

MINUTES
HENDERSONVILLE REGIONAL PLANNING COMMISSION
TUESDAY, AUGUST 4, 2015
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, Kee Bryant-McCormick, Bob Freudenthal, Charles Lea, Bryant Millsaps, Frank Pinson and Darlene Stringfellow. Absent: David Jenkins. Also present: Fred D. Rogers, Jr., Planning Director; Timothy D. Whitten, Landscape Architect/Planner; Will Hager, Senior Planner; Marshall Boyd, City Engineer; Shelley Burwell, Fire Inspector; and Georgie Mathis, Administrative Secretary.

PUBLIC HEARINGS:

Chairman Freudenthal asked Fred Rogers to describe the requests and detail the process involved with each public hearing now and in the future.

Public Hearing Request to change zoning from ER (Estate Residential) to MXC PD (Mixed Commercial Planned Development) and approve a Preliminary Development Plan for Glenbrook North, Phase IV, Area F.

Glenbrook North would be an expansion of Glenbrook Shopping Center to add the property at the corner of the entrance off of New Shackle into Glenbrook. It is part of the Good Shepherd property. The part that abuts the entrance street into Glenbrook Way. It is about 3 or 5 acres. The church is now zoned ER (Estate Residential) so it is necessary that they get this part of the church property rezoned to a commercial classification. They are asking for the same commercial classification that exists for Glenbrook which is MXC (Mixed Commercial). The uses would be the same as is currently approved for Glenbrook with the exception of a couple of additional uses. Glenbrook as it stands now is limited to one fuel center – that being the Kroger Fuel Center. Also it is limited to not more than three quick service restaurants or fast-food restaurants. They already have those three. The developer, Southeastern Building, is asking that they be allowed to have a convenience store and fuel center and a fast-food restaurant or at least have the option of pursuing one of those but, otherwise, the uses would be the same as currently allowed in Glenbrook primarily retail but also office uses are permitted. So, the process is tonight – first thing is a public hearing and there will be no action taken immediately after the public hearing but later on the agenda when this comes up on the agenda, the Planning Commission will consider and then make a recommendation because this is a rezoning so it has to go on to the Board of Mayor and Aldermen for final decision. So, the action of this Committee if taken tonight would be in the form of a recommendation that will go the Board of

Mayor and Aldermen starting off with going to the General Committee next Tuesday and then the Board of Mayor and Aldermen two weeks from tonight at 7:30 and then if approved there, there is another public hearing advertised and it would come back for another public hearing and a second reading before the Board of Mayor and Aldermen on the fourth Tuesday of the following month.

Public Hearing Request to change zoning from ER (Estate Residential) to ER PD (Estate Residential Planned Development) and approve a Preliminary Development Plan for the Gates of Savannah.

Fred Rogers announced that the public hearing for Millstone has been cancelled because the applicant has withdrawn their request to add mini storage to the list of permitted uses. They are still on the agenda for approval of the Final Development Plan for residential for another group of phases in the residential component of Millstone but the commercial part has been withdrawn until a later date and at that time there would be a public hearing to consider the request to add the mini storage use to the commercial part of Millstone. So, that public hearing has been cancelled.

Also, in regards to a public hearing regarding the Sears property, that public hearing too has been cancelled. The applicant has withdrawn.

The process for the Gates of Savannah will be the same as described earlier for Glenbrook in that this Body will be in a position later on the agenda to make a recommendation to rezone this property and to approve the development as presented. That recommendation, yea or nay, will then go on to the Board of Mayor and Aldermen and they will make the final decision. There will be another public hearing – the process is General Committee next Tuesday, the full board two weeks later which is the last Tuesday of this month and then the fourth Tuesday of the following month at which time there will be another public hearing and then the final decision by the Board.

The Cages Bend peninsula, at least the part that's within the City, is zoned ER (Estate Residential), one acre minimum lot size. As you may know if you have lived in that area for long, there was an attempt back in 1999-2000 to approve a development to be known as Franklin Farms and it would be a very large development and the lots would be in the 10,000 square foot range, one quarter acre size lots. That plan was defeated. So, in 2001, a developer came forward with a plan for what we now know as Savannah located on the west side of Cages Bend Road and that was approved for 40,000 square foot lots. This (referring to the video screen) is the currently approved plan. The original entrance is Gaston Street, over to Gorden Crossing which goes up to Main Street. Phase 1 lots are 40,000 square feet and larger – 40, 42, 43 thousand square feet. After Phase 1 was developed, the developer came in with Phases 2, and then 3 and then 4 and 5. So Phase 2 through 5 were approved under a provision called the Alternate Open Space provision and as a result, the lots in Phases 2 through 5 average about 32,000 square feet. If you factor in the open space that is provided, they would average one acre exactly – 43,560 square feet. That accounts for all that's been developed thus far. What is left is the south end of the development going all the way down to Shute Lane which is the subject of tonight's meeting.

What was to be developed as Phases 6 and 7 of Savannah would become Phases 1, 2 and 3 of the Gates of Savannah. The current plan calls for the extension of Mulberry which dead-ends and to tie into Cages Bend but also involves the extension of Gorden Crossing which stubs out and to tie into Mulberry and out to Cages Bend. And then there would be a cul-de-sac or two and all of that would be Phase 6, and, Phase 7 would be all of the lots that would face outward facing Cages Bend Road and Shute Lane. As per this current plan, there would be 81 lots, they would be 40,000 square feet minimum – some larger than that and the street layout would comply with the City's Land Use and Transportation Plan as well as the subdivision regulations and also would comply with the Fire Code relative to emergency access. So again, 81 lots currently approved. These are all 40,000 square feet and larger. With the Alternate Open Space provision, should they choose to go that route, they could get 6 more lots for a total of 87 lots – but 81 lots were approved at the present time – all being 40,000 square feet and larger.

This (referring to the video screen) is the proposed plan. This changes what was to be Phases 6 and 7 into the proposed Gates of Savannah. Creekside is the developer. Creekside is the building company that's building the bulk of the homes, if not all of the homes up in Savannah now. They are proposing 113 lots, that is increasing from 81 to 113. The smallest lot would be 16,000 square feet. The average would be 24,000 square feet but if you add in the open space, the 11 and one-half acres of open space that is proposed, it would be the equivalent of having lots that would be 28,000 square feet in size – as compared to the 43,000 in the current plan. That is about 65% of the size of the currently approved lots. There would be gates. The primary entrance would be off Cages Bend. There would be a gate there. There would also be a gate on Gorden Crossing as it enters into the subdivision. Mulberry would be dead-ended right where it is. There would be a what is called a hammer – a place for cars to turn around. And then there would be a park in this area.

