

**MINUTES**  
**HENDERSONVILLE REGIONAL PLANNING COMMISSION**  
**TUESDAY, MAY 6, 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 (came in at 6:33 p.m.), Bob Freudenthal, David Jenkins, Ann Massey, Bryant Millsaps, Frank Pinson and Darlene Stringfellow. Absent: Lori Atchley. 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 Secretary.

**PUBLIC HEARINGS:** None

**REQUEST FOR INFORMATION AND ASSISTANCE:** None

**ADDITIONS TO AGENDA:** None

**MINUTES:**

MOTION by Ames, seconded by Millsaps, to approve Public Hearing Minutes of April 1, 2014 to hear comments on a request by Michael Shular to annex, adopt a Plan of Services and establish the zoning of part of Parcel 38.01 as Suburban Residential (SR-1) Planned Development and to approve a Preliminary Master Development Plan for this parcel and Parcels 41.00 and 42.01 on Sumner County Property Tax Map 138; said property located on the east side of New Shackle Island Road, south of Drakes Creek Road and to be known as Falcon Ridge. Ames, Freudenthal, Jenkins, Massey, Millsaps, Pinson and Stringfellow voted aye. Nay: None. Abstain: Bristol. Absent: Atchley and Bryant-McCormick. Motion carried.

MOTION by Ames, seconded by Stringfellow, to approve Public Hearing Minutes of April 1, 2014 to hear comments on a request by Fountain Brooke, LLC, to approve a new Preliminary Master Development Plan for Fountain Brooke Subdivision, Phase 2, Sections 1, 2 & 3, identified as Parcel 21.05 on Sumner County Property Tax Map 138 and zoned Suburban Residential (SR-1) Planned Unit Development (30.84 acres). Ames, Freudenthal, Jenkins, Massey, Millsaps, Pinson and Stringfellow voted aye. Nay: None. Abstain: Bristol. Absent: Atchley and Bryant-McCormick. Motion carried.

MOTION by Jenkins, seconded by Ames, to approve Public Hearing Minutes of April 1, 2013 to hear comments on a request by B & C Investments, to revise the Final Master Development Plan, Indian Lake Village, Phase IIIE to allow an increase in the maximum building height from three stories to five stories to allow for the development of a new hotel, located on the west side of Indian Lake Boulevard and on the south side of Vietnam Veterans Boulevard and identified as Parcel 68.02 on Sumner County Property Tax Map 145. Ames, Freudenthal, Jenkins, Massey, Millsaps, Pinson and Stringfellow voted aye. Nay: None. Abstain: Bristol and Bryant-McCormick. Absent: Atchley. Motion carried.

MOTION by Massey, seconded by Ames, to approve the Hendersonville Regional Planning Commission Minutes of April 1, 2014. Ames, Freudenthal, Jenkins, Massey, Millsaps, Pinson and Stringfellow voted aye. Nay: None. Abstain: Bristol and Bryant-McCormick. Absent: Atchley. Motion carried.

MOTION by Ames, seconded by Massey, to approve the Hendersonville Regional Planning Commission Minutes of April 15, 2014. Ames, Bristol, Bryant-McCormick, Freudenthal, Jenkins, Massey and Stringfellow voted aye. Nay: None. Abstain: Millsaps and Pinson. Absent: Atchley. Motion carried.

## **CONSENT AGENDA ITEMS:**

**13-016-001: HENDERSONVILLE HIGH SCHOOL CLASS ROOM ADDITION SITE PLAN ONE YEAR RENEWAL:** MOTION by Pinson, seconded by Jenkins, to approve Hendersonville High School Class Room Addition Site Plan One Year Renewal. Ames, Bristol, Bryant-McCormick, Freudenthal, Jenkins, Massey, Millsaps, Pinson and Stringfellow voted aye. Nay: None. Absent: Atchley. Motion carried

**14-030-001: SITE PLAN, MCC INVESTMENTS ONE YEAR RENEWAL:** MOTION by Pinson, seconded by Jenkins, to approve Site Plan, MCC Investments One Year Renewal. Ames, Bristol, Bryant-McCormick, Freudenthal, Jenkins, Massey, Millsaps, Pinson and Stringfellow voted aye. Nay: None. Absent: Atchley. Motion carried.

