



HENDERSONVILLE PLANNING COMMISSION

AGENDA

Main Meeting Room

Tuesday, March 3rd 2026

6:30 PM

1. OPENING PRAYER

2. ROLL CALL

3. PUBLIC COMMENT (AGENDA ITEMS ONLY)

4. ACCEPTANCE OF AGENDA

5. MINUTES:

Minutes of February 3rd, 2026

6. CONSENT AGENDA:

SUB-007108-2026: Forest Park Phase 5 – Preliminary Plat

Owner: Jen TN 2 LLC (Beazer Homes LLC)

Location: 1685 Sandersville Rd, Parcel 137 038.00

Lead Planning Staff: Zachary Coleman

7. SITE PLAN

SP-007109-2026: Rogers Group Hendersonville Shop – Site Plan

Owner: Reostone LLC

Location: 244 Station Camp Creek Rd, Parcel 137 013.00

Lead Planning Staff: Timothy Whitten

(Waiver Request)

8. OTHER

SUB-007011-2025: Windstar Bay Section 1A Lot 73 Setback Deviation – Final Plat
Owner: Philip Bresson
Location: 107 Fairlake Ct, Parcel 170K A 017.00
Lead Planning Staff: Caitlin Shinn

9. STAFF-LEVEL PROJECTS, APPROVED:

SP-007051-2025: Christ Methodist Church Office Parking & Sidewalk – Site Plan
(103 Maple Dr)

SUB-006891-2025: Freehill Business Park Ph 2 Lot 2 & 3 – Final Plat
(157 Molly Walton Dr)

SUB-006708-2025: Meadows of Indian Lake Ph 4 Sec 3 Lots 248 & 249 Consolidation –
Final Plat
(344 & 342 Raintree Dr)

SP-007058-2025: YMCA Pavillion Addition – Site Plan
(102 Bluegrass Commons Blvd)

10. STAFF-LEVEL PROJECTS, PENDING:

SUB-006988-2025: C L Powell Addition Lot 17 & 18 Resub – Final Plat
(134 Powell Dr)
A - 2/11/26
Lead Planning Staff: Caitlin Shinn

SP-007029-2025: Hendersonville Business Park Lot 3 – Final Plat
(100 New Shackle Island Rd)
S – 2/19/26
Lead Planning Staff: Timothy Whitten

SUB-007106-2026: Maple Row Subdivision – Final Plat
(105 Maple Row Blvd)
S – 2/19/26
Lead Planning Staff: Timothy Whitten