When the gate is closed and when Gorden Crossing is blocked, the 200+ residents of Phase 2 and 3 will be blocked in or out. Of course, hopefully that wouldn't happen very often but over the next hundred years, it certainly stands to reason that it could very well be blocked at various times for various reasons such as road work, utility work and that would have to be in this area on Gorden Crossing, south of Gaston. So, if there is any type of blockage, the 200 residents in Phases 2 and 3 would be blocked in. Other reasons why that road might be blocked would be if there is a storm and a tree across the road or debris in the road or maybe an accident or perhaps other reasons.

The original developer is out of the picture right now – filed for bankruptcy and the City has cashed in the original Letters of Credit for that development. That totaled a little over \$650,000. The City collected that money. The City is the one that put down the topcoat of asphalt in Savannah and also I think they are in the process of correcting some drainage issues relative to the detention ponds and there is about \$225,000 left which will go towards providing the remaining required improvements such as sidewalks, in particular sidewalks along the common open space. If there's any other drainage issues, landscape issues – all of that would be provided by the City with the funds collected from the original developers bank.

REQUEST FOR INFORMATION AND ASSISTANCE: None

ADDITIONS TO AGENDA:

Don Ames requested the Planning Commission move the Gates of Savannah PDP conversation up under Item No. VIII Preliminary and Final Development Plan to be the first item under VIII for the convenience of all the people who are here so they don't have to sit through all the rest of the items.

MINUTES:

MOTION by Lea, seconded by Millsaps, to approve and adopt Resolution 2015-05 as part of the motion for amending Transportation Plan – Rockland Road for the July 7, 2015 Hendersonville Regional Planning Commission Meeting. Ames, Atchley, Bryant-McCormick, Freudenthal, Lea, Millsaps, Pinson and Stringfellow voted aye. Nay: None. Abstain: Bristol. Absent: Jenkins. Motion carried.

MOTION by Ames, seconded by Pinson, to approve the Hendersonville Regional Planning Commission Meeting Minutes of July 7, 2015. Ames, Atchley, Bryant-McCormick, Freudenthal, Lea, Millsaps, Pinson and Stringfellow voted aye. Nay: None. Abstain: Bristol. Absent: Jenkins. Motion carried.

MOTION by Ames, seconded by Pinson, to approve Public Hearing Minutes to Amend Transportation Plan regarding Rockland Road. Ames, Atchley, Bryant-McCormick, Freudenthal, Lea, Millsaps, Pinson and Stringfellow voted aye. Nay: None. Abstain: Bristol. Absent: Jenkins. Motion carried.

MOTION by Ames, seconded by Pinson, to approve Public Hearing Minutes to Revise Zoning Ordinance. Ames, Atchley, Bryant-McCormick, Freudenthal, Lea, Millsaps, Pinson and Stringfellow voted aye. Nay: None. Abstain: Bristol. Absent: Jenkins. Motion carried.

CONSENT AGENDA ITEMS:

15-067-001: HUNT CLUB, SECTION 10, FINAL PLAT: MOTION by Atchley, seconded by Bryant-McCormick, to approve Hunt Club, Section 10, Final Plat, with all staff comments as listed below. Ames, Atchley, Bristol, Bryant-McCormick, Freudenthal, Lea, Millsaps, Pinson and Stringfellow voted aye. Nay: None. Absent: Jenkins. Motion carried.

STAFF REPORT

This plat creates 15 lots within the gated portion of The Hunt Club. The plat complies with the master development plan and preliminary plat. Staff is currently working to address issues with landscaping deficiencies in Section 5 of The Hunt Club, located south of this section and suggests the following conditions of approval in an effort to avoid future issues.

STAFF COMMENTS

Planning Department

1. Correct Hunt Club zoning to SR1-PD or GC-PD where applicable.
2. Landscaping plans for this section need to be consistent and coordinated with the construction plans. The landscape plans must be submitted and approved prior to recording the final plat.
3. Planting details will need to be provided in the subsequent construction plans. Root barrier protection, soil and tree well specifications will be required for street trees at that time.
4. Determine a schedule for planting the required street trees. Timing must be submitted for approval to the Planning Department.
5. Surety for the cost of street tree plantings and any other required landscaping will be required prior to recording the final plat.
6. Provide a detail for screening the pad mounted transformers with landscaping plan.

Submitted by Will Hager, AICP, Senior Planner (July 30, 2015)

Public Works Department

1. Please add the following notes to the plat:
 - All homeowners will be required to join the homeowner's association
2. Add a control point with the northing, easting and elevation.

Submitted by Marshall Boyd, City Engineer (July 30, 2015)

Fire Department

1. No Comment; all previous concerns were addressed.

Submitted by Shelley Burwell, Fire Inspector (July 28, 2015)

Utility District

1. WHUD Water and Sewer

Submitted by David Brigance (July 16, 2015)

15-064-001: MEADOWS OF INDIAN LAKE, PHASE 6, PRELIMINARY PLAT:
MOTION by Atchley, seconded by Bryant-McCormick, to approve Meadows of Indian Lake, Phase 6, Preliminary Plat, with all staff comments as listed below. Ames, Atchley, Bristol, Bryant-McCormick, Freudenthal, Lea, Millsaps, Pinson and Stringfellow voted aye. Nay: None. Absent: Jenkins. Motion carried.

STAFF REPORT

This preliminary plat would create 29 single-family lots and a 4.25 acre open space lot. The preliminary plat complies with the master development plan for The Meadows of Indian Lake which is being developed as an “Alternate Open Space (Cluster) Subdivision”. The open space is intended to remain wooded. The applicant has stated that if a stormwater detention pond is required to be built within the open space, it will be designed for minimal disturbance.

STAFF COMMENTS

Planning Department

1. Show full extent of Open Space 6A on sheet 4.

Submitted by Will Hager, AICP, Senior Planner (July 30, 2015)

Public Works Department

1. All previous comments were addressed.

Submitted by Marshall Boyd, City Engineer (July 30, 2015)

Fire Department

1. Cul-de-sac shall be 96’ in Diameter. IFC Appendix D, D103.4 Dead Ends – The requested change was stated in the plans review comments dated 7/16/2015. Diameter shows 80’ instead of 96’.

Submitted by Shelley Burwell, Fire Inspector (July 28, 2015)

Utility District

1. Ok for planning. Need water and sewer plans submitted to HUD, along with review fee.

Submitted by David Brigance (July 16, 2015)

15-071-001: MILLSTONE, PHASE 2, PRELIMINARY PLAT: MOTION by Atchley, seconded by Bryant-McCormick, to approve Millstone, Phase 2, Preliminary Plat, with all staff comments as listed below.

