

MINUTES
HENDERSONVILLE REGIONAL PLANNING COMMISSION
TUESDAY, JUNE 5, 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 (came in at 6:34 p.m.), Mark Bristol, Tommy Elsten, Bob Freudenthal, David Jenkins, Ann Massey, Bryant Millsaps and Frank Pinson. Absent: Darlene Stringfellow. 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; and Georgie Mathis, Administrative Clerk.

PUBLIC HEARING:

Public Hearing to hear comments on a request by Todd Jordan/Harpoon of Hendersonville, TN, LLC to rezone property located west of Indian Lake Blvd. south of the CSX Railroad (behind Cracker Barrel) from General Commercial Service District Planned Unit Development (GCS PUD) to Multiple Residential/Office District Planned Unit Development (MRO PUD) to accommodate a 312 unit Multi-Family residential development. (19.20 acres) Sumner County Property Tax Map 159B, Group C, Parcel 6.00.

REQUEST FOR INFORMATION AND ASSISTANCE: None

ADDITIONS TO AGENDA: None

MINUTES:

MOTION by Millsaps, seconded by Pinson, to approve the Hendersonville Regional Planning Commission Public Hearing Minutes of May 1, 2012 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. Ames, Bristol, Elsten, Freudenthal, Jenkins, Massey, Millsaps and Pinson voted aye. Nay: None. Absent: Atchley and Stringfellow. Motion carried.

MOTION by Millsaps, seconded by Ames, to approve the Hendersonville Regional Planning Commission Minutes of May 1, 2012. Ames, Bristol, Elsten, Freudenthal, Jenkins, Massey, Millsaps and Pinson voted aye. Nay: None. Absent: Atchley and Stringfellow. Motion carried.

CONSENT AGENDA ITEMS:

12-030-001: SITE PLAN, NEW ISLAND CENTER, PHASE II: MOTION by Pinson, seconded by Jenkins, to approve Site Plan, New Island Center, Phase II, with all staff comments as listed below. Ames, Bristol, Elsten, Freudenthal, Jenkins, Massey, Millsaps and Pinson voted aye. Nay: None. Absent: Atchley and Stringfellow. Motion carried.

Planning Department

STAFF REPORT

This project is located north of and adjacent to Bible Baptist Church, on the east side of New Shackle Island Road. It is the second phase of the New Island Center GCS-PUD, which was amended last month by the Planning Commission to allow the proposed building configuration. The proposed site plan is in compliance with the approved Final Master Development Plan.

STAFF COMMENTS

1. Submit details on landscape retaining wall for approval. Materials used shall be compatible with masonry materials used on building.
2. Update City's tree selection notes to latest version.
3. Change street trees along New Shackle Island Road to a columnar form, such as *Quercus palustris* 'Green Pillar', to avoid overhead power lines.
4. Locate the first New Shackle Island Road street tree on the north property line, and continue 40-foot spacing from there. Add a street tree to the south of the main entrance.
5. A few street trees within Phase 1 are dead or missing. These should be replaced.

Submitted by Timothy Whitten, Planner/Landscape Architect (May 31, 2012)

Public Works Department

1. No policy issues.

Submitted by Duane Allen, Assistant to City Engineer (May 31, 2012)

Fire Department

1. Hendersonville Subdivision Regulations 4-106.201.
For buildings exceeding 20,000 square feet in ground floor area, a fire hydrant shall be installed within three hundred feet of any portion of the building. The actual location of the fire hydrants shall be as required by the Hendersonville Fire Department prior to installation.
2. 2006 IFC D 104.1 – Building exceeding 30 ft in height shall have at least three means of fire apparatus access for each structure.
3. 2006 IFC D 105.2 – Fire apparatus access roads shall have a minimum unobstructed width of 26 ft in the immediate vicinity of any building or portion of building over 30 feet in height.
4. 2006 IFC D 105.3 – At least one required access route meeting this condition shall be located within a minimum of 15 ft and a maximum of 30 ft from the building and shall be positioned parallel to one entire side of the building.
5. The fire flow requirements shall be met. At 12 inch water main exists at the rear of the property. Fire flow requirements range from 2000-3000 gpm for 2 or 3 hours duration respectively depending on the type of construction or the installation of sprinklers in the building.

