

**MINUTES**  
**HENDERSONVILLE REGIONAL PLANNING COMMISSION**  
**TUESDAY, DECEMBER 2, 2014**  
**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, Kee Bryant-McCormick, Bob Freudenthal, David Jenkins, Ann Massey, Bryant Millsaps, Frank Pinson and Darlene Stringfellow (came in at 6:36 p.m.).  
Absent: Lori Atchley. Also present: Fred D. Rogers, Jr., Planning Director; Timothy D. Whitten, Landscape Architect/Planner; Will Hager, Senior Planner; Paul Varble, Fire Inspector; and Georgie Mathis, Administrative Secretary.

**PUBLIC HEARINGS:**

A Public Hearing will be held before the Hendersonville Regional Planning Commission on December 2, 2014 at 6:30 p.m. at City Hall, 101 Maple Drive North, Hendersonville, TN, to receive public comment on a request by Sue Carolyn Causey and Andrew Wayne Causey to amend the General Framework Map of the Hendersonville Land Use & Transportation Plan to change their 8 acres located on the west side of Drakes Creek Road and on the north side of SR386 from Suburban Residential to Regional Activity Center.

**REQUEST FOR INFORMATION AND ASSISTANCE:** None

**ADDITIONS TO AGENDA:** None

**MINUTES:**

MOTION by Jenkins, seconded by Pinson, to approve the Hendersonville Regional Planning Commission Minutes of November 6, 2014. Ames, Bristol, Bryant-McCormick, Jenkins,

Massey, Millsaps and Pinson voted aye. Nay: None. Abstain: Freudenthal. Absent: Atchley and Stringfellow (came in at 6:36 p.m.). Motion carried.

## **CONSENT AGENDA ITEMS:**

**14-088-001: FINAL PLAT, INDIAN LAKE MARKET, PHASE III:** MOTION by Bristol, seconded by Millsaps, to approve Final Plat, Indian Lake Market, Phase III, with all staff comments as listed below. Ames, Bristol, Bryant-McCormick, Freudenthal, Jenkins, Massey, Millsaps, Pinson and Stringfellow voted aye. Nay: None. Absent: Atchley. Motion carried.

### STAFF REPORT

The proposed plat creates a single lot south of the intersection of Parrish Place and North Anderson Lane. The property is governed by the Indian Lake Market Final Master Development Plan. This plat would create the lot for the Ascend Federal Credit Union site plan that is also scheduled for consideration.

### STAFF COMMENTS

#### Planning Department

1. Adjacent properties are zoned GC-PD (Indian Lake Market). Please revise.
2. A covenant is required adopting the Design Guide that governs development within the planned development. The covenant must specify that the owner of the lot is required to maintain the grass, shrubs and other landscaping on the median in Anderson Lane along the frontage of this lot. Add a note referencing this requirement on the plat.

Submitted by Will Hager, AICP, Senior Planner (November 26, 2014)

#### Public Works Department

1. With the development of the remaining property located to the south, a traffic study shall be provided by the owner to determine what improvements to Parrish Place are needed and the timing of the construction. Improvement may include but are not limited to constructing a left turn land, drainage improvements, and other various items as needed to provide safe access and adequate stacking space to Anderson Lane.

Submitted by Public Works (November 26, 2014)

Fire Department

1. Fire flow requirements shall be a minimum of 1500 gpm @ 20 psi per the 2012 International Fire Code. Fire Hydrants shall be installed no further than 500' apart along the fire access roadway. I am concerned that the proposed 8" water main will not meet the fire flow requirements for this site and the future church. A fire protection engineer will need to supply the fire department with the data to confirm that the 8" water main will meet the fire flow requirements.
2. All fire hydrants shall be supplied by not less than 6" water mains. No fire hydrant may be installed on a 6" water main if it dead ends or is greater than 300' in length, per the Hendersonville Subdivision Regulations section 3-107.201. If a water line exceeds 300' in length and not a looped system the water line size shall be increased to an 8" line minimum. A fire hydrant will need to be installed at the office building. The proposed fire hydrant at the entrance to the property is located too far from the road which will affect firefighting operations.
3. Every building shall be accessible to the fire department apparatus including but not limited to ladder trucks and vehicles of similar size. Before construction begins an all-weather access roadway shall be installed with a driving surface of not less than 26' of unobstructed width, with adequate roadway turning radius capable of supporting the imposed load of fire apparatus. There shall be no "dead end" roadways. Roads greater than 150' in length shall provide turnaround provisions per 2012 IFC D103.4.
4. The roadway, water mains, and fire hydrants shall be installed and operational prior to any combustibles being placed on the construction site. This includes but is not limited to construction offices. These will be maintained in working order throughout the construction project.
5. This project is subject to the regulations set forth in the City of Hendersonville Subdivision Regulations, the 2012 International Fire Code and the 2012 NFPA Life Safety Code 101. While maintaining compliance with the above mentioned codes it may be necessary to comply with other sections of the NFPA standards and guidelines.
6. The AHJ reserves the right within code to require additional compliance and/or upon further review of plans submitted or on-site inspections for additional compliance to meet the code compliance, although it may not be initially indicated during staff review.