STAFF REPORT

This preliminary plat would continue progress in the Millstone development by creating 20 additional lots for single-family detached dwellings. The lots are located along Carriage House Lane, Dayflower Drive and Lingering Way. The preliminary plat conforms to the final development plan. Staff has requested the developer to address the timing of street tree planting in order to ensure that these trees present a consistent and unified streetscape. Planning comment 3 refers to this request.

STAFF COMMENTS

Planning Department

1. Reference that this Preliminary Plat complies with the Millstone PUD Final Development Plan in note 11 on cover sheet.
2. Planting details will need to be provided in the subsequent construction plans. Root barrier protection, soil and tree well specifications will be required at that time.
3. Determine a schedule for street tree planting that is related to the completion of Phase 2.

Submitted by Will Hager, AICP, Senior Planner (July 30, 2015)

Public Works Department

1. All previous comments were addressed.

Submitted by Marshall Boyd, City Engineer (July 30, 2015)

Fire Department

1. No Comment; all previous concerns were addressed.

Submitted by Shelley Burwell, Fire Inspector (July 28, 2015)

Utility District

1. No Comments

Submitted by David Brigance (July 16, 2015)

15-072-001: MILLSTONE, PHASE 3, PRELIMINARY PLAT: MOTION by Atchley, seconded by Bryant-McCormick, to approve Millstone, Phase 3, Preliminary Plat, with all staff comments as listed below. Ames, Atchley, Bristol, Bryant-McCormick, Freudenthal, Lea, Millsaps, Pinson and Stringfellow voted aye. Nay: None. Absent: Jenkins. Motion carried.

STAFF REPORT

This preliminary plat would create 78 residential lots consisting of a combination of rear-loaded townhomes, front-loaded attached villas and single-family detached dwellings. The preliminary plat complies with the Final Development Plan dated 6/10/14, however, lots 44-49 are rear-loaded townhomes that do not front on a street of any kind. The previous FDP called for a looped street that would encompass Open Space "A" directly south of these townhomes and north of the future commercial. It is unclear why this looped street was removed. Staff has requested that a sidewalk be constructed along the fronts of these townhomes in order to provide access to the front entrances to these dwellings. Otherwise the preliminary plat complies with the FDP and staff does not see any additional issues with the proposed plan.

STAFF COMMENTS

Planning Department

1. Reference that this Preliminary Plat complies with the Millstone PUD Final Development Plan in note 11 on cover sheet.
2. Lots 44-49 do not front on a street. If a street cannot be constructed here, a sidewalk will be required at a minimum in order to access the front doors of these townhomes.
3. Show location and screening details for electric meter walls serving the attached townhomes.
4. Determine a schedule for street tree planting that is related to the completion of this Phase.

Submitted by Will Hager, AICP, Senior Planner (July 30, 2015)

Public Works Department

1. All previous comments were addressed.

Submitted by Marshall Boyd, City Engineer (July 30, 2015)

Fire Department

1. Poppy Springs Trail shows a 16' width but requires 26.' The reply to comment submitted states that Poppy Springs was changed to 26' wide. The revised plans show the revision at 22.'

Submitted by Shelley Burwell, Fire Inspector (July 28, 2015)

Utility District

1. No Comments

Submitted by David Brigance (July 16, 2015)

FINAL PLATS:

15-066-001: FINAL PLAT, MAPLE ROW SUBDIVISION, LOTS 1-2 AND MAPLE ROW SHOPPING CENTER, LOT 3: MOTION by Atchley, seconded by Millsaps, to approve Maple Row Subdivision, Lots 1-2 and Maple Row Shopping Center, Lot 3, Final Plat with all staff comments as listed below. Ames, Atchley, Bristol, Bryant-McCormick, Freudenthal, Lea, Millsaps, Pinson and Stringfellow voted aye. Nay: None. Absent: Jenkins. Motion carried.

STAFF REPORT

This proposed final plat would reconfigure Lots 1-3 of Maple Row Partners Subdivision and Lot 3 of Maple Row Shopping Center in order to establish a suitable lot for the Kroger Store site plan that is part of this meeting agenda. The lots have frontage on Indian Lake Road, East Main Street and Maple Row Boulevard. The applicant is requesting waivers from the requirement to install curb and gutter improvements along East Main Street and Maple Row Boulevard. East Main Street is a state highway that includes a combination of curb and gutter and open ditches along this segment. Maple Row Boulevard currently has an extruded curb instead of the required post curb. The plat includes public sidewalk easements that will accommodate new sidewalk that is proposed with the Kroger site plan.

STAFF COMMENTS

Planning Department

1. Street improvement such as curb and gutter and sidewalks are required when existing conditions are not currently built to City of Hendersonville Standards. Alternative arrangements for meeting this requirement include payment-in-lieu of construction and

construction at an alternative location are possible. Coordinate with the City Engineer to determine the best approach in this case.

2. Show all existing structures on proposed lot 3.
3. Realign access easements on the plat in order to accommodate the related site plan. The 45' access easement that runs east-west on Lot 1 in front of the existing building and the 30' access easement that runs behind the building on Lot 1 appear to conflict with proposed buildings on this site.

Submitted by Will Hager, AICP, Senior Planner (July 30, 2015)

Public Works Department

1. If the Planning Commission grants the waiver from replacing the sub-standard extruded curb on Maple Row and from installing curb and gutter along Main Street, require installation of three missing links of sidewalk along Indian Lake Road. This would also replace payment in-lieu-of sidewalk for Lot 4. These sidewalk improvements on Indian Lake Road to coincide with the improvements to the remaining shopping center. Add note to plat reflecting decision made after planning commission.
2. Add a control point with the northing, easting and elevation.
3. Please add the following notes to the plat:
 - All setback and open spaces are also Public Utility and Drainage Easements.
 - Public utility easements where shown hereon are intended to indicate an easement for construction, operation and maintenance of public utilities including, but not limited to, sanitary sewers, water lines, telephone signal conduits, electric conductors, and natural gas lines. Drainage easements are intended to indicate an easement for construction and maintenance of drainage facilities. The maintenance of drainage facilities is the responsibility of the owner of the property whereon such facilities are located.