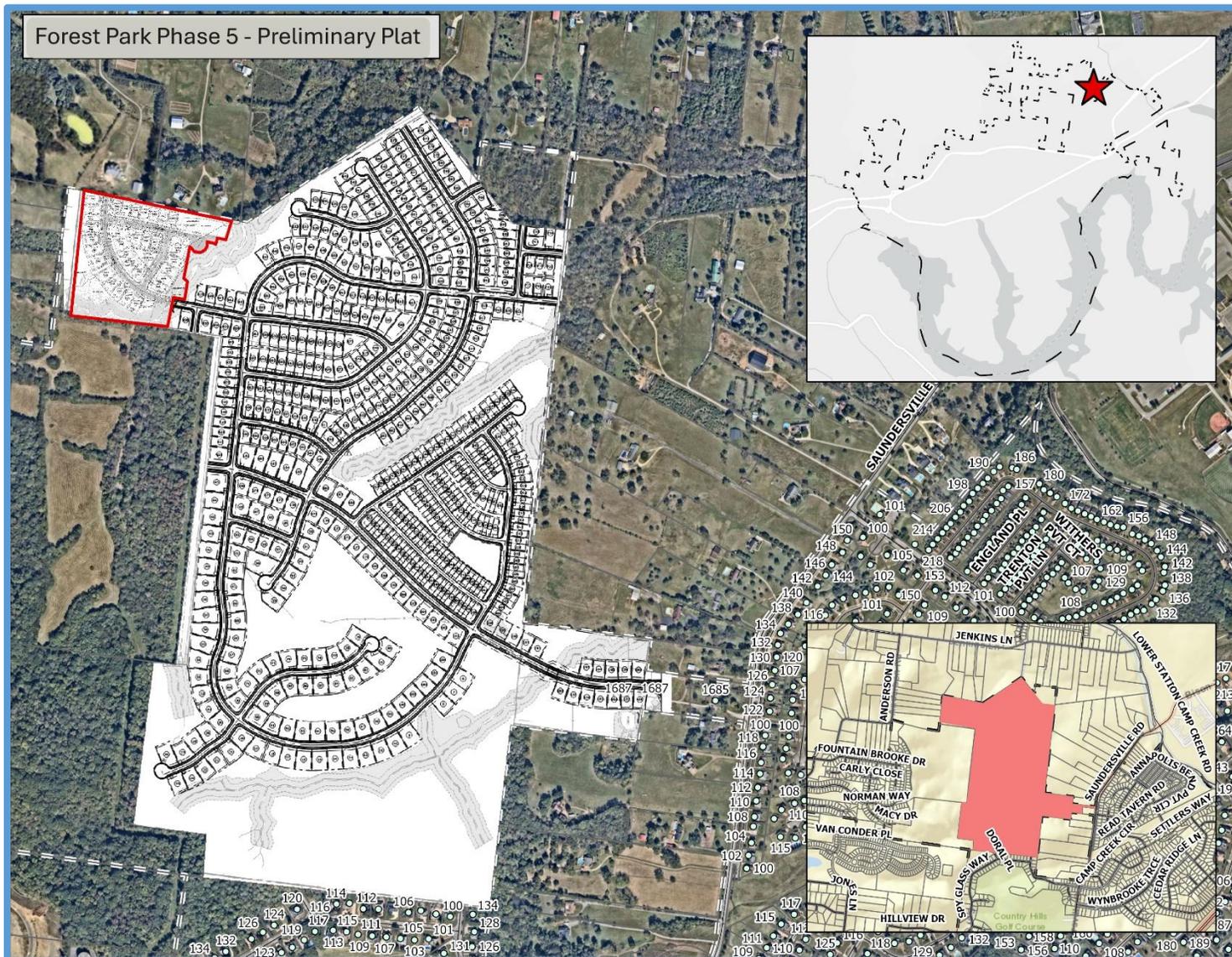
SP-007030-2025: Stonecrest Ph 5, Sec 2 & 3 Elevation Amendment – Site Plan
(1351 Saundersville Road)
A – 12/18/25
Lead Planning Staff: Caitlin Shinn

SUB-007050-2025: W.A. Shivel Addition Lot 1, 2, & 3 – Final Plat
(134 Shivel Dr)
S – 2/25/26
Lead Planning Staff: Timothy Whitten

