

MINUTES
HENDERSONVILLE REGIONAL PLANNING COMMISSION
TUESDAY, NOVEMBER 1, 2011
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, Tommy Elsten, Bob Freudenthal, David Jenkins, Ann Massey and Frank Pinson. Absent: Bryant Millsaps and Darlene Stringfellow. Also present: Fred D. Rogers, Jr., Planning Director; Timothy D. Whitten, Landscape Architect/Planner; 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 Ames, seconded by Atchley, to approve the Hendersonville Regional Planning Commission Minutes of October 4, 2011. Ames, Atchley, Bristol, Jenkins, Massey and Pinson voted aye. Nay: None. Abstain: Elsten and Freudenthal. Absent: Millsaps and Stringfellow. Motion carried.

CONSENT AGENDA ITEMS:

11-068-001: SITE PLAN, ABC CHILDREN'S ACADEMY, PARKING ADDITION: MOTION by Jenkins, seconded by Massey, to approve the Site Plan, ABC Children's Academy, Parking Addition, with all staff comments as listed below. Ames, Atchley, Bristol, Elsten, Freudenthal, Jenkins, Massey and Pinson voted aye. Nay: None. Absent: Millsaps and Stringfellow. Motion carried.

Planning Department

STAFF REPORT

ABC Childcare will be located on the old Hendersonville Nursing Home site at the corner of West Main Street and Cranwill Drive. The property is zoned GCS. The applicant is requesting to add 27 parking spaces to meet the requirements of the zoning ordinance.

STAFF COMMENTS

1. Provide landscaping in accordance with Design Review requirements.
2. Provide a landscape island within the north 13-space parking bay.

Submitted by Timothy Whitten, Planner/Landscape Architect (October 28, 2011)

Public Works Department

1. No policy issues.

Submitted by Duane Allen, Assistant to City Engineer (October 28, 2011)

Fire Department

1. H.F.D. recommends approval for paving.
2. The "clouded" area fire protection equipment must be moved to the southeast corner of the property closer to the existing fire hydrant.

Submitted by Nate Renzella, Fire Inspector (October 28, 2011)

FINAL PLATS: None

PRELIMINARY AND FINAL MASTER DEVELOPMENT PLANS: None

SITE PLANS:

11-065-001: SITE PLAN, DOLLAR TREE HENDERSONVILLE (FORMERLY HOLLYWOOD VIDEO), REMODEL AND EXPANSION: MOTION by Pinson, seconded by Ames, to approve the Site Plan, Dollar Tree Hendersonville (Formerly Hollywood Video), Remodel and Expansion, with all staff comments as listed below. Ames, Atchley, Bristol, Elsten, Freudenthal, Jenkins, Massey and Pinson voted aye. Nay: None. Absent: Millsaps and Stringfellow. Motion carried.

Planning Department

STAFF REPORT

Dollar Tree will be located at the old Hollywood Video store at 180 West Main Street. The applicant is proposing a 2,371 square foot addition to the rear of the building, along with other cosmetic changes and expansion of the parking area.

STAFF COMMENTS

1. Top of dumpster screen wall and gate shall be 2 feet above top of dumpster.
2. Minimum caliper size for yoshino cherry is 2.5". Revise.
3. Specify fescue sod/seed for all disturbed areas. All disturbed areas not otherwise landscaped must have a good stand of grass prior to issuance of a final Use & Occupancy Permit.
4. Wall packs shall be equipped with glare shields to not cast glare into public areas.
5. Any new roof top units shall be fully screened by the building parapet walls.

Submitted by Timothy Whitten, Planner/Landscape Architect (October 28, 2011)

Public Works Department

1. No policy issues.

Submitted by Duane Allen, Assistant to City Engineer (October 28, 2011)

Fire Department

1. The water line and hydrants are existing.
2. A Rapid Entry Knox Box System application is available for the Fire Marshal's Office at 615-822-1119.

3. All restrooms that are handicapped accessible shall have emergency lighting (and alarm strobes if an alarm system is present).

Submitted by Nate Renzella, Fire Inspector (October 28, 2011)

Utility District

1. Approval for Planning
2. Need Water and Sewer Plan
3. Tap and Capacity Fees due

Submitted by Larry Davis, HUD (October 28, 2011)

11-066-001: RCW PROPERTY/THE TRIANGLE/CONVENIENCE MARKET:
MOTION by Ames, seconded by Pinson, to approve the Site Plan, RCW Property/The Triangle/Convenience Market, with all staff comments as listed below. Ames, Bristol, Elsten, Freudenthal, Jenkins, Massey and Pinson voted aye. Nay: None. Abstain: Atchley. Absent: Millsaps and Stringfellow. Motion carried.

