

MINUTES
HENDERSONVILLE REGIONAL PLANNING COMMISSION
TUESDAY, FEBRUARY 7, 2012
6:30 P.M. – CITY HALL MEETING ROOM

Vice-Chairman David Jenkins 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, David Jenkins, Bryant Millsaps and Darlene Stringfellow. Absent: Bob Freudenthal, Ann Massey and Frank Pinson. Also present: Fred D. Rogers, Jr., Planning Director; Timothy Whitten, Landscape Architect/Planner; Jerry Horton, Public Works Director; Nate Renzella, Fire Inspector; and Georgie Mathis, Administrative Clerk.

PUBLIC HEARING:

A Public Hearing to hear comments on a request by P & M Investment to amend the Final Master Development Plan to add a fuel center to the Drakes Creek Center (Kroger) located at 170 East Main Street. Sumner County Property Tax Map 159I, Group D, Parcels 33.00 and 34.00.

REQUEST FOR INFORMATION AND ASSISTANCE: None

ADDITIONS TO AGENDA: None

MINUTES:

MOTION by Ames, seconded by Millsaps, to approve the Hendersonville Regional Planning Commission Public Hearing Minutes of January 3, 2012 to hear comments to amend the Hendersonville Land Use and Transportation Plan to replace Table 5-2, Roadway Improvements,

to specify minimum right-of-way width requirements for each major street. Ames, Atchley, Bristol, Elsten, Jenkins, Millsaps and Stringfellow voted aye. Nay: None. Absent: Freudenthal, Massey and Pinson. Motion carried.

MOTION by Ames, seconded by Millsaps, to approve the Hendersonville Regional Planning Commission Public Hearing Minutes of January 3, 2012 to hear comments on a request by PBI Bank and Express Oil Company to add the following use to the allowed uses in Indian Lake Village, Phase IIIG, Lot 28, located on the west side of Indian Lake Boulevard approximately 200 feet north of Saundersville Road in front of Sam's Club:

Automotive Service and Repair (excluding auto paint shops, auto towing service, bus maintenance and repair, and car washes).

Ames, Atchley, Bristol, Elsten, Jenkins, Millsaps and Stringfellow voted aye. Nay: None. Absent: Freudenthal, Massey and Pinson. Motion carried.

MOTION by Atchley, seconded by Millsaps, to approve the Hendersonville Regional Planning Commission Minutes of January 3, 2012. Ames, Atchley, Bristol, Elsten, Jenkins, Millsaps and Stringfellow voted aye. Nay: None. Absent: Freudenthal, Massey and Pinson. Motion carried.

CONSENT AGENDA ITEMS: None

FINAL PLATS:

12-010-001: INDIAN LAKE VILLAGE, PHASE 7, RESUB. OF LOT 28:

Fred Rogers said the Planning Commission received a revised final plat tonight showing replacement of the cross access easement with a note that cross access would be worked out with approval of each site plan.

MOTION by Millsaps, seconded by Stringfellow, to approve the Revised Final Plat, Indian Lake Village, Phase 7, Resub. of Lot 28, with all staff comments as listed below. Ames, Atchley, Bristol, Elsten, Jenkins, Millsaps and Stringfellow voted aye. Nay: None. Absent: Freudenthal, Massey and Pinson. Motion carried.

Planning Department

STAFF COMMENTS

1. No comment.

Submitted by Lisa Milligan, AICP, Senior Planner (February 3, 2012)

Fire Department

1. A 16 inch water main exists on Indian Lake Boulevard.
2. An 8 inch water main exists on Saundersville Road.
3. Fire hydrants must be installed 300 feet apart on the 16 inch main and the 8 inch mains as required.
4. Hendersonville Fire Department recommends approval of the Resub. of Lot 28.

Submitted by Darrel Fleming, Fire Marshal (February 3, 2012)

Public Works Department

1. Revise note 7 to remove "new lots created hereon".
2. Remove Indian Lake Village Association, Inc. from Notes 11 and 12."
3. Add a note stating, "The common access easement can be relocated with the development of the lots 28, 48, 49, and 50 as shown on the plat. Revised location must be approved by the Public Works Director."
4. Tie down the 10' x 20' sign easement to a property marker.

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

Utility District

1. Approval for Planning

Submitted by: Larry Davis, HUD (February 3, 2012)

PRELIMINARY AND FINAL MASTER DEVELOPMENT PLANS:

12-002-001: FMDP AMENDMENT, DRAKES CREEK CENTER (KROGER):

MOTION by Millsaps, seconded by Stringfellow, to approve FMDP Amendment, Drakes Creek Center (Kroger), to include staff recommendations that the driveway and fuel center be relocated to the west property line adjacent to Wendy's as shown on the Revised FMDP Amendment, Drakes Creek Center (Kroger) Plan presented to the Planning Commission tonight, and with all staff comments as listed below. Ames, Bristol, Elsten, Jenkins, Millsaps and Stringfellow voted aye. Nay: None. Abstain: Atchley. Absent: Freudenthal, Massey and Pinson. Motion carried.

Planning Department

STAFF REPORT

This project was deferred by the Planning Commission at the last meeting for the stated purpose of "allow(ing) staff and developer time to look at traffic in detail and discuss traffic concerns." The developer has indicated that the fuel center will produce 24 new trips into the shopping center in the AM peak hour. To address this, they propose to place signage near the fuel center to encourage traffic to use the Cherokee Road entrance/exit. Please see the enclosed letter from Perry Engineering addressing this issue.

The applicant has agreed to add landscape islands at the north ends of each of the existing parking rows on both lots. These are currently striped asphalt. They have also agreed to remove the fuel center canopy signage, and to provide sidewalk along the entire Gallatin Road frontage.