11. ASSISTANT PLANNING DIRECTOR COMMENTS:

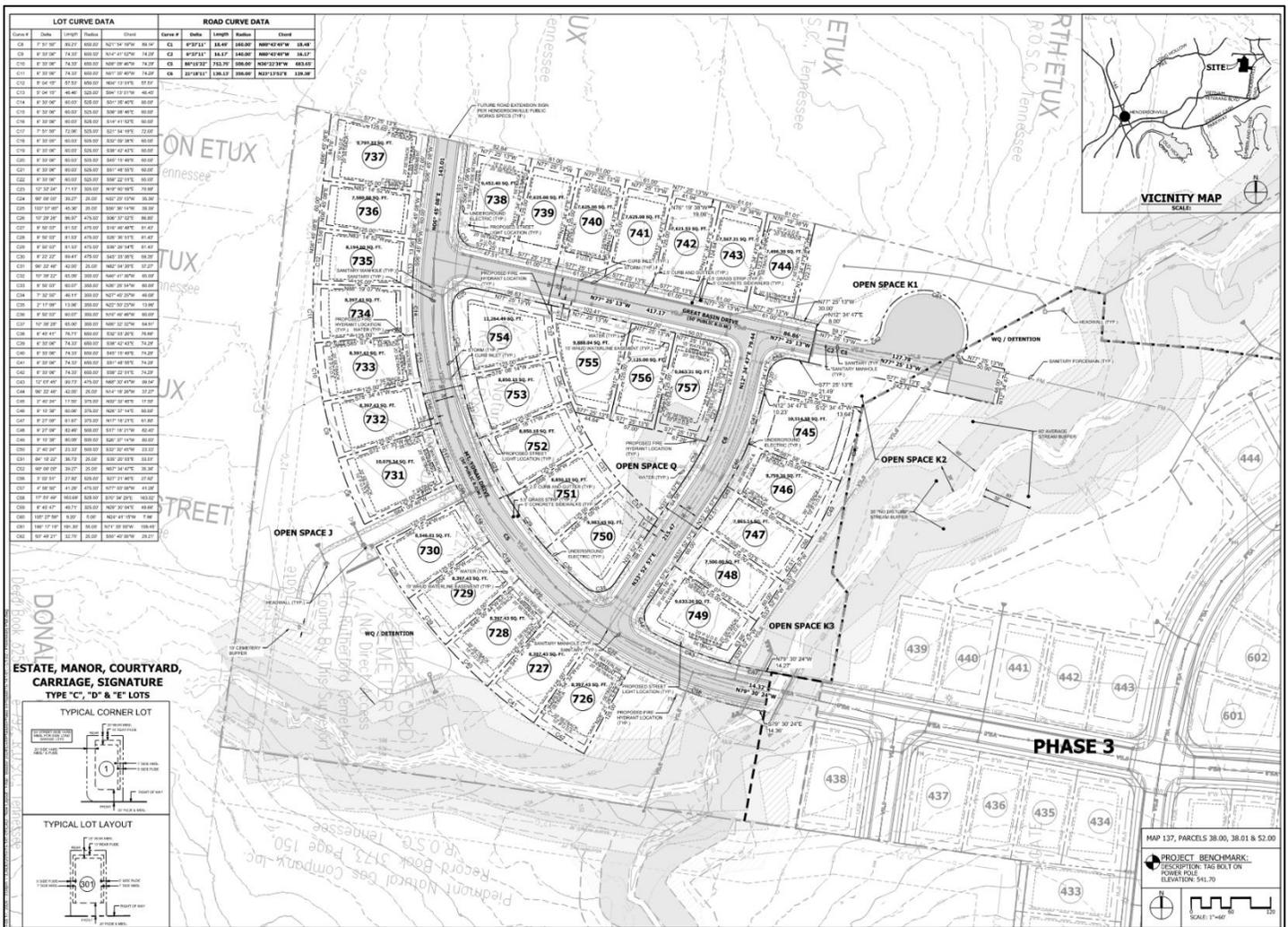
12. ADJOURNMENT

AGENDA DATE:	March 3 rd , 2026
HPC PROJECT #:	SUB-007108-2026
PROJECT NAME:	Forest Park Phase 5
PROJECT TYPE:	Preliminary Plat
PROJECT LOCATION:	1685 SAUNDERSVILLE RD, Parcel 137 038.00
WARD:	Ward 5



STAFF REPORT: 1

The applicant, CSDG, on behalf of the owner and developer has submitted a Preliminary Plat for Forest Park Phase 5. This Phase includes 32 single-family lots that are part of the approved amended Final Development Plan for Forest Park.



Proposed Lot Layout

The overall development includes 612 housing units (156 attached 2 unit villas and 3, 4, and 5 unit cottages, 456 single-family units) across 269.7 acres and 9 Phases. The site is zoned SR-1 PD.

Preliminary plats have been previously provided and reviewed for Phases 