

**MINUTES**  
**HENDERSONVILLE REGIONAL PLANNING COMMISSION**  
**TUESDAY, APRIL 5, 2011**  
**6:30 P.M. – CITY HALL MEETING ROOM**

Chairman 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, Tommy Elsten, Bob Freudenthal, Ann Massey, Bryant Millsaps (came in at 6:35 p.m.), Frank Pinson and Darlene Stringfellow. Absent: Mark Bristol and David Jenkins. Also present: Fred D. Rogers, Jr., Planning Director; Lisa D. Milligan, Senior Planner; Timothy D. Whitten, Planner/Landscape Architect; Jerry Horton, Public Works Director; and Georgie Mathis, Administrative Clerk.

**PUBLIC HEARING:** None

**REQUEST FOR INFORMATION AND ASSISTANCE:** None

**ADDITIONS TO AGENDA:** None

**MINUTES:**

MOTION BY Atchley and was SECONDED BY to approve the Hendersonville Regional Planning Commission Minutes of Public Hearing for February 15, 2011. Ames, Atchley, Elsten, Freudenthal, Massey, Pinson and Stringfellow voted aye. Nay: None. Absent: Bristol, Jenkins and Millsaps. Motion carried.

MOTION BY Pinson and was SECONDED BY Ames to approve the Hendersonville Regional Planning Commission Minutes of February 15, 2011. Ames, Atchley, Elsten, Freudenthal, Massey, Pinson and Stringfellow voted aye. Nay: None. Absent: Bristol, Jenkins and Millsaps. Motion carried.

MOTION BY Ames and was SECONDED BY Stringfellow to approve the Hendersonville Regional Planning Commission Minutes of March 1, 2011. Ames, Atchley, Elsten, Freudenthal, Pinson and Stringfellow voted aye. Nay: None. Abstain: Massey. Absent: Bristol, Jenkins and Millsaps. Motion carried.

**CONSENT AGENDA ITEMS:** None

**FINAL PLATS:** None

**PRELIMINARY AND FINAL MASTER DEVELOPMENT PLANS:** None

**SITE PLANS:**

**11-026-001: SITE PLAN, ULTA BEAUTY:** MOTION BY Atchley and was SECONDED BY Pinson to approve Site Plan, Ulta Beauty with all staff comments as listed below. Ames, Atchley, Elsten, Freudenthal, Massey, Pinson and Stringfellow voted aye. Nay: None. Absent: Bristol, Jenkins and Millsaps. Motion carried.

Planning Department

**STAFF REPORT**

This is to be located between Kohl's and Target. A plat was approved at the last Planning Commission meeting.

The architecture matches the shopping center, conforms to the PUD guidelines, and has been approved by the Property Owner's Association's ARC.

As per our Zoning Ordinance, Ulta will be required to lease parking spaces in the parking center parking lot. The number of spaces available conforms to the City's requirements.

## STAFF COMMENTS

1. Rooftop units must be fully screened by the building parapet walls. Revise.
2. Signage must conform to requirements outlined in the Master Signage Plan and the City's sign ordinance. A sign permit is required.

Submitted by Timothy Whitten, Planner/Landscape Architect (April 1, 2011)

### Public Works Department

1. No policy issues.

Submitted by Duane Allen, Assistant to City Engineer (April 1, 2011)

### Fire Department

1. A fire hydrant must be within 100 feet of the F.D.C. (as shown).
2. We are awaiting sprinkler plans?
3. A Knox box is required. It should be recessed with a hinged door near the front entrance. An application is available from the Fire Marshal's Office.

Submitted by Nate Renzella, Fire Inspector (April 1, 2011)

### Utility District

1. Approval for Planning
2. Need Utility Plans
3. Tap and Capacity fees due

Submitted by Larry Davis, HUD (April 1, 2011)

**11-027-001: SITE PLAN, SUPER SPEED WASH:** MOTION BY Massey and was SECONDED BY Atchley to approve the Site Plan, Super Speed Wash, with all staff comments as listed below. Ames, Atchley, Freudenthal, Massey, Pinson and Stringfellow voted aye. Nay: None. Abstain: Elsten. Absent: Bristol, Jenkins and Millsaps. Motion carried.

### Planning Department

## STAFF REPORT

This will be in front of Big K. Regions Bank is on this property now. Regions closed this branch about two years ago. The Planning Commission approved a plat for this lot last month. Tilted Kilt is directly across the street.

The property is zoned GCS. A car wash is a permitted use.

As per the City's standards, the overhead entrance and exit doors do not face Main Street. The vacuums and canopies are behind the building and thus screened from view from Main Street.

#### STAFF COMMENTS

1. Hollies shall be of sufficient quantity, height, and spread to fully screen bay openings from on coming Main Street traffic. Revise landscaping plan accordingly.
2. Canopy lights shall be fully recessed. Provide detail of all light fixtures.
3. All landscaping and turf area shall have irrigation coverage.
4. Electronic reader-board may not change copy more than eight times in a twenty-four hour period.
5. Provide dimensioned details on all equipment to be installed under canopies – vacuums, hoses, trash receptacles, etc.
6. Provide detail of vacuum motor enclosure.
7. Provide tree protection fencing around existing street trees.
8. Top of trash enclosure wall and gate shall be two feet above top of dumpster.
9. Maximum slope is 3:1. Revise grading plan.
10. Provide landscaping around ground sign. Tie landscape bed into larger landscape bed along curb.
11. Relocate backflow preventer further back from sidewalk. Provide vegetative screening around BFP box; integrate screening into overall planting bed.
12. River birches must be 2.5" cal. Minimum.
13. Relocate elms so that they do not obstruct the Maple Row shopping center sign.
14. Continue the top and bottom brick soldier course across rear façade.
15. Show outlines of all rooftop units on elevations. Units must be screened by building parapet walls.