Kroger is located at 170 East Main Street. It is zoned C-PUD. The applicant is requesting an amendment to the Final Master Development Plan to add a fuel center to the development. The fuel center canopy and kiosk will be similar to the one at the Glenbrook Kroger. LED changeable copy gas price signs are proposed on two sides of the canopy. The Glenbrook Kroger does not have these signs because Glenbrook has its own design guide. Drakes Creek Center does not have a design guide.

The current FMDP does not have a list of allowed activity types and uses; rather, it labels each building with the particular use that was anticipated at the time the plan was approved – a grocery store, shops, and office. This is a very limited set of uses, much more limited than the uses otherwise allowable with the C-PUD zoning. The applicant is requesting to add a fuel center as a use. Staff has requested that the applicant also expand the list of uses to include those normally allowed within a shopping center of this type. Please see the list shown on the plan. This will allow future businesses (those not falling within the limited range of uses now provided) to occupy the center without having to apply for a master plan amendment.

The proposed site plan, which is also on tonight's agenda, calls for the existing non-complying Kroger cube sign to be removed and replaced with a monument sign. This sign will comply with the City's sign ordinance.

STAFF COMMENTS

1. Verify that the proposed sign will not interfere with sight distance at the Gallatin Road access drive.
2. Provide landscape islands at the north ends of each parking row (terminating along the storefront drive aisle) on lots 33 and 34. Each island shall be a minimum of 162 square feet (one island per row of stalls, or two islands for one double row of stalls).
3. Remove signage from fuel center canopy.
4. Provide sidewalk along the Gallatin Road frontage of lots 33 and 34.

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

Fire Department

1. 16 inch water main and hydrants are existing.

Submitted by Nate Renzella, Fire Inspector (February 3, 2012)

Public Works Department

1. Based on the geometry of the parking area, it is recommended that the fuel center be located on the western side of the property.

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

Utility District

1. Approval for Planning
2. Need water and sewer plan
3. Tap and capacity fees due

Submitted by: Larry Davis, HUD (February 3, 2012)

SITE PLANS:

12-002-002: SITE PLAN, KROGER L-519 FUEL CENTER:

MOTION by Millsaps, seconded by Bristol, to approve Site Plan, Kroger L-519 Fuel Center, to include staff recommendations that the driveway and fuel center be relocated to the west property line adjacent to Wendy's as shown on the revised Site Plan submitted to the Hendersonville Regional Planning Commission tonight and with all staff comments as listed below. Ames, Bristol, Elsten, Jenkins, Millsaps and Stringfellow voted aye. Nay: None. Abstain: Atchley. Absent: Freudenthal, Massey and Pinson. Motion carried.

Planning Department

STAFF REPORT

This project was deferred by the Planning Commission at the last meeting for the stated purpose of "allow(ing) staff and developer time to look at traffic in detail and discuss traffic concerns." The developer has indicated that the fuel center will produce 24 new trips into the shopping center in the AM peak hour. To address this, they propose to place signage near the fuel center to encourage traffic to use the Cherokee Road entrance/exit. Please see the enclosed letter from Perry Engineering addressing this issue.

The applicant has agreed to add landscape islands at the north ends of each of the existing parking rows on both lots. These are currently striped asphalt. They have also agreed to remove the fuel center canopy signage, and to provide sidewalk along the entire Gallatin Road frontage.

Kroger is located at 170 East Main Street. It is zoned C-PUD. The applicant is requesting to add a fuel center to the front of the lot. A Final Master Plan amendment is also on tonight's agenda. The fuel center canopy and kiosk will be similar to the one at the Glenbrook Kroger. LED changeable copy gas price signs are proposed on two sides of the canopy. The Glenbrook Kroger does not have these signs because Glenbrook has its own design guide. Drakes Creek Center does not have a design guide.

STAFF COMMENTS

1. Verify that the proposed ground sign will not interfere with sight distance at the Gallatin Road access drive.
2. Provide an NES-approved electrical service plan.
3. Provide tree protection fencing for Gallatin Road street trees immediately in front of project area.

4. Provide landscape islands at the north ends of each parking row (terminating along the storefront drive aisle) on lots 33 and 34. Each island shall be a minimum of 162 square feet (one island per row of stalls, or two islands for one double row of stalls).
5. Remove signage from fuel center canopy.
6. Provide sidewalk along the Gallatin Road frontage of lots 33 and 34.

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

Public Works Department

1. Based on the geometry of the parking area, it is recommended that the fuel center be located on the western side of the property.

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

Fire Department

1. 16 inch water main and hydrants are existing.
2. H.F.D. shall witness all of the following: setting and installing the tanks, tank pressurization test, vapor recovery system test pressure test, and the pressure test on the piping system.

Submitted by Nate Renzella, Fire Inspector (February 3, 2012)

Utility District

1. Approval for planning.
2. Need water and sewer plan
3. Tap and capacity fees due.

Submitted by Larry Davis, HUD (February 3, 2012)

SKETCH PLATS: None

PRELIMINARY PLATS: None

REZONING REQUEST: None

STAFF APPROVED PROJECTS:

12-009-001: FINAL PLAT, MERROL HYDE PROPERTY: The Planning Commission acknowledged staff approval of Final Plat, Merrol Hyde Property.

OTHER: None

ADJOURNMENT:

MOTION by Ames, seconded by Stringfellow, to adjourn the Hendersonville Regional Planning Commission Meeting at 7:11 p.m. Ames, Atchley, Bristol, Elsten, Jenkins, Millsaps and Stringfellow voted aye. Nay: None. Absent: Freudenthal, Massey and Pinson. Motion carried.

LORI ATCHLEY, Secretary

DAVID JENKINS, Vice-Chairman

FRED D. ROGERS, JR., Planning Director