

MINUTES
HENDERSONVILLE REGIONAL PLANNING COMMISSION
TUESDAY, JUNE 4, 2013
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, David Jenkins, Ann Massey, and Bryant Millsaps. Absent: Frank Pinson and Darlene Stringfellow. Also present: Fred D. Rogers, Jr., Planning Director; Lisa D. Milligan, Senior Planner; Timothy D. Whitten, Landscape Architect/Planner; Jerry Horton, Public Works Director; Nate Renzella, Fire Inspector; and Georgie Mathis, Administrative Clerk.

PUBLIC HEARING: None

REQUEST FOR INFORMATION AND ASSISTANCE: None

ADDITIONS TO AGENDA:

Fred Rogers announced Millstone FMDP has been pulled from the agenda by the developer.

MINUTES:

MOTION by Jenkins, seconded by Massey, to approve the Minutes of Public Hearing for May 7, 2013 for the purpose of receiving public comment on amending the Hendersonville Design Review Manual to add standards for the use of LED and similar strings of bright and/or colorful lights as architectural elements of buildings. Ames, Atchley, Bristol, Bryant-McCormick, Jenkins, Massey and Millsaps voted aye. Nay: None. Abstain: Freudenthal. Absent: Pinson and Stringfellow. Motion carried.

MOTION by Massey, seconded by Bristol, to approve the Hendersonville Regional Planning Commission Minutes of May 7, 2013. Ames, Atchley, Bristol, Bryant-McCormick, Jenkins, Massey and Millsaps voted aye. Nay: None. Abstain: Freudenthal. Absent: Pinson and Stringfellow. Motion carried.

CONSENT AGENDA ITEMS: None

FINAL PLATS: None

PRELIMINARY AND FINAL MASTER DEVELOPMENT PLANS:

13-027-001: MILLSTONE FMDP

Millstone FMDP was pulled from the Agenda by the developer.

SITE PLANS:

09-019-001: SITE PLAN, MAPLE CORNER – CHANGES TO APPROVED BUILDING ELEVATIONS:

MOTION by Bristol, seconded by Massey, to approve Site Plan, Maple Corner – Changes to Approved Building Elevations with an amendment of 2” depth pilaster versus 4” versus 0”, followed by more discussion.

MOTION was withdrawn by Bristol, seconded by Massey.

MOTION by Millsaps, seconded by Jenkins, to deny the request to approve Site Plan, Maple Corner – Changes to Approved Building Elevations and to construct as originally approved. Ames, Atchley, Freudenthal, Jenkins, Massey and Millsaps voted aye. Nay: None. Abstain: Bristol and Bryant-McCormick. Absent: Pinson and Stringfellow. Motion carried.

10-005-001: SITE PLAN, WATERFORD CROSSING MODIFICATION OF CONDITIONS:

Fred Rogers said this will be a motion to modify the condition of approval of the Site Plan to approve Option B with the understanding that Option B, being improvements to Sanders Ferry and the intersection of Imperial and Sanders Ferry, with the understanding that when the developer elects to proceed with Phase 2 that a surety would be posted in the greater of the amounts of the two plans as determined by the City Engineer. With further understanding that the surety would be held not longer than the completion of the sale of the final lots in the remaining part of Waterford Crossing at which time, should the City not have Corps approval for Option A, then the City would allow completion of Option B or accept a payment-in-lieu-of and allow the completion of the remaining parts of Waterford Crossing.

Bob Freudenthal said before we have a motion, for the record, is that what you understand and please voice your understanding.

Bill Charles responded it is. There is one technicality. Waterford Crossing is actually three parcels – the piece that we’re looking at buying, there’s the apartment piece and then the bank took back the future expansion where apartments were to be built on, so what we’re talking about is the improvements from our piece through us to Imperial Drive, or, Plan B.

Fred Rogers said this would not relate to the remaining apartment property – just the townhomes.

Atchley so moved, seconded by Jenkins. Ames, Atchley, Bristol, Bryant-McCormick, Freudenthal, Jenkins, Massey and Millsaps voted aye. Nay: None. Absent: Pinson and Stringfellow. Motion carried.

STAFF REPORT

When the site plan for Phase 1 of the Waterford Crossing Townhomes was approved for Vastland, one of the conditions of approval was that, in conjunction with Phase 2 of the townhomes, Vastland must extend Lakeside Park Drive from Waterford Crossing to Imperial Drive. This would serve as a major entrance and exit and would relieve the traffic burden this development would otherwise place on Sanders Ferry.

Goodall Homes bought Sections 1 and 2 of Phase 1 and are nearing completion. The bank has taken back the remainder of Phase 1 and all other future phases of Waterford Crossing.

Bill Charles, Land Management Group, is considering the purchase of this property. They are concerned about the condition that Lakeside Park Drive be extended to Imperial with Phase 2. They are concerned that the Corps of Engineer will not grant permission to cross their property to get to Imperial or that permission will be delayed. They would not be willing to purchase the property with this risk.

Jerry Horton has stated that the connection to Imperial is very important, but, in the event the Corps will not budge, the standby plan is to require the developer to improve the intersection of Sanders Ferry at Imperial. Specifically, a traffic signal and turn lanes would be required to accommodate the traffic which will be generated by Waterford.

Land Management is asking that they be allowed to proceed with Phase 2 under the condition that the surety they would be required to provide with the recording of the subdivision would be of an amount sufficient to cover the cost of the most expensive of the two options. In the event the Corps denies Lakeside Park Drive, then allow implementation of the standby plan. The City would have the leeway to delay requiring completion of the standby plan until all efforts by the City to secure Corps approval for the connection of Lakeside to Imperial have failed.

Submitted by Fred Rogers, Planning Director (May 28, 2013)

SKETCH PLATS: None

PRELIMINARY PLATS: None

REZONING REQUEST: None

STAFF APPROVED PROJECTS:

13-021-001: SITE PLAN, BANK OF AMERICA PROPOSED DRIVE-UP ATM: The Hendersonville Regional Planning Commission acknowledged staff approval of Site Plan, Bank of America Proposed Drive-up ATM.

OTHER: None

ADJOURNMENT:

MOTION by Millsaps, seconded by Jenkins, to adjourn the Hendersonville Regional Planning Commission Meeting at 7:22 p.m. Ames, Atchley, Bristol, Bryant-McCormick, Freudenthal, Jenkins, Massey and Millsaps voted aye. Nay: None. Absent: Pinson and Stringfellow. Motion carried.

ANN MASSEY, Secretary

BOB FREUDENTHAL, Chairman

FRED D. ROGERS, JR., Planning Director

*NOTE – Work Session immediately following HRPC Meeting in Conference Room # 2