Submitted by Marshall Boyd, City Engineer (July 30, 2015)

Fire Department

1. No Comments; all previous concerns were addressed.

Submitted by Shelley Burwell, Fire Inspector (July 28, 2015)

Utility District

1. No Comments

Submitted by David Brigance (July 16, 2015)

PRELIMINARY AND FINAL DEVELOPMENT PLANS:

15-068-001: GATES OF SAVANNAH – PDP (PRELIMINARY DEVELOPMENT PLAN): MOTION by Millsaps, seconded by Lea, to recommend denial of Gates of Savannah – Preliminary Development Plan to the Board of Mayor and Aldermen. Ames, Bristol, Bryant-McCormick, Freudenthal, Lea, Millsaps, Pinson and Stringfellow voted aye. Nay: None. Abstain: Atchley. Absent: Jenkins. Motion carried.

STAFF REPORT:

Back around the year 2000, the developers of what is now Savannah and the Lakes of Savannah (east of Cages Bend Road) presented a plan for what was to be called Franklin Farms. It would be developed at a density of 2.5 units per acre and contain 1,198 lots ranging in size from 6,300 sq. ft. to 70,000 sq. ft. Most would be 10,000 sq. ft. This plan was denied. It is staff's understanding that the neighbors and the Board were of the opinion this area should remain AR (Agricultural-Residential) which restricts lots to 40,000 sq. ft. and larger. This would be more in keeping with the existing large-lot character of the area and with the infrastructure.

So, in 2001 a plan was approved for Savannah. This did not include the property on the east side of Cages Bend. This plan was for 293 lots on 317 acres. Lots were 40,000 sq. ft. and larger. There would be 3 street connections with Cages Bend and 1 connection to Nashville Pike.

Phase 1 was developed in accordance with this plan. These are the homes on Gaston and Tattnall.

In 2003, a revised plan was approved for Phase 2. It was approved as an Alternate Open Space Plan which allows lots to be as small as 20,000 sq. ft. if suitable open space is provided and the density does not increase. The lots are in the 25,000 to 35,000 sq. ft. range. This revised plan also eliminated one of the three street connections to Cages Bend.

Later in 2003 the plan was revised again to add Phase 3 to the Alternate Open Space portion of Savannah. Lots are in the 25,000 to 35,000-sq. ft. range in this phase also.

In 2004, Phases 4 and 5 were approved under the Alternate Open Space provision. Open Space within Phases 2 through 5 totals 42 acres. This is 23% of the total area within these Alternate Open Space phases.

Creekside Homes bought the remaining lots and undeveloped land in Savannah a few years ago including undeveloped Phases 6 and 7 – the last 2 phases.

Attached is the current plan for Savannah, with all revisions described above. You will note that the development of Phase 6 would include the extension of Mulberry Drive to connect with Cages Bend, providing a second connection to Cages Bend Road. Garden Crossing would be

extended to connect to Mulberry. Phase 7 lots would all face Cages Bend and Shute Lane. There are a total of 81 lots in these 2 phases as currently approved.

The conversion of Phases 2 through 5 to Alternate Open Space resulted in a net increase of 16 lots. Conversion of Phases 6 and 7 to Alternate Open Space would add 6 more lots. Anything more than this would cause the overall density to exceed R-40 and ER density. Also, the lots cannot be less than 20,000 sq. ft. in an R-40/ER Alternate Open Space development.

Creekside Homes would like to get more than the currently approved 87 lots out of Phases 6 and 7. They propose 113, an increase of 32 more than currently approved and 26 more than authorized under the former Alternate Open Space provision. This explains the reason they are applying for rezoning to ER-PD.

The proposed 113 lots average 24,263 sq. ft. 27 lots are less than 20,000 sq. ft. The smallest lot is 16,739 sq. ft. Most lots are in the 20,000 to 25,000 sq. ft. range.

ER-PD zoning allows a maximum density of 1.3 units per acre. Lots may be as small as 10,000 sq. ft. and 60 feet wide.

Section 8.5D on Page 8-5 of the Zoning Ordinance specifies that 35% Open Space should be provided. There is 23% in Phase 2 through 5. 8.7% is proposed in Gates of Savannah. The ordinance states “the Planning Commission may agree to a lesser amount, proportionate to lesser density and/or greater design characteristics and amenities as listed above”. The developer is requesting the maximum density allowed – 1.3 units per acre, although the lots are much larger than the minimum allowed (24,263 sq. ft. average versus 10,000).

Amenities include a gazebo, walking trail, benches and landscaping in the open space. Parking medians with landscaping are also proposed. A berm with landscaping is provided along Cages Bend and Shute Lane, however, this is required because the subdivision is designed with homes backing up to the streets rather than fronting on the streets. A walking trail is also shown along Cages Bend and Shute Lane. This is required along Cages Bend by the Land Use and Transportation Plan.

The development will also have gates at the 2 entrances. These may be considered an amenity.

See Section 8.5 starting on Page 8-3 for recommended amenities and to judge the adequacy of these amenities as a trade-off for having less open space than recommended (8.7% versus 35%).

Another issue for the Planning Commission to decide upon is the developer’s plan to “dead-end” Mulberry and to gate Gorden Crossing. This does not conform to the City’s standards relating to street connectivity. This was an issue with Millstone connecting to Wynbrooke. It is all the more important that streets within the same subdivision be connected.

As mentioned above, the developer wants to provide gates at the 2 entrances to Phases 6 and 7 of Savannah – what is now being called Phases 1 through 3 of Gates of Savannah. The proposal is to place a “hammerhead” at the end of Mulberry in Phase 3 rather than extend Mulberry into Phase 6 of Savannah and to Cages Bend as per the Savannah Master Plan. Gorden Crossing would be extended to connect with Gates of Savannah, but there will be a gate. This has much the same impact as dead-ending this street.

Creekside has said they would keep the gates open during the day. We have found this to be the case with other gated subdivisions while homes are being constructed. But when there is no longer a need to keep the gates open for builders and their deliveries, and, when the HOA takes over, we expect the gates will be closed all the time. For example, the gate at Hazel Path (next to HHS) stays closed.

When the gates are closed, and when Gorden Crossing south of Gaston is blocked, the 200+ residents in Phases 2 and 3 of Savannah will only have one way in and out. Gorden Crossing could be blocked for various reasons, i.e., road or utility work, tree down across the street, car wreck, storm drainage/debris, etc.

This substandard and potentially hazardous situation could be avoided by extending Mulberry to Cages Bend as per the approved Master Plan. Everything south of Mulberry could be gated if this is the desire of the developer. This smaller gated area could have an entrance off Mulberry and another to Shute Lane.

