

**MINUTES
HENDERSONVILLE REGIONAL PLANNING COMMISSION
TUESDAY, APRIL 15, 2014
6:30 P.M. – CITY HALL MEETING ROOM**

Chairman Bob Freudenthal called the meeting to order at 6:45 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 and Darlene Stringfellow. Absent: Kee Bryant-McCormick, Bryant Millsaps, Frank Pinson. Also present: Fred D. Rogers, Jr., Planning Director; Lisa D. Milligan, Senior Planner; Timothy D. Whitten, Landscape Architect/Planner; and Georgie Mathis, Administrative Secretary.

SITE PLANS:

13-001-001: SITE PLAN, TWICE DAILY'S – 343 EAST MAIN STREET, REQUEST FOR APPROVAL OF ALTERNATE BUILDING MATERIAL:

MOTION by Bristol to approve the request for alternate material to allow for the use of the alternate material (aluminum panel) for the entry tower and everything else to be brick and allow the use of the signage with the moniker on the side as shown, seconded by Atchley.

Don Ames stated it occurs to me that we should have used the word “trial” so that we haven’t accepted that as a material and have not set a precedent.

Ann Massey asked is it a case-by-case basis of approval? Is that what you mean by trial?

Lori Atchley said did I not understand Mr. Rogers when you started to say this did not and would not add it to our approved materials.

Fred Rogers said the new code says that this type of material can be approved on a case-by-case basis.

Lori Atchley said so the language is already there.

Fred Rogers stated that the Ordinance says “the following materials may be approved on a case-by-case basis with the context of each application and the particular use and quality of each material being the basis for the decision.” It lists four materials, one of which is “high quality architectural metals such as copper, bronze and low luster aluminum.”

Fred Rogers stated the minutes will reflect that the Planning Commission does not intend for this approval to set a precedent. If this material does not turn out well, the Planning Commission can always change its mind.

Chairman Freudenthal said the use of this material is for this site only. All those in favor say aye: Atchley, Bristol, Freudenthal, Jenkins, Massey and Stringfellow. Nay: Ames. Motion carried.

PRELIMINARY AND FINAL MASTER DEVELOPMENT PLANS:

14-009-001: FMDP, INDIAN LAKE VILLAGE, PHASE IIIB REVISION:

Jim Harrison noted the primary adjustment that we have here is we’ve gone with 35 ft. wide minimum lots. The big change is that we have a trail system that actually connects to the overall greenway system that runs all the way to Drakes Creek Park that runs all the way down to Main Street.

Jason Phillips, of Phillips Builders, stated we project that we should start our starter home at about 1,850 sq. ft. which will be around \$230,000 and range up to the \$280,000’s.

Jason Phillips further stated that they build a model home or two and spec those homes out with all the bells and whistles. We typically have granite standard in the kitchens and the master bathrooms. We don’t offer Formica countertops as an option. The best example I could probably give you as far as the spec level of these homes, both inside and out, is what we are currently building in the Berry Hill community on Indian Lake Road. It’s not the same product line but it’s along the same product features. So, no guarantees all the homes are going to be built at the same level. We spec out the model with all the bells and whistles and then the homeowners pick what they can and cannot afford to go into the homes from there. The smallest home is 1,850 square feet with a master on the upstairs. The largest home currently planned is 2,550 square feet. That one has the master on the first level. We have about five (5) floor plans that we will be offering in Ashcrest.

MOTION by Massey, seconded by Atchley, to recommend denial of the FMDP, Indian Lake Village, Phase IIIB Revision to the Board of Mayor and Aldermen based on the fact that this plan is substantially the same as what was presented to the Planning Commission two weeks ago.

Atchley and Massey voted aye. Nay: Ames, Bristol, Freudenthal, Jenkins and Stringfellow. Absent: Bryant-McCormick, Millsaps and Pinson. Motion failed.

MOTION by Jenkins, seconded by Ames, to recommend approval of the FMDP, Indian Lake Village, Phase IIIB Revision to the Board of Mayor and Aldermen. Ames, Bristol, Freudenthal, Jenkins and Stringfellow voted aye. Nay: Atchley and Massey. Absent: Bryant-McCormick, Millsaps and Pinson. Motion carried.

ADJOURNMENT:

MOTION by Jenkins, seconded by Ames, to adjourn the Hendersonville Regional Planning Commission Meeting at 8:07 p.m. Ames, Atchley, Bristol, Freudenthal, Jenkins, Massey and Stringfellow voted aye. Nay: None. Absent: Bryant-McCormick, Millsaps and Stringfellow. Motion carried.

ANN MASSEY, Secretary

BOB FREUDENTHAL, Chairman

FRED D. ROGERS, JR., Planning Director