

**MINUTES**  
**HENDERSONVILLE REGIONAL PLANNING COMMISSION**  
**TUESDAY, February 3, 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, David Jenkins, Charles Lea, Bryant Millsaps, Frank Pinson and Darlene Stringfellow. Absent: None. Also present: Fred Rogers, Planning Director, Timothy D. Whitten, Landscape Architect/Planner; Will Hager, Senior Planner; Marshall Boyd, City Engineer; Paul Varble, Fire Inspector; and Barbara Story, Planning Assistant.

**PUBLIC HEARINGS:** None

**REQUEST FOR INFORMATION AND ASSISTANCE:** None

**ADDITIONS TO AGENDA:** None

**MINUTES:**

MOTION by Millsap, seconded by Atchley, to approve the Hendersonville Regional Planning Commission Minutes of January 6, 2015. Ames, Atchley, Bristol, Bryant-McCormick, Freudenthal, Jenkins, Millsaps, Pinson and Stringfellow voted aye. Nay: None. Abstain: Lea. Absent: None. Motion carried.

**CONSENT AGENDA ITEMS:**

**08-094-001: SITE PLAN, HAMPTON INN- SITE PLAN RENEWAL:** Motion by Pinson, seconded by Bristol, to approve the Renewal of the Site Plan, Hampton Inn. Ames, Atchley, Bristol, Bryant-McCormick, Freudenthal, Jenkins, Massey, Millsaps, Pinson and Stringfellow voted aye. Nay: None. Absent: None. Motion carried.

## **STAFF COMMENTS**

### Planning Department

1. Provide final Indian Lake Village ARC approval.
2. Dumpster and storage screen wall shall be masonry to match building.

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

### Fire Department

1. Increase fire line size to 8” between fire meter and 16” service main.
2. Provide fire hydrant on an 8” line West side of building on island with cross walk near (note 2) light pole.
3. Provide fire lane markings on parking lot across the entire East end of the building
4. 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.
5. 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.
6. 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.
7. Provide an adequate roadway 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. 2012 IFC D103.4.

8. 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.
9. All valves controlling the water supply for automatic sprinkler systems shall be electrically supervised by a listed fire alarm control unit. This includes valves on back flow preventers and check valves that may be in a pit or hot box. 2012 IFC 903.4
10. 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.
11. 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 Paul Varble (January 20, 2015) See reference below

1. The previous comments made by a retired fire marshal in 2008 using the 2003 IFC and NFPA Life Safety Code 101 may not be applicable today. We are currently under the 2012 editions of these codes. I would have to compare those comments to the current codes. Fire Inspector Varble recently sent additional comments that are current. Those remain the same.
2. A reminder: Aerial fire apparatus access, IFC 2012, Section D105. (Access to one **entire side** of the building).
3. Did not receive any comments from your group on our last comments.

Submitted by Chuck Swann, Fire Marshall (January 30, 2015)

#### Public Works

1. "No U-Turn" signs in median on Saundersville Road to prevent illegal u-turns into the entrance of hotel parking lot.

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

**13-063-001: SITE PLAN, F & M BANK – SITE PLAN RENEWAL:** Motion by Pinson, seconded by Bristol, to approve the Renewal of the Site Plan, F & M Bank – with all previous comments approve November 5, 2013. Ames, Atchley, Bristol, Bryant-McCormick, Freudenthal, Jenkins, Lea, Millsaps, Pinson and Stringfellow voted aye. Nay: None. Absent: None. Motion carried.

## STAFF COMMENTS

### Planning Department

1. Add handicap ramp at sidewalk connection to street sidewalk.
2. Tie roof drains to storm sewer or bios wale.

Submitted by Timothy Whitten, Landscape Architect/Planner (November 1, 2013)

### Public Works Department

1. No policy issues.

Submitted by Duane Allen, Assistant to City Engineer (November 1, 2013)

### 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.
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, Interim Fire Marshall (November 1, 2013)

Utility District

1. Domestic and irrigation taps to be made by contractor, not HUD.

Submitted by Ronnie Perdue, HUD (November 1, 2013)

**FINAL PLATS:** None

**PRELIMINARY AND FINAL DEVELOPMENT PLANS:**

**15-007-001: FDP, THE MAPLES – ADD RESTAURANT AS PERMITTED USE AT 149 BONITA PARKWAY (FORMERLY PATRICIA JANE’S):**

Ames wanted to note that there is a traffic situation where people coming out of the lot turning the wrong way not knowing it is a circle. He stated there needs to be proper signage.

It was the consensus of the Planning Commission not to hold a public hearing.

Motion by Millsaps, was seconded by Atchley, to consider approval of this request directly and not recommend to BOMA. Ames, Atchley, Bristol, Bryant-McCormick, Freudenthal, Jenkins, Lea, Millsaps, Pinson and Stringfellow voted aye. Nay: None. Absent: None. Motion carried.

Motion by Atchley, was seconded by Millsaps, to prohibit sale of beer, alcohol and live entertainment. Ames, Atchley, Bristol, Bryant-McCormick, Freudenthal, Jenkins, Lea, Millsaps, Pinson and Stringfellow voted aye. Nay: None. Absent: None. Motion carried.

Motion by Millsaps, was seconded by Jenkins to reconsider prior action. Ames, Atchley, Bristol, Bryant-McCormick, Freudenthal, Jenkins, Lea, Millsaps, Pinson and Stringfellow voted aye. Nay: None. Absent: None. Motion carried.

Motion by Atchley, was seconded by Jenkins, to approve with no alcohol or beer sales and with live entertainment limited to inside the facility, potentially outside the facility with the decimal limits of Hendersonville (noise ordinance) and not to go past 9:00 p.m. Ames, Atchley, Bristol,

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

Motion by Millsaps, was seconded by Jenkins to approve the project. Ames, Atchley, Bristol, Bryant-McCormick, Freudenthal, Jenkins, Lea, Millsaps, Pinson and Stringfellow voted aye.  
Nay: None. Absent: None. Motion carried.

**SITE PLANS:** None

**SKETCH PLATS:** None

**PRELIMINARY PLATS:** None

**REZONING REQUEST:** None

**STAFF APPROVED PROJECTS:**

**14-100-001: SITE PLAN, THE VENUE AT GLENBROOK ENTRANCE SIGN:** The Hendersonville Regional Planning Commission acknowledged staff approval of Site Plan, The Venue at Glenbrook Entrance Sign.

**15-004-001: SITE PLAN, CASA VIEJA MEXICAN GRILL:** The Hendersonville Regional Planning Commission acknowledged staff approval of Site Plan, Casa Vieja Mexican Grill.

**OTHER:**

**ADJOURNMENT:**

MOTION by Millsaps, seconded by Jenkins, to adjourn the Hendersonville Regional Planning Commission Meeting at 7:00 p.m. Ames, Atchley, Bristol, Bryant-McCormick, Freudenthal, Jenkins, Lea, Millsaps, Pinson and Stringfellow voted aye. Nay: None. Absent: None. Motion carried.

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LORI ATCHLEY, Secretary

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BOB FREUDENTHAL, Chairman

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FRED ROGERS, Planning Director