STAFF COMMENTS:

Planning Department

1. Minimum open space required for ER-PD developments is 35%. The minimum acreage required to be dedicated in open space for the 87.03 acres as shown would be 31 acres. The Planning Commission may agree to a lesser amount proportionate to lesser density and/or greater design characteristics and amenities. You may want to show minimum, maximum and median lot size to support your argument for less preserved open space.
2. The landscaped berm will need to effectively screen the rear portions of houses within the development from view. Staff suggests using the additional space within the curves of the 8' bike path to widen the berm in order to allow the berm to be taller while maintaining a 3:1 slope. The 8' bike path would be located at the toe of the berm slope.
3. Update the typical cross-section detail of the proposed berm to reflect the comment above.
4. The perimeter berm will need to be constructed, irrigated and planted as part of Phase 1.
5. Submit lighting fixtures, street signage and mailbox styles for approval.
6. A consistent fence style needs to be stipulated for the perimeter lots that back up to Cages Bend Rd. and Shute Ln.
7. The pavement section near lots 48 and 49 appear to narrow the roadway to less than 24'. All streets will need to be designed and built to City standards.

8. Please explain how the requirement for the gates to remain open from 6:00 am to 5:00 pm will be enforced.
9. There are some errors with the graphic scale, lot size labels and lot numbers. These need to be corrected to avoid future confusion.

Submitted by Will Hager, Senior Planner (July 30, 2015)

Public Works

1. Updated traffic study will be required at the preliminary plat stage and any update to the major thoroughfare plan.
2. Provide contour data for area west of the park in Phase 3. Complete missing contour data for lots 104-106.
3. Turn around needed at the gates.
4. Pavement lane widths will be further reviewed at the construction plan submittal.
5. Provide the traffic calming detail at three intersections: Gaston, Drayton, and Nogs Garden.
6. Further engineering review will be completed at the construction plan submittal.
7. Photometric plan may be required to determine proper coverage and street light locations.
8. All easements must be public and an easement will be needed south of Shute Lane for the storm water if one does not exist.
9. Consider location of phase lines and construction sequence. Construction access will not be permitted through Gorden Crossing.
10. After realignment of Cages Bend and Shute Lane, the pavement must be scarified.

Submitted by Marshall Boyd, City Engineer (July 30, 2015)

Fire Department

1. No Comment; all previous concerns were addressed.

Submitted by Shelley Burwell, Fire Inspector (July 28, 2015)

Utility District

1. WHUD water and sewer.

Submitted by David Brigance, (July 16, 2015)

15-073-001: MILLSTONE PUD, PHASES 10 AND 11, FDP (FINAL DEVELOPMENT PLAN): MOTION by Ames, seconded by Bristol, to approve Millstone PUD, Phases 10 and 11, FDP (Final Development Plan), with all staff comments as listed below. Ames, Atchley, Bristol,

Bryant-McCormick, Freudenthal, Lea, Millsaps, Pinson and Stringfellow voted aye. Nay: None. Absent: Jenkins. Motion carried.

STAFF REPORT

The attached Final Development Plan addresses Phases 10 & 11 of the Millstone development. Phases 10 and 11 are located in the southern portion of the neighborhood and includes a combination of rear-loaded townhomes (the Shadow Green series) and front-loaded attached

Villas. The submitted FDP proposes to increase the number of units in these phases from 119 as shown in the PMDP to 125 in the FDP. The proposed changes are further illustrated in the table below.

Unit Type	Approved PMDP	Proposed FDP	# Change
Rear-loaded Townhome	36	26	-10
Front-loaded Villa	83	99	+16
Total	119	125	+6

The applicant has stated the reason for the decrease in rear-loaded units is a market based decision based on the popularity of the front-loaded Villa product. A letter from the applicant is attached for your review.

Changes to the previously proposed street network have been made in order to accommodate the change from rear-loaded to front-loaded units. These changes are not significant and do not negatively affect connectivity.

It should be noted that references to commercial activities in the submitted FDP have no bearing on Phases 10 or 11. The applicant is working toward developing design standards for these areas and will bring them to you for approval in the future.

STAFF COMMENTS:

Planning Department

1. Update zoning to MXR-PD wherever applicable.
2. Remove all references of commercial activities from the FDP.
3. The previously established percentages restricting the ratio of primarily brick vs. cementitious siding dwelling units will apply to each product type in Phases 10 & 11.

4. Include details for street tree planting. This should continue the established pattern from previous phases. Provide notes regarding the timing of planting, root barrier provisions, tree well specifications, and species and size specifications.

Submitted by Will Hager, AICP, Senior Planner (July 30, 2015)

Public Works

1. All previous comments were addressed.

Submitted by Marshall Boyd, City Engineer (July 30, 2015)

Fire Department

1. The alleyway in Phase 10 shows a 16' width. This needs to be 26' wide
2. The looped section of road that provides access to lots 555-567 in Phase 11 needs to be 26' wide. In addition apply the Fire Department turning radius template to the loop to insure proper access.
3. A detailed water & sewer plan to be submitted prior to final approval.

Submitted by Shelley Burwell, Fire Inspector (July 28, 2015)

Utility District

1. Ok for Planning. Need sewer plans along with the review fee.

Submitted by David Brigance, (July 16, 2015)

15-069-001: GLENBROOK NORTH, PHASE 4, AREA F – PDP (PRELIMINARY DEVELOPMENT PLAN):

MOTION by Millsaps, seconded by Stringfellow, to defer this plan to the September meeting to allow for further discussion with state officials (TDOT). This motion was followed by more discussion.

Lori Atchley made a recommendation not to defer and to go ahead and approve it as submitted excluding the c-store and the fast food store so that they can move forward with their purchase because it does not seem that they have buyers, it does not seem that they have intended tenants, and at some point in the future if they want to bring it back to us, then the Planning Commission could consider that on a case-by-case basis. That is just a recommendation, not a motion.

MOTION to defer was withdrawn by Millsaps.

The developer requested that the c-store use be removed from the request and go with one quick service restaurant use.

Chairman Freudenthal noted that there has been a modification from the developer to remove the request for convenience store as an available use and still maintaining one quick service restaurant.

MOTION by Atchley to approve for all uses in the Glenbrook Subdivision with staff comments, c-store and fuel center removed and contingent on this Board's approval of any fast food restaurant, not an automatic approval but on the Planning Commission's approval. This was followed by more discussion.

MOTION was withdrawn by Atchley.

MOTION by Ames, seconded by Pinson, to recommend approval to the Board of Mayor and Aldermen the Glenbrook North, Phase 4, Area F – PDP (Preliminary Development Plan) excluding the request for C-Store/Fuel Center use and with all other staff comments as listed below. Ames, Atchley, Bristol, Bryant-McCormick, Freudenthal, Lea, Millsaps, Pinson and Stringfellow voted aye. Nay: None. Absent: Jenkins. Motion carried.