**FINAL PLATS:** None

**PRELIMINARY AND FINAL MASTER DEVELOPMENT PLANS:**

**13-062-001: MILLSTONE FMDP – AMEND BRICK REQUIREMENTS:** MOTION by Jenkins, seconded by Massey, to approve Millstone FMDP – Amend Brick Requirements allowing 25% of the housing products to have all Hardi plank siding with brick or stone foundations (see attached Staff Report). Ames, Bristol, Bryant-McCormick, Freudenthal, Jenkins, Massey, Millsaps, Pinson and Stringfellow voted aye. Nay: None. Absent: Atchley. Motion carried.

Planning Department

Staff Report

The developer of Millstone is requesting a revision to the approved development to allow for some flexibility in the building materials being used on the homes. As you recall, there are a wide variety of housing types within the Millstone development. The breakdown is as follows in regards to the number of units of each type as well as the masonry percentages:

Type	Units	% Masonry	Type	Units	% Masonry
Classic	53	85%	Villas	92	80%
Vintage	209	80%	Cottage	76	80%
Prestige	168	65%	Shadow Green	16	85%

All units of each type are to have the minimum percent of masonry as detailed above. The minimum percentages were based on the elevations presented by the developer.

The developer is finalizing the plans for the theme and branding of the development and provided the following information in regards to the request:

Goodall has enlisted the professional services of Handshoe Design Collaborative Group of Greenville, Ohio to help with theming the community. With the Grist Mill as the anchor for Millstone, the theme was built based on the simple lifestyle of days gone by. Millstone will feature a general palette that is consistent throughout the “brand structures” of the community. The “Mill” which is the community’s brand focal point and “Town Center” which is the community’s amenity center, offer the strongest representation of the Millstone brand essence. These structures feature an “elevated farm house style” with traditional stone, lap siding and hints of metal roof base. The farm house feel is elevated through the use of traditional and classic support elements to help blend the relaxed farmhouse style with the multiple architectural styles of the Goodall Home products.

The Millstone base palette then transitions throughout the rest of the community in more subtle ways through the structure of street lighting, signage, garage doors, exterior lighting, shutters and mailboxes. An elevated farmhouse palette featuring a well curated blend of traditional and classic details reflects the authentic lifestyle of Millstone.

In order to achieve the overall theme and to authenticate the lifestyle that we want to create in Millstone, Goodall is asking that 25% of its housing products be allowed to have all Hardi plank siding with brick or stone foundations.

The developer is requesting that the following number of units be primarily hardi for each unit type, with a brick or stone foundation:

Type	Units	Primarily Hardi	%	Primarily Brick	%
Classic	53	13	25%	40	75%
Vintage	209	53	25%	156	75%
Prestige	168	42	25%	126	75%
Villas	92	23	25%	69	75%
Cottage	76	19	25%	57	75%
Shadow Green	16	4	25%	12	75%

The numbers above would be the maximum number of each unit type that would be primarily hardi. The remainder of the units of each type would meet the minimum percentage of brick or stone as previously approved. This would be a maximum of 154 of the 614 units.

The recently approved Durham development can have up to 38% of the total units be primarily hardi with a brick or stone foundation (417 of the 1,090 total units).

#### STAFF COMMENTS

1. No comments.

Submitted by Lisa Milligan, AICP, Senior Planner (May 2, 2014)

#### SITE PLANS:

**14-027-001: SITE PLAN, HEARTLAND DENTAL CARE, INDIAN LAKE VILLAGE, LOT 50:** MOTION by Ames, seconded by Pinson, to approve Site Plan, Heartland Dental Care, Indian Lake Village, Lot 50, 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 site is located on Indian Lake Boulevard, in front of Sam's Club and north of American Family Care.

