fences and landscaping at the end of the middle two groups of units, and a landscaped island. Additionally, the greenway

runs through the property on both the southern boundary and western boundary. The developer will be responsible for constructing this portion of the greenway.

The proposed architecture is included on Sheet 6.3. This is conceptual only. As currently proposed, the units would feature brick fronts, brick on each end, and fiber cement siding on the rear of the units. All units are proposed to have front-loading garages. The conceptual drawing indicates that the garage doors would be decorative carriage style doors. The garages are flush with the front façade.

An amended Final Master Development Plan for Phase 3B, which includes multi-family, single-family detached and single-family attached units was approved on February 2, 2011. At the time of approval, the planning commission required that 50% of the single-family detached and attached units meet the general building material requirement for Indian Lake Village (75% brick or stone on all sides). None of the remaining buildings were allowed to have less than 10% brick or stone on any side. The Planning Commission must determine if the architecture as proposed meets the intent of the existing Indian Lake Village Design Guide. Staff has not received a revised Guide which includes Phase V-A(1).

The streets within Phase V-A(1) are proposed to be private streets. On-street parking is proposed at the ends of the western most and eastern most groups of units. Most streets include sidewalks on both sides. The frontage street adjacent to Saundersville Road is not planned to have sidewalks on both sides because sidewalk already exist on Saundersville Road. Also, the eastern most street is planned to have sidewalks only on 1 side. A 3 foot planting strip is proposed.

STAFF COMMENTS

1. Sheet PD 2.0 – update General Note 1 in regards to property included in development. (note was updated with resubmittal but information is still incorrect. The only parcels included in this submittal are 145 44.04, 44.05 and 44.06)
2. Provide an updated Development Guide. (applicant indicated development guide would be provided upon FMDP approval. FMDP cannot be approved without staff first reviewing the Development Guide)
3. Refer to the approved PMDP for Phase VA in regards to the location of the greenway within this Phase. Show the greenway and label as such. Developer is responsible for construction of the greenway within the limits of the development. (portion of the greenway along the southern boundary of the development has been shown. There is also greenway along the western boundary. Please show)
4. Per the City of Hendersonville Subdivision regulations, private streets must be built to city standard. Maintenance of private streets is the responsibility of the homeowners association.
5. Covenants and restrictions will be required. These must specify the maintenance of landscaping, amenities, etc.
6. Sheet PD 6.0 – Correct Maximum Overall Density. It is indicated that Max. Allowed Density is 23.37 units per acre. This is incorrect.
7. Sheet PD 6.1 – Section A Typical does not seem to match Section A as shown on the plan. There is no on-street parking shown. Is parking proposed for this street?
8. Per the City Landscape Architect, a 3 foot planting strip is not sufficient for the proposed street trees. Please revise to allow for at least a 5 foot planting strip.

9. Provide details on the 6 foot decorative fence.
10. Provide details on the proposed privacy fence to be located at between the patios of each unit.

Submitted by Lisa Milligan, AICP, Senior Planner (March 30, 2012)

Fire Department

1. H.F.D. recommends approval.

Submitted by Nate Renzella, Fire Inspector (March 30, 2012)

Public Works Department

1. Add a note stating that Phase V-A (1) will be a part of the overall property owner's association that maintains among other things the landscaping and medians of Saundersville Road.

Submitted by: Duane Allen, Assistant to City Engineer (March 30, 2012)

Utility District

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

Submitted by: Larry Davis, HUD (March 30, 2012)

SITE PLANS: None

SKETCH PLATS: None

PRELIMINARY PLATS: None

REZONING REQUEST: None

STAFF APPROVED PROJECTS:

12-022-001: SITE PLAN, BRAUER MATERIAL HANDLING REAR ADDITION: The Hendersonville Regional Planning Commission acknowledged staff approval of Site Plan, Brauer Material Handling Rear Addition.

OTHER:

UPDATE ON LEGISLATION

Lisa Milligan presented an update on state legislation concerning a number of bills related to Planning and Zoning. The Planning Commission was sent a summary of the legislation that was pending before the state and Board of Mayor and Aldermen passed a resolution opposing most of that legislation in regards to local issues. Most of those bills that we were concerned about at this point are not moving forward for this year and this year is almost over so they are running out of time and most of those have been taken off notice. They may come back up next year.

Bob Freudenthal noted that there is going to be discussion in Senate (State and Local) tomorrow on the issue of Eminent Domain. They are grouping the discussion.

Lisa Milligan said that Lt. Gov. Ramsey has proposed a study committee on planning issues and what he sees or has heard from some constituents as overreach and we anticipate that will be an ongoing discussion. Our state planning organization is preparing to be involved in that discussion.

COMMUNITY PRAYER BREAKFAST

David Jenkins reminded the Commissioners and the viewing audience about one of the greatest things done as a community of faith is to sponsor a Community Prayer Breakfast every year. It's held at First Baptist Church, sponsored by the Hendersonville community pastors, on May 3, which incidentally is the 61st observance of the National Day of Prayer, and convenes at 7:30 until 8:30 and we would just like to invite all our Commissioners and anybody else that would like to be a part of that gathering to come out. We always have government officials, churches, and businesses that buy tables to come. You can go to hendersonvillepastors.org and make reservations and pay right at the door. It's always a great time where all of our leaders get together and have an hour of just coming together to pray and I think it is a great, great event.

ADJOURNMENT:

MOTION by Millsaps, seconded by Ames, to adjourn the Hendersonville Regional Planning Commission Meeting at 7:29 p.m. Ames, Atchley, Bristol, Freudenthal, Jenkins, Massey, Millsaps and Pinson voted aye. Nay: None. Absent: Elsten and Stringfellow. Motion carried.

LORI ATCHLEY, Secretary

BOB FREUDENTHAL, Chairman

FRED D. ROGERS, JR., Planning Director