STAFF REPORT:

Southeastern Building Corporation wants to buy the south side of the Good Shepherd United Methodist Church property on the corner of New Shackle at Glenbrook Way and across from Creekwood Subdivision to build a small shopping center. This requires a rezoning from residential to a commercial planned development. Such a change would be in conformance with the Land Use Plan. Southeastern intends for this planned development to look and feel like an extension of Glenbrook, though it will legally not be a part of it. It will be a separate planned development.

Southeastern is asking for two uses which are not allowed in Glenbrook – c-store/fuel center and fast food restaurant. Glenbrook only allows one fuel center and it may not be on New Shackle at the entrance. Of course they already have Kroger fuel center so no additional fuel centers are allowed in that development. Glenbrook is limited to 3 fast food restaurants and they already have three – Chic-fil-A, Starbucks, and Dairy Queen. So, other than the request for approval of a c-store/fuel center and a fast food restaurant, all other proposed uses match the uses allowed in Glenbrook now. The essential parts of the Glenbrook design standards will be retained, such as landscaping, signage and requiring 50% brick on buildings.

STAFF COMMENTS:

Planning Department

1. If the Planning Commission does not want to approve c-store/fuel center and/or quick service restaurant, any motion to recommend approval should state that these uses are excluded.
2. In the Design Guide, revise 2e to read "A minimum of 50% brick or stone is required on each building face."
3. Construction of a new ground sign for the church will necessitate removal of the old sign.
4. Planned developments are required to have a minimum area of 3 acres. 2.9 acres are proposed. Add a tenth of an acre to the proposed development.

Submitted by Timothy Whitten, Landscape Architect/Planner (July 30, 2015)

Public Works

1. As-built survey will be needed after completion to verify floodplain volume.
2. The driveway for Tract C does not comply with the separation of driveway requirements in the subdivision regulations and will need to be removed.
3. Limited traffic study will be required to review driveway access on New Shackle Road.
4. "Southeastern" misspelled in General Data. Move the word "Owner" above owner information.
5. In note 14 include Drainage as a responsibility and improvements are required in front of Lot 1 as well as Lot 2. Also reference payment in lieu as an option.
6. Add "Property" to Owner's Association for note 6. "Outparcel" misspelled in note 10 and insert space between "Will" and "Commence".
7. Drainage study will be required prior to construction plan approval.

Submitted by Marshall Boyd, City Engineer (July 30, 2015)

Fire Department

1. A detailed water & sewer plan to be submitted prior to final approval.
2. Access to rear of the structure IFC Section 503 – Fire apparatus access roads, Must position the apparatus to within 150' of any exterior point of the structure. Verify that the position of the apparatus is within 150' of all points of the exterior of the building. Increase the depth of the emergency access at the rear to satisfy the distance requirements.
3. Apply the Fire Department turning radius template to the new emergency access at the rear of the structure. The number of turns and radius in the path of travel is in question.

Submitted by Shelley Burwell, Fire Inspector (July 28, 2015)

Utility District

1. Need water and sewer plans. Ok for planning.

Submitted by David Brigance, (July 16, 2015)

SITE PLANS:

15-070-001: KROGER STORE #U-619 SITE PLAN:

MOTION by Atchley, seconded by Bryant-McCormick, to group and grant the request of the site standard waivers for the Kroger Store #U-619 Site Plan to include 14% green space, up to 15 parking spaces without an intervening landscape island, one less longitudinal island as required in the center of the parking lot, and less foundation planting requirements. Ames, Atchley, Bristol, Bryant-McCormick, Freudenthal, Lea, Millsaps, Pinson and Stringfellow voted aye. Nay: None. Absent: Jenkins. Motion carried.

MOTION by Bryant-McCormick to approve the fiber cement siding but deny the Quik Brick and the painted concrete block and I am ok with the split-faced concrete block and (Chairman Freudenthal requested the motion be held for further discussion). Bryant-McCormick withdrew the motion.

MOTION by Bryant-McCormick, seconded by Atchley, to approve fiber cement siding as a building material surrounding the main entrance and secondary entrance. Ames, Atchley, Bristol, Bryant-McCormick, Freudenthal, Lea, Millsaps, Pinson and Stringfellow voted aye. Nay: None. Absent: Jenkins. Motion carried.

MOTION by Bryant-McCormick, seconded by Lea, to deny the use of Quik Brick on the building. Bryant-McCormick, Lea, Pinson and Millsaps voted aye. Nay: Ames, Atchley, Bristol, Freudenthal and Stringfellow. Absent: Jenkins. Motion failed.

MOTION by Atchley, seconded by Stringfellow, to approve the use of Quik Brick. Ames, Atchley, Bristol, Freudenthal, Lea, Millsaps, Pinson and Stringfellow voted aye. Nay: Bryant-McCormick. Absent: Jenkins. Motion carried.

MOTION by Atchley, seconded by Bryant-McCormick, to approve the use of split-face concrete block on the sides and front and in lieu of the requested painted concrete block on the back, approve integrally-colored split-face block on the back. Ames, Atchley, Bristol, Bryant-McCormick, Freudenthal, Lea, Millsaps, Pinson and Stringfellow voted aye. Nay: None. Absent: Jenkins. Motion carried.

MOTION by Atchley, seconded by Bryant-McCormick, to approve the waiver of storefront standards with having no windows or doors on the side of the building facing Maple Row

Boulevard. Ames, Atchley, Bristol, Bryant-McCormick, Freudenthal, Lea, Millsaps, Pinson and Stringfellow voted aye. Nay: None. Absent: Jenkins. Motion carried.

MOTION by Bryant-McCormick, seconded by Millsaps, to approve the Clicklist Canopy as submitted which is the inclusion of Quik Brick up to the structure element and then the structure elements be painted accordingly to match the color of the building. Ames, Atchley, Bristol, Bryant-McCormick, Freudenthal, Lea, Millsaps, Pinson and Stringfellow voted aye. Nay: None. Absent: Jenkins. Motion carried.

MOTION by Lea, seconded by Millsaps, to approve Site Plan, Kroger Store # U-619 as amended and with all other staff comments. Ames, Atchley, Bristol, Bryant-McCormick, Freudenthal, Lea, Millsaps, Pinson and Stringfellow voted aye. Nay: None. Absent: Jenkins. Motion carried.

STAFF REPORT

Kroger plans to move their East Main Store to the K-Mart Shopping Center. They will be purchasing the old K-Mart Building and part of the shopping center down to the old Big Lots Store. The Subdivision Plat is on this agenda also. The K-Mart building will be demolished as well as part of the shopping center building. It is our understanding that at least the façade of the remainder of the shopping center will be refurbished soon.

The Site Plan is enclosed. You will note that a fuel center is included. It will be located behind Super Speed Car Wash and in front of Dollar General.