Submitted by Chuck Swann, Fire Marshall (November 26, 2014)

Utility District

1. No comment.

Submitted by David Brigance, HUD (November 26, 2014)

**14-091-001: SITE PLAN, BRAUER MATERIAL HANDLING SYSTEMS, INC. –  
EMPLOYEE PARKING: MOTION** by Bristol, seconded by Millsaps, to approve Site Plan,

Brauer Material Handling Systems, Inc. – Employee Parking, with all staff comments as listed below. Ames, Bristol, Bryant-McCormick, Freudenthal, Jenkins, Massey, Millsaps, Pinson and Stringfellow voted aye. Nay: None. Absent: Atchley. Motion carried.

#### STAFF REPORT

Brauer Material Handling is located on Molly Walton Drive in the Freehill Industrial Park. It is located next to Storage Port, a mini-storage facility. Brauer needs additional parking spaces to serve its business, and is proposing to construct a parking lot on the adjacent Storage Port property.

#### STAFF COMMENTS

##### Planning Department

1. Indicated lot lines are future, not existing. A plat must be submitted and approved for proposed future subdivision.

Submitted by Timothy Whitten, Landscape Architect (November 26, 2014)

##### Public Works Department

1. No policy issues.

Submitted by Public Works (November 26, 2014)

##### Fire Department

1. Ensure the turning radius within the parking lot for our fire apparatus. **Comments noted.**

Submitted by Chuck Swann, Fire Marshall (November 26, 2014)

##### Utility District

1. No comment.

Submitted by David Brigance, HUD (November 26, 2014)

**FINAL PLATS:** None

**PRELIMINARY AND FINAL DEVELOPMENT PLANS:** None

**SITE PLANS:**

**14-089-001: SITE PLAN, ASCEND FEDERAL CREDIT UNION:** MOTION by Ames, seconded by Jenkins, to approve Site Plan, Ascend Federal Credit Union, with a waiver to allow the canopy over the ATM machines to have lights that output up to 17 foot-candles, and with all other staff comments as listed below. Ames, Bristol, Bryant-McCormick, Freudenthal, Jenkins, Massey, Pinson and Stringfellow voted aye. Nay: Millsaps. Absent: Atchley. Motion carried.

**STAFF REPORT**

This site is located at the intersection of North Anderson Lane and Parrish Place, near Play It Again Sports. It is zoned GC-PD. The proposed use is a bank.

The City's outdoor lighting standards limit light output to no more than 10 foot-candles. The canopy over the ATM machines has lights that output up to 17 foot-candles. The engineer is requesting a waiver of this standard. He says that the industry standard is a minimum of 10 foot-candles a distance of 5 feet from the edge of the ATM (see letter from Jay Fulmer). He says that 17 foot-candles directly below the light source is the minimum necessary to achieve 10 foot-candles 5 feet away from the ATMs. The foot-candle output dissipates to 10 or less at the edge of the canopy. The Planning Commission should determine whether or not this is acceptable.

**STAFF COMMENTS**

Planning Department

1. Unless waived by the Planning Commission, limit footcandle output underneath ATM canopy to 10.
2. Proposed flag pole shall comply with 13.3.B.6 of the sign ordinance.
3. Show tree protection fencing on grading plan. Show City's standard tree protection fencing detail.
4. State Vehicle Use Area square footage on landscape plan. Provide 1 site tree per 2000 sf of VUA.
5. Incidental (directional) signs may not carry any commercial message, including business name or logo. Revise signage.

Submitted by Timothy Whitten, Landscape Architect (November 26, 2014)

Public Works Department

1. No policy issues.

Submitted by Public Works (November 26, 2014)