## STAFF COMMENTS

### Planning Department

1. Show sight triangle for ground sign. Adjust location if needed.
2. Raise building parapet walls to screen rooftop units.

Submitted by Timothy Whitten, Landscape Architect/Planner (May 2, 2014)

### Public Works Department

1. No policy issues.

Submitted by Duane Allen, Assistant to City Engineer (May 2, 2014)

### Fire Department

1. Drive widths noted.
2. Hydrant location noted.
3. All other comments noted.

Submitted by Chuck Swann, Interim Fire Marshall (May 2, 2014)

### Utility District

1. Need to add to plans, grease trap needs to be 2000 gals.
2. Service tee needs to be Tee Wye with 45 bend and SDR 35

Submitted by Ronnie Perdue, HUD (May 2, 2014)

**SKETCH PLATS:** None

**PRELIMINARY PLATS:** None

**REZONING REQUEST:** None

**STAFF APPROVED PROJECTS:**

The Hendersonville Regional Planning Commission acknowledged staff approval of the following projects:

- 14-028-001: SITE PLAN, CHILI'S HENDERSONVILLE LOT E, 218 INDIAN LAKE BLVD.**
- 14-014-001: SITE PLAN, JP2 HIGH SCHOOL BATTING FACILITY**
- 14-026-001: FINAL PLAT, INDIAN LAKE VILLAGE, PHASE 3, RESUB. OF LOTS 38 & 47**
- 14-031-001: SITE PLAN, VERIZON WIRELESS, 505 INDIAN LAKE ROAD**
- 14-032-001: SITE PLAN, T-MOBILE, 98 FRESHRUN DRIVE**
- 14-033-001: SITE PLAN, ACCELERATED CHRISTIAN EDUCATION – CHANGE ELEVATION COLOR**
- 14-033-001: FINAL PLAT, INDIAN LAKE SUBDIVISION, SECTION 2, RESUB. OF LOT 2A**

**OTHER:**

**POWER OF TEN SUMMIT MEETING:**

Fred Rogers gave a report on the Power of Ten Summit Meeting conducted on April 30, 2014. The theme was somewhat of a continuation from last year in that most of the speakers talked about the difference in revenue produced by the various types of development. Most might think that a Wal-Mart would be very high revenue producing from the standpoint of property tax and sales tax combined but the indication is that a conventional downtown produces more revenue per acre because a Wal-Mart or a shopping center occupies quite a bit of acreage and if factored or figured on a per acre basis, other types of commercial developments produce more revenue for the city and the same in residential developments. In some previous training, a comparison between three developments in Nashville – one being a conventional one-third acre lot suburban type subdivision compared to Lenox Village, compared to the Gulch which has a lot of

residential. The bottom line is that the Gulch produced substantially more revenue than the other two – Lenox did very well also. The conventional one-third acre lots really didn't produce much and just barely covered their costs of development. The theme of things is that the higher density produces much higher revenue on a per acre basis but higher density may result in higher cost to the government but may be less expensive to provide the services.

Lisa Milligan said speaker Joe Minicozzi actually did a report and study as part of the Nashville Next Planning Program that was discussed earlier and his findings are available on the Nashville Next website because he does look regionally at what is going on and at the costs and revenues associated with different types of development and highly encouraged the Planning Commission to look at the Nashville Next website in general. Commissioner Schroer gave a presentation about some of the different things that are going to happen with transportation and the limited funding that is available and the process that TDOT is going through in regards to projects and maybe not always going through with ones that have been committed for a really long time because they may not make sense and of re-evaluating some long-time projects that have been on the books and looking to see if there is a more productive way to take care of those problems without just building a new road as there is not much capacity to continue building roads.

Fred Rogers said we may look at getting one or more of those speakers to attend the annual County Planners Training Session later in the year – might be a good topic for discussion.

## **ADJOURNMENT:**

MOTION by Millsaps, seconded by Pinson, to adjourn the Hendersonville Regional Planning Commission Meeting at 6:52 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