Kroger is requesting 4 waivers of site standards, 2 waivers of building design standards and approval of 4 building materials which are only allowable on a case-by-case basis plus 1 material which is prohibited.

The **first site standard waiver** is in regard to the **green space/pervious area** standard of 25%. They are proposing 14%.

The **second waiver** is in regard to the standard that there not be more than **10 parking spaces** in a row without a landscape island. Some rows of parking have 12, 14 and 15 spaces. See Sheet C2.1. Note: The ordinance allows for this provided the islands at each end are double the normal width. Kroger is not proposing this.

The **third waiver** is in regard to the standard that there be a **longitudinal island** for every 4 double rows of parking to break up the expanse of such a large parking lot. Long islands are being shown on each side of the main entrance into the property, however, they are required to have another one in the center of the parking lot.

It should be noted that Kroger and/or the shopping center owner plan to install 20 landscape islands in the parking lot in front of the shopping center, i.e., in front of Dollar General. These are shown on the Site Plan. Furthermore, some of the islands are closer than every 10 spaces and they will be irrigated. This part of the parking lot is not on Kroger's property.

The **fourth waiver** is from the **foundation planting** requirement. One small planter is proposed between the two entrances to the building, and a smaller one at the north-east corner of the building. None are proposed for the remainder of the building front. There will be no trees along the building wall.

This covers all of the 4 Site Plan waivers. Regarding **building materials and Design Review standards**, please refer to the enclosed color elevations. You will note that this building does not look like other recently constructed Kroger Stores. This is a new prototype. Hendersonville will be the first or second place where this style will be built.

As per Section 12.3F2a on Page 12-10 of the Zoning Ordinance, approved primary building materials are brick, stone and artificial stone. Materials which may be approved on a case-by-case basis are fiber cement siding (like Hardie), marble, architectural metals (copper, bronze, etc.) and Quik Brick (concrete block, integrally colored).

Proposed materials are fiber cement siding on the front, Quik Brick on the front and sides, split face concrete block on the front and sides and concrete block (painted) on the back.

The **fiber cement siding** is proposed to surround the main entrance and the secondary entrance. These entrances extend outward and upward from the main wall thus creating the focal points of the façade. This siding makes up 26% of the total area of the three main materials on the front. While not an approved material like brick and stone, fiber cement siding may be approved on a case-by-case basis. Some facts to consider: Fiber cement siding has not been used on a commercial application in Hendersonville, other than as trim. We have begun to approve it on a regular basis for residential use. It is not a permanent material like brick and stone. It requires maintenance, i.e., re-painting and/or replacement.

Quik Brick would cover 58% of the front of the building (less glass) and about 65% on each end. As stated above, Quik Brick is not an outright "approved" material, but may be approved by the Planning Commission on a case-by-case basis. Quik Brick is a concrete block. It is made of cement. The cement is colored. It is shaped like a jumbo brick, measuring 4 x 8 x 16 inches. Quik Brick has been approved for the Regal Cinema and Sam's Club. Tire Discounters was denied the use of Quik Brick. Wal-Mart, likewise, was denied the use of Quik Brick.

There is very little Quik Brick on the front of Regal Cinema. Regal has a very elaborate façade, using several materials. Counting the shops which are attached on each side and are an integral part of the overall façade, there is 29% Quik Brick. Quik Brick is the primary material on the sides and back. The sides and back are somewhat remote; not visible from the street. These walls have some brick. Extra-large trees were planted along the walls along with other

foundation plantings to provide substantial screening. There is a 30-foot wide lawn around the sides of the building.

Sam's was approved with Quik Brick on the front and sides. Sam's is located 980 feet from Indian Lake Boulevard. There are foundation plantings along the front wall. Sam's is 135 feet from Saundersville Road. There is a 20 foot tall retaining wall along Saundersville Road, which, along with trees and other extra landscaping along the top of this wall provide an effective screen so that the building has minimum visibility from Saundersville Road.

Kroger will be 610 feet from East Main and 67 feet from Maple Row Boulevard. There will be trees and other landscaping along Maple Row Boulevard. See landscape plans Page L-1.2.

The reason that brick is an approved material as per Hendersonville's Design Standards is because it is made of clay. Clay is a natural material. We know, from hundreds of years of use, that brick looks as good when it gets old as it does when it is new.

Quik Brick is a man-made product. It is made with cement. Quik Brick is 2 -3 times more porous than brick. This leads to efflorescence. This is where moisture bleeds through the cement taking salts and alkalis with it. This runs down the wall. When the moisture dries, the salts are left. This builds up with each rain and leaves streaks on the wall. There are ways to minimize this when designing and constructing the wall, but some efflorescence will occur. Removal is possible but I expect it is difficult and expensive because of the height and size of the wall.

Wal-Mart in White House was constructed with Quik Brick. Efflorescence was so bad they painted over the Quik Brick. Jared's Jewelry in Madison is having problems. See attached photos. This is all the Quik Brick buildings which staff is aware of.

Regal is having a little trouble with efflorescence on their Quik Brick. See photos.

Sam's is having a big problem with efflorescence. See attached photos.

Kroger says that they will design and construct their walls to minimize the problem with efflorescence. Kroger has also talked about agreeing to clean the walls as needed.

Even though brick is 2 - 3 times less porous than Quik Brick, it is also possible for brick to experience problems with efflorescence. But cases are few and far between.

The advantage of Quik Brick is that it cost less than brick. With brick, there must be a concrete block wall to serve as the structural walls of the building. The brick is added for aesthetic purposes. So there is more material cost as well as labor. But there is basically no maintenance cost with brick. So, the cost of maintenance of Quik Brick over the years may offset the initial cost savings over brick.

As stated earlier, Tire Discounters' request for Quik Brick was not approved. Rather than use concrete block with brick veneer, they chose a structural brick – clay brick. This may be a good option for Kroger if the Planning Commission is not agreeable to Quik Brick.

Split-faced concrete block is proposed for 16% of the front of the building. This block will be 8 x 8 x 16 inches in size, it will be dark grey integrally colored. As proposed on the front, this split-faced block would be considered an accent material. Such is not an outright approved accent material but it may be approved on a case-by-case basis. Split-face is used as an accent in Glenbrook, however, the primary building material in Glenbrook is brick.

Split-face is proposed to be used more extensively on the ends of the building, including the end adjacent to Maple Row Boulevard – 35% on each end. To be considered an accent material, it must be “clearly subordinate to the primary material.” And, if considered an accent material, it is allowed on a case-by-case basis.