Fire Department

1. Fire flow requirements shall be a minimum of 1500 gpm @ 20 psi per the 2012 International Fire Code. Fire Hydrants shall be installed every 500' along the roadway. Hydrants will be installed on a water main of 6" or greater. No hydrants may be installed on water mains of 6" if it dead ends and exceeds 300' in length, per the Hendersonville Subdivision Regulations 3-107.201. Hydrants will then need to be installed on a minimum of an 8" water main if these criteria are met. **Note: Elevation is noted concerning hydrants on N. Anderson Ln.**
2. Every building shall be accessible to the fire department apparatus including but not limited to ladder trucks and vehicles of similar size. An access roadway shall be an all-weather driving surface of not less than 26' of unobstructed width, with adequate roadway turning radius capable of supporting the imposed load of fire apparatus. There shall be do "dead end" roadways.
3. The roadway, water mains, and fire hydrants shall be installed and operational prior to any combustibles being placed on the construction site, including but not limited to trailers and construction offices. These will be maintained in working order throughout the construction project. The AHJ shall approve.
4. This project is subject to the regulation set forth in the City of Hendersonville Subdivision Regulation, the International Fire and Building Code, 2012 edition, and the National Fire Protection Agency Life Safety Code 101. While maintaining compliance with the above mentioned codes it may be necessary to comply with other sections of the National Fire Protection Agency (NFPA) standards and guidelines.
5. The AHJ reserves the right within code to require additional compliance and/or upon further review of plans submitted including site inspections for additional compliance to meet the code standard, although it may not be initially indicated during staff review.
6. Comply with the city ordinance concerning address numbers either on a sign or secured on the building.

Submitted by Chuck Swann, Fire Marshall (November 26, 2014)

Utility District

1. Sewer tap must be cut into 8 inch line and must be a 6 inch to property line with 6 inch clean out installed at property line. Make separate taps for domestic and irrigation. It is a 8 inch line to the fire hydrant not a 12 inch.

Submitted by David Brigance, HUD (November 26, 2014)

**14-048-01: SITE PLAN, OUR LADY OF THE LAKE – CHANGE TO APPROVED ELEVATIONS:** MOTION by Jenkins, seconded by Millsaps, to approve Site Plan, Our Lady of the Lake – Change to Approved Elevations, with allowing a waiver from the building design standards to allow EIFS as the primary material, and with all staff comments as listed below. Ames, Bristol, Bryant-McCormick, Freudenthal, Jenkins, Massey, Millsaps, Pinson and Stringfellow voted aye. Nay: None. Absent: Atchley. Motion carried.

#### STAFF REPORT

The addition for Our Lady of the Lake was approved by the Planning Commission in July of this year. The architectural plans called for the majority of the addition to be brick. The multi-purpose hall (labeled “B” on the small key plan at the bottom of the enclosed black and white elevations) was shown as 100% brick, while the educational wing (labeled “A” on the key plan) was shown with EIFS on the upper floor and brick on the lower floor.

The existing building is a mixture of brick and EIFS. The sanctuary is mostly brick, with a small amount of EIFS around the clerestory. The classroom wing is all EIFS.

The church now has cost estimates in hand, and due to budget overruns, they wish to reduce the amount of brick, and substitute EIFS in its place. On both the multi-purpose hall and the educational wing they propose brick from the ground up to about the top of the first floor windows and doors. The remainder is proposed to be EIFS. The brick and EIFS would match the materials on the existing facility. They also propose to delete some of the walkway canopy that wraps one corner of the educational facility. See the enclosed waiver request from Stephen Griffin.

The City’s new building design standards state that the primary building material should be brick, stone or artificial stone, while EIFS is listed as an acceptable material for trim and accent materials. The proposed changes will mean that EIFS is the primary material. The Planning Commission should determine if the proposed changes warrant a waiver from the building design standards. Note: The old standards, under which the original building was constructed, include EIFS in the list of approved materials.

Revised color building elevations showing the proposed changes will be available to you the night of the Planning Commission meeting.

#### STAFF COMMENTS

Planning Department

None

Submitted by Timothy Whitten, Landscape Architect (November 26, 2014)

**SKETCH PLATS:** None

**PRELIMINARY PLATS:**

**14-086-001: PRELIMINARY PLAT, SAVANNAH, PHASE 6, SECTION 3:** MOTION by Millsaps, seconded by Ames, to approve Preliminary Plat, Savannah, Phase 6, Section 3, with all staff comments as listed below. Ames, Bristol, Bryant-McCormick, Freudenthal, Jenkins, Massey, Millsaps, Pinson and Stringfellow voted aye. Nay: None. Absent: Atchley. Motion carried.

**STAFF REPORT**

This preliminary plat illustrates the layout for the next 18 lots proposed for what would be Phase Six, Section 3 of Savannah. This phase of the development includes 20.99 acres and is located west of Cages Bend Road, opposite the entrance to the Lakes of Savannah subdivision. Right-of-way for Gorden Crossing, Mulberry Grove and Broughton Street is included in this proposed preliminary plat.

Savannah was originally developed under the “Alternative Open Space Provisions for the Location of Open Space and the Placement of Buildings”. This preliminary plat honors those previously approved provisions and complies with the revised Sketch Plat & Preliminary Master Development Plan that was approved on September 2, 2003.

