

MINUTES
HENDERSONVILLE REGIONAL PLANNING COMMISSION
TUESDAY, JULY 17, 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, Mark Bristol, Bob Freudenthal, David Jenkins, Ann Massey, Frank Pinson and Darlene Stringfellow. Absent: Tommy Elsten and Bryant Millsaps. Also present: Fred D. Rogers, Jr., Planning Director; Timothy D. Whitten, Landscape Architect/Planner; Jerry Horton, Public Works Director and Georgie Mathis, Administrative Clerk.

SITE PLANS:

12-035-001: AMERICAN FAMILY CARE: MOTION by Jenkins, seconded by Pinson, to approve Site Plan, American Family Care, with all staff comments as listed below and with the modification of Public Works comment to specify a joint access easement between lots 49 and 50. Ames, Bristol, Freudenthal, Jenkins, Massey, Pinson and Stringfellow voted aye. Nay: None. Absent: Elsten and Millsaps. Motion carried.

Planning Department

STAFF REPORT

This property is located on the west side of Indian Lake Boulevard, in front of Sam's Club. It is one lot south of the Sam's Club entrance off of Indian Lake Boulevard. It is in the Indian Lake Village PUD.

The Indian Lake Village Development Guide states "The ground level of all commercial buildings should have a primarily transparent façade through the use of glass windows and doors." The City's Design Review Manual: "Facades along streets should be treated in a manner which enhances interest. Displays or windows with active interior uses are encouraged; blank or undifferentiated facades are discouraged." The first building elevations submitted by the applicant showed windows only on the front of the building facing Indian Lake Boulevard. Staff asked the architect to revise the elevations to provide more glazing to comply with the ILV Development Guide and Design Review requirements. The architect responded with the

elevations you have in your packets, which show some windows on the north and south sides, which face oncoming Indian Lake Boulevard traffic. No glazing is provided on the rear. The Planning Commission should determine if the glazing provided is acceptable.

STAFF COMMENTS

1. Proposed retaining wall material shall match building. Submit sample for approval.
2. Remove note on sheet C2 concerning "Existing 4" tree." Street trees may not be removed. Replace with note: "No grading shall occur within 8 feet of street tree trunks." Show tree protection fencing on grading sheet, and provide TPF detail.
3. Provide surveyed locations of street trees.
4. All disturbed areas shall be sodded.
5. Add note to dumpster detail "Dumpster screen wall and gate shall be 2 feet taller than top of dumpster."
6. Provide lighting for south side of building.

Submitted by Timothy Whitten, Planner/Landscape Architect (July 3, 2012)

Public Works Department

1. Provide common access drive with lot 48.

Submitted by Duane Allen, Assistant to City Engineer (July 3, 2012)

Fire Department

1. City has also adopted the 2006 International Fire Code and 2006 NFPA Life Safety Code 101.
2. Hydrant detail on page C6-R0 needs revised to show 2-2 1/2" hose nozzles on the hydrants and shall be factory painted yellow.
3. All valves for fire protection water in pits shall be tampered so conduit will need to be run to the pits for tampers and sump pumps, etc. Pit door opening keys or keys for padlocks shall be kept in know box and labeled as such.
4. (2) 3200 Series Knox boxes recessed with hinged door to be installed at front entrance and at exterior riser room door. All keys to be kept inside.
5. All restrooms shall have emergency lighting.

Submitted by Darrel Fleming, Fire Marshall (July 3, 2012)

Codes Department

1. No comments at this time. Please note that although some architectural plans were made part of this submittal no building/plumbing/mechanical/electrical code review was done at this time.

Submitted by Steve Mills, Codes Director (July 3, 2012)

Utility District

1. 6" clean out at service lateral.

Submitted by Ronnie Perdue, HUD (July 3, 2012)

OTHER BUSINESS:

ELECTION OF OFFICERS:

MOTION by Jenkins, seconded by Ames, to elect Ann Massey as Secretary of the Hendersonville Regional Planning Commission. Ames, Bristol, Freudenthal, Jenkins, Massey, Pinson and Stringfellow voted aye. Nay: None. Absent: Elsten and Millsaps. Motion carried.

MOTION by Bristol, seconded by Pinson, to elect Don Ames as Assistant Secretary of the Hendersonville Regional Planning Commission. Ames, Bristol, Freudenthal, Jenkins, Massey, Pinson and Stringfellow voted aye. Nay: None. Absent: Elsten and Millsaps. Motion carried.

ADJOURNMENT:

By general consent of the Hendersonville Regional Planning Commission, the meeting was adjourned at 6:38 p.m.

ANN MASSEY, Secretary

BOB FREUDENTHAL, Chairman

FRED D. ROGERS, JR., Planning Director