Planning Department

STAFF REPORT

This lot is located on what is commonly known as the "Triangle" property at New Shackle Island Road and Goshentown/Stop 30 Road. The property is zoned GCS-PUD. There is an approved Final Master Development Plan in place, and the proposed site plan conforms to that plan. The proposed use is for a convenience store and fuel center.

STAFF COMMENTS

1. Ground sign shall not exceed 6 feet in height and shall otherwise conform to the Hendersonville sign ordinance.
2. Provide a 2 feet tall, undulating berm along the New Shackle Island frontage, and integrate with proposed landscaping.
3. Retaining wall shall be faced with brick to match building.
4. Provide a railing at top of retaining wall. Color shall be black.
5. Metal fascia is not permitted on fuel canopy. Use EIFS or other approved material.
6. Off-site regional detention pond built for this development must be landscaped in accordance with City requirements. Provide a landscape plan for review and approval.
7. Approval is subject to recording of plat.

Submitted by Timothy Whitten, Planner/Landscape Architect (October 28, 2011)

Public Works Department

1. No policy issues.

Submitted by Duane Allen, Assistant to City Engineer (October 28, 2011)

Fire Department

1. The plans do not show an additional hydrant to be installed on the proposed 8 inch water main in the landscape island.
2. The distance to the closest fire hydrant must be shown on the northwest side of the Triangle property to the landscape island that the 2 inch domestic water is coming from.

Submitted by Nate Renzella, Fire Inspector (October 28, 2011)

Utility District

1. Approval for Planning
2. Need Water and Sewer Plan
3. Tap and Capacity Fees due

Submitted by Larry Davis, HUD (October 28, 2011)

SKETCH PLATS: None

PRELIMINARY PLATS: None

REZONING REQUEST: None

STAFF APPROVED PROJECTS:

11-064-001: SITE PLAN, KOHL'S REMODEL, 1030 GLENBROOK WAY: The Planning Commission acknowledged staff approval of Site Plan, Kohl's Remodel, 1020 Glenbrook Way.

11-067-001: SITE PLAN, NSI CENTER, 141 NEW SHACKLE ISLAND ROAD – PARKING ADDITION: The Planning Commission acknowledged staff approval of Site Plan, NSI Center, 141 New Shackle Island Road.

OTHER:

Fred Rogers announced the Planning Commission needs to adopt right-of-way dedication widths for each street in the City of Hendersonville Transportation Plan which was adopted about a year ago. The Transportation Plan specifies the number of lanes for each street, the type of bike accommodations, sidewalks and things of that nature but in order to calculate the right-of-way width, we feel like there is a need to specify a specific amount of right-of-way that would be needed and hope to present this to the Commission at the November work session or the December regular meeting. This would involve a slight amendment to the Transportation Plan.

We would like to make a presentation on the recently adopted Northeast Corridor Mobility Study and are thinking about placing this Study on the November work session as well. We are working on the annual Sumner County Planning Commission Training Session and one possible topic for this session would be the Northeast Corridor presentation so if that is to be on this agenda, obviously we would not make a special presentation to the Commission. We are looking at several dates for the Sumner County Planning Commission training session. Right now, it looks like it would be November 22 which would be the Planning Commission regular training session meeting so if that turns out to be the case, then these items would carry forward to the December 6 regular meeting. The training session will be held at the new Goodlettsville Library and we will be getting out details on that training session as soon as everything is finalized.

The annual meeting will be coming up December 20 which is on Tuesday. We will provide the details at a later date. If you have any input on the annual meeting, please feel free to call me or Chairman Freudenthal.

ADJOURNMENT:

MOTION by Elsten, seconded by Pinson, to adjourn the Hendersonville Regional Planning Commission Meeting at 6:37 p.m. Ames, Atchley, Bristol, Elsten, Freudenthal, Jenkins, Massey and Pinson voted aye. Nay: None. Absent: Millsaps and Stringfellow. Motion carried.

LORI ATCHLEY, Secretary

BOB FREUDENTHAL, Chairman

FRED D. ROGERS, JR., Planning Director