**STAFF COMMENTS**

Planning Department

1. Cite the previously approved Alternative Open Space provision that governs this development and revise stated setbacks in note 5 accordingly.
2. Add names for all adjoining property owners.
3. Show any necessary drainage structures located and sized along with necessary drainage easements. It appears the sketch plat showed storm sewer running across or near lot 74.

Submitted by Will Hager, AICP, Senior Planner (November 26, 2014)

Public Works Department

The following must be provided and approved by the Public Works Department prior to Final Plat submittal:

1. Preliminary storm drainage design noting approximate volumes, direction of flows, and location of proposed detention or retention areas or measures to handle storm water runoff downstream.
2. Show how water and/or sanitary sewer service will be provided. Off-site easements may be needed and may need to be included in the surety.
3. Provide means to handle runoff through the proposed subdivision.
4. Provide drainage easement for storm water runoff that currently flows through the proposed lots such as on lots 79, 104, 129 and 196.
5. Show the full width of Mulberry Grove to the rear of Lot 197. The road, sidewalk etc, will have to be constructed to the rear lot line too.

Submitted by Public Works (November 26, 2014)

Fire Department

1. Fire flow requirements shall be a minimum of 1500 gpm @ 20 psi per the 2012 International Fire Code. Fire Hydrants shall be installed every 500' along the roadway. Hydrants will be installed on a water main of 6" or greater. No hydrants may be installed on water mains of 6" if it dead ends and exceeds 300' in length, per the Hendersonville Subdivision Regulations 3-107.201. Hydrants will then need to be installed on a minimum of an 8" water main if these criteria are met. **Note: Still not showing a hydrant at the intersection of Gorden Crossing and Mulberry Grove.**
2. Every building shall be accessible to the fire department apparatus including but not limited to ladder trucks and vehicles of similar size. An access roadway shall be an all-weather driving surface of not less than 26' of unobstructed width, with adequate roadway turning radius capable of supporting the imposed load of fire apparatus. There shall be no "dead end" roadways.
3. The roadway, water mains, and fire hydrants shall be installed and operational prior to any combustibles being placed on the construction site, including but not limited to trailers and construction offices. These will be maintained in working order throughout the construction project. The AHJ shall approve.
4. This project is subject to the regulation set forth in the City of Hendersonville Subdivision Regulation, the International Fire and Building Code, 2012 edition, and the National Fire Protection Agency Life Safety Code 101. While maintaining compliance with the above mentioned codes it may be necessary to comply with other sections of the National Fire Protection Agency (NFPA) standards and guidelines.
5. The AHJ reserves the right within code to require additional compliance and/or upon further review of plans submitted including site inspections for additional compliance to meet the code standard, although it may not be initially indicated during staff review.

Submitted by Chuck Swann, Fire Marshall (November 26, 2014)

Utility District

1. White House Utility District

Submitted by David Brigance, HUD (November 26, 2014)

**REZONING REQUEST:** None

**STAFF APPROVED PROJECTS:** None

**OTHER:**

**REQUEST by Sue Carolyn Causey and Andrew Wayne Causey to amend the General Framework Map of the Hendersonville Land Use & Transportation Plan** to change their 8 acres located on the west side of Drakes Creek Road and on the north side of SR386 from Suburban Residential to Regional Activity Center.

MOTION by Millsaps, seconded by Ames, to deny the request by Sue Carolyn Causey and Andrew Wayne Causey to amend the General Framework Map of the Hendersonville Land Use & Transportation Plan to change their 8 acres located on the west side of Drakes Creek Road and on the north side of SR386 from Suburban Residential to Regional Activity Center. Ames, Bristol, Bryant-McCormick, Freudenthal, Jenkins, Massey, Millsaps, Pinson and Stringfellow voted aye. Nay: None. Absent: Atchley. Motion carried.

Fred Rogers said the Planning Commission should be getting some information about the third Tuesday meeting in the mail soon.

Don Ames questioned if the lighting at ATM's should not be reviewed by staff and brought back to the Planning Commission to discuss making a change to the overall lighting so this doesn't have to be an exception each time it comes before the Commission.

**ADJOURNMENT:**

MOTION by Millsaps, seconded by Pinson, to adjourn the Hendersonville Regional Planning Commission Meeting at 7:08 p.m. Ames, Bristol, Bryant-McCormick, Freudenthal, Jenkins, Massey, Millsaps, Pinson and Stringfellow voted aye. Nay: None. Absent: Atchley. Motion carried.

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ANN MASSEY, Secretary

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BOB FREUDENTHAL, Chairman

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FRED D. ROGERS, JR., Planning Director