Concrete block, painted, is proposed for the rear of the building. The rear backs up to vacant lots on Maple Row. We expect additional office buildings to be constructed on these lots – office buildings such as the ones on the other side of Maple Row Boulevard. Concrete block, painted, is a prohibited material.

So, none of the proposed materials are “approved” materials. Fiber cement siding and Quik Brick may be approved on a case-by-case basis. Split-faced block may be approved on a case-by-case basis as an accent material. Concrete block, painted, is prohibited.

Sam's Club is constructed of Quik Brick, however, this building is much larger and much less visible from the street, thus the justification to allow Quik Brick. Furthermore, Sam's Club was not granted any waivers. Split-face was approved for the rear of the building. It backs up to a heavily wooded area. Sam's Club conforms to all other standards including green space, parking lot islands and foundation plantings.

Another waiver relates to the “storefront” standards contained in Section 12.3F5b, page 12-14. The side of the building facing Maple Row Boulevard does not comply with these standards. In other words, there are no windows and doors.

The Site Plan shows a “Clicklist” canopy over 3 parking spaces to be used to pick up groceries ordered on line. It is to be located near the front left corner of the building adjacent to Maple Row. A color elevation has been provided. This canopy is shown as a galvanized metal structure, unpainted, with exposed roof framing. Split-faced block will encase the lower 3 feet of each of the 4 posts. It has a clear roof to allow light to shine through.

This canopy is much like the small solar panel canopy at City Square except that the City Square canopy is painted.

Because of the City Square issue, specific standards for canopies were included in the 2014 Zoning Ordinance. See Section 12.3F8a Page 12-16. These standards require brick the entire

length of the posts. The roof shall have a ceiling or the roof framing should otherwise be concealed from view. Kroger may be willing to extend the proposed split-faced block on each post to the roof braces – about 7 of the 10 feet of length of the posts.

I am advised that such a structure will be constructed at the Gallatin store. Kroger will tell you that the canopy is critical to this project. All new Kroger stores will have this.

I do not know if it is possible to substitute a smaller, shorter version of the fuel center canopy. It could be lighted or unlighted. Or they may be able to provide a clear roof.

SUMMARY:

Four site standard waivers are requested. Four building materials are requested which are not approved, rather allowed on a case by case basis or prohibited. The building does not conform to the “storefront” standards. The Clicklist canopy does not comply.

Publix has brick. Wal-Mart has brick. Fresh Market will have brick. Glenbrook Kroger has brick. Savannah Kroger has brick.

Sam’s Club (which sells groceries) has Quik Brick. However, Sam’s Club received no variances and is further from the street and less visible.

Quik Brick is 2 - 3 times more porous than brick. Efflorescence is common. Its appearance is not the same quality as brick, especially in the long run and especially if it is not maintained.

SITE STANDARD WAIVERS:

The following requested site standard waivers will need to be voted on individually or as a group or groups:

1. 14% green space vs. 25% required
2. Up to 15 parking spaces without an intervening landscape island vs. 10 spaces maximum
3. Longitudinal island
4. Foundation plantings

BUILDING MATERIALS AND OTHER DESIGN REVIEW STANDARDS REQUIRING APPROVAL OF PLANNING COMMISSION:

These building materials and design issues need to be voted on individually or as a group or groups:

1. Fiber cement siding
2. Quik Brick
3. Split-face concrete block on front

4. Split-face concrete block on sides
5. Concrete block, painted, on back (prohibited)
6. Storefront design standards
7. Clicklist canopy design standards

STAFF COMMENTS

Planning Department

1. Provide a sidewalk and crosswalk connection from the proposed Maple Row Boulevard street sidewalk to the sidewalk in front of the building.
2. The two new ground signs at the Maple Row Boulevard and Indian Lake Road entries must be monument style. Add a brick base to each.
3. Make sure the ground sign at the Maple Row Boulevard entry does not obstruct the required sight distance. Also check with Fire Department to make sure it has adequate separation from the existing fire hydrant.
4. Light pole bases shall be painted black. Revise detail.
5. Specify light poles and fixtures to be black or dark bronze.
6. Change the two red maple street trees at the north-east corner of the parking lot, adjacent to overhead power lines, to 'Armstrong' or similar columnar cultivar.
7. Provide screening plants (tall evergreens) along the lot 15 property line at the rear of the building.
8. Street trees along Maple Row Boulevard may need to be shifted towards the parking lot to avoid conflict with the sight distance triangle at the middle entry point. Check sight distance.
9. Building parapet walls, including at the rear elevation, shall be tall enough to screen all rooftop units from view of Main Street and Maple Row Boulevard.

Submitted by Timothy Whitten, Landscape Architect/Planner (July 30, 2015)

Public Works Department

1. Sheet C-3.1: Provide confirmation the ditch section provided along Maple Row is adequate to handle the 25-year storm. Label the ditches to correspond with the ditches provided in the details. Also note the city ditch detail providing riprap is outdated and riprap is no longer allowed in ditches. Is there an alternate means for stabilization at end of curb cut (i.e. shoremax or some other product)?
2. Sheet C-0.1: Text overlap in site data block.

Submitted by Marshall Boyd, City Engineer (July 30, 2015)

Fire Department

1. Standard comments issued on 7/16/2015 apply. All other previous concerns were addressed.

Submitted by Shelley Burwell, Fire Inspector (July 28, 2015)

Utility District

1. Sewer service needs to be tied into 8 inch main with 6 inch cleanout, not into manhole.

Submitted by David Brigance (July 16, 2015)

SKETCH PLATS: None

PRELIMINARY PLATS: None

REZONING REQUEST: None

STAFF APPROVED PROJECTS:

15-063-001: PIE FIVE – DESIGN REVIEW – PATIO/COVERED DECK SITE PLAN:

The Hendersonville Regional Planning Commission acknowledged staff approval of Pie Five – Design Review – Patio/Covered Deck.

15-075-001: HENDERSONVILLE MEMORY GARDENS – DESIGN REVIEW –

ADDITION OF CREMATORIUM SITE PLAN: The Hendersonville Regional Planning Commission acknowledged staff approval of Hendersonville Memory Gardens – Design Review – Addition of Crematorium Site Plan.

OTHER: None

ADJOURNMENT:

MOTION by Millsaps, seconded by Ames, to adjourn the Hendersonville Regional Planning Commission Meeting at 10:02 p.m. Ames, Atchley, Bristol, Bryant-McCormick, Freudenthal, Lea, Millsaps, Pinson and Stringfellow voted aye. Nay: None. Absent: Jenkins. Motion carried.

LORI ATCHLEY, Secretary

BOB FREUDENTHAL, Chairman

FRED D. ROGERS, JR., Planning Director