Submitted by Darrel Fleming, Fire Marshall (May 31, 2012)

Utility District

1. Add a 6” reduced pressure backflow preventer per HUD specs.

Submitted by Ronnie Perdue, HUD (May 31, 2012)

12-028-001: PRELIMINARY PLAT, WINDSTAR BAY, SECTION 5A: MOTION by Pinson, seconded by Jenkins, to approve Preliminary Plat, Windstar Bay, Section 5A, with all staff comments as listed below. Ames, Bristol, Elsten, Freudenthal, Jenkins, Massey, Millsaps and Pinson voted aye. Nay: None. Absent: Atchley and Stringfellow. Motion carried.

Planning Department

STAFF COMMENTS

1. Add a note stating that trees may not be removed from the 20’ conservation easement.
2. Covenants may need to be revised to add a restriction in regards to the 20’ conservation easement stating that trees may not be removed from this area.

3. Add a note stating that tree protection fencing must be installed for trees adjacent to lots 127-130 prior to the start of construction.

Submitted by Lisa Milligan, AICP, Senior Planner (May 31, 2012)

Fire Department

1. Fire hydrants shall be installed as shown.
2. An 8 inch water main shall be installed as shown.
3. The dead end 8 inch main is approximately 1350 feet long and will provide 1000 gpm @ 20 psi required for one and two family dwellings. However, the 2006 IFC Section 105.1 if any dwellings are over 3,600 sq ft. you will need a higher fire flow which is a minimum of 1500 gpm @ 20 psi. This can be remedied by extending the line and tying into the line on Shorecrest Circle or installing residential sprinkler systems in all buildings exceeding 3600 sq ft.

Submitted by Darrel Fleming, Fire Marshal (May 31, 2012)

Public Works Department

1. Add a note stating, "Developer is responsible for providing street lights and all associated cost."
2. Add a note Stating, "Open space is overlaid with Public Utility and Drainage Easement."

Submitted by: Duane Allen, Assistant to City Engineer (May 31, 2012)

Utility District

1. Shorten distance on manhole numbers less than or equal to 350 feet.
2. Need fire hydrant at end of 8 inch water line per HUD specs.

Submitted by: Ronnie Perdue, HUD (May 31, 2012)

FINAL PLATS: None

PRELIMINARY AND FINAL MASTER DEVELOPMENT PLANS:

12-029-001: PMDP, HAWTHORNE AT INDIAN LAKE: MOTION by Millsaps, seconded by Pinson, to recommend denial of PMDP, Hawthorne at Indian Lake, to the Board of Mayor and Aldermen. Ames, Bristol, Elsten, Freudenthal, Massey, Millsaps and Pinson voted aye. Nay: Atchley and Jenkins. Absent: Stringfellow. Motion carried.

SITE PLANS: None

SKETCH PLATS: None

PRELIMINARY PLATS: None

REZONING REQUEST: None

STAFF APPROVED PROJECTS:

12-030-001: SITE PLAN, TELECOMMUNICATION – STOP 30 ROAD, INSTALLATION OF BACKUP EMERGENCY GENERATOR: The Hendersonville Regional Planning Commission acknowledged staff approval of Site Plan, Telecommunication – Stop 30 Road, Installation of Backup Emergency Generator.

OTHER:

DISCUSS ANY NEED TO CHANGE JULY 3RD MEETING DATE:

Fred Rogers polled the Planning Commission to determine if the Commission preferred to change the Tuesday, July 3rd meeting to an alternate date, possibly Monday, July 9th or another date since July 4th is on Wednesday and subject to confirming the approved date with the applicants who will be on the July Planning Commission agenda.

By general consent of the Planning Commission, the Tuesday, July 3rd Hendersonville Regional Planning Commission meeting will be held on Monday, July 9th pending applicants' confirmation on the date change. Fred Rogers will notify the Planning Commission upon confirmation.

LIQUOR STORE:

The Planning Commission was given a revised drawing of the Site Plan, Pour Vous Wine & Spirits which complies with the original design criteria per staff and developer.

ADJOURNMENT:

MOTION by Millsaps, seconded by Pinson, to adjourn the Hendersonville Regional Planning Commission Meeting at 7:47 p.m. Ames, Atchley, Bristol, Elsten, Freudenthal, Jenkins, Massey, Millsaps and Pinson voted aye. Nay: None. Absent: Stringfellow. Motion carried.

LORI ATCHLEY, Secretary

BOB FREUDENTHAL, Chairman

FRED D. ROGERS, JR., Planning Director