Submitted by Timothy Whitten, Planner/Landscape Architect (April 1, 2011)

#### Public Works Department

1. No policy issues.

Submitted by Duane Allen, Assistant to City Engineer (April 1, 2011)

#### Fire Department

1. The fire hydrants are existing.
2. A fire extinguisher must be mounted and visible in the "mixing" room.
3. A Knox box is required. It should be recessed with a hinged door near the metal door.

Submitted by Nate Renzella, Fire Inspector (April 1, 2011)

Utility District

1. Approval for Planning
2. Need Utility Plans
3. Tap and Capacity fees due

Submitted by Larry Davis, HUD (April 1, 2011)

**11-029-001: SITE PLAN, HENDERSONVILLE GOLF CENTER, ACCESSORY STORAGE BUILDING:** MOTION BY Pinson and was SECONDED BY Stringfellow to approve the Site Plan, Hendersonville Golf Center, Accessory Storage Building, with all staff comments as listed below. Ames, Atchley, Elsten, Freudenthal, Massey, Pinson and Stringfellow voted aye. Nay: None. Absent: Bristol, Jenkins and Millsaps. Motion carried.

Planning Department

STAFF REPORT

The owner of the Hendersonville Golf Center, located on the east side of New Shackle Island Road, will be purchasing a building which was located on Old Shackle Island Road just north of Cirrus Outdoor Power Equipment. This is an old wooden structure, 30 feet by 50 feet in size. See attached photo.

The owner of the Golf Center would like to move this building onto the back side of this property and use it for storage. See the attached plans for the location. It would be approximately 1130 feet from New Shackle Island Road, near the railroad track.

The building does not conform to the Design Review Manual in regard to building materials and foundation landscaping. However, it is to be used as an accessory building and it will have limited visibility from New Shackle Island Road. The applicant is requesting a waiver from these two requirements. The Planning Commission has the right to consider these circumstances. This is the first time we have dealt with this combination of facts.

STAFF COMMENTS

1. Unless a waiver is granted by the Planning Commission, provide exterior building materials that comply with Design Review requirements.
2. Unless a waiver is granted by the Planning Commission, provide foundation plantings in accordance with Design Review requirements.

Submitted by Timothy Whitten, Planner/Landscape Architect (April 1, 2011)

Public Works Department

1. No policy issues.

Submitted by Duane Allen, Assistant to City Engineer (April 1, 2011)

Fire Department

1. No comment.

Submitted by Nate Renzella, Fire Inspector (April 1, 2011)

**SKETCH PLATS:** None

**PRELIMINARY PLATS:**

**11-025-001: PRELIMINARY PLAT, WINDSTAR BAY, SECTION 4-A:** MOTION BY Atchley and was SECONDED BY Stringfellow to approve the Preliminary Plat, Windstar Bay, Section 4-A, with all staff comments as listed below. Ames, Atchley, Elsten, Freudenthal, Massey, Pinson and Stringfellow voted aye. Nay: None. Absent: Bristol, Jenkins and Millsaps. Motion carried.

Planning Department

1. The overall development including both Windstar Bay and Chesapeake Harbor was approved for 300 lots. Following the approval of this section, only 30 lots will remain for development in Phase 5A.
2. A sidewalk connection to the school property will be built in the open space located in Phase 3A. Surety for this sidewalk will be included with the surety for Phase 4A and sidewalk must be constructed in conjunction with the construction of Phase 4A. Any needed easements must be obtained for construction of the sidewalk. The sidewalk will be maintained by the HOA.

Submitted by Lisa Milligan, AICP, Senior Planner (April 1, 2011)

Public Works Department

1. Show street lights with a label stating “general location”.
2. Add a note stating the developer is responsible for providing street lights.

Submitted by Duane Allen, Assistant to City Engineer (April 1, 2011)

Fire Department

1. H.F.D. recommends approval.

Submitted by Nate Renzella, Fire Inspector (April 1, 2011)

Utility District

1. No comments.

Submitted by Larry Davis, HUD (April 1, 2011)

**REZONING REQUEST:** None

**STAFF APPROVED PROJECTS:** None

**OTHER:**

Fred Rogers gave a report on the 2010 Census for the City of Hendersonville. The current population count is 51,372. This will mean quite a bit for the City in the way of state-shared tax revenue increases and some other benefits. The 50,000 is a bench mark as far as economic development purposes. Various businesses typically look for cities that are growing and cities that are 50,000 and larger. The next process includes redistricting and the placement of another liquor store.

**ADJOURNMENT:**

MOTION BY Ames and was SECONDED BY Pinson to adjourn the Hendersonville Regional Planning Commission Meeting at 6:35 p.m. Ames, Atchley, Elsten, Freudenthal, Massey, Pinson and Stringfellow voted aye. Nay: None. Absent: Bristol, Jenkins and Millsaps. Motion carried.

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LORI ATCHLEY, Secretary

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BOB FREUDENTHAL, Chairman

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FRED D. ROGERS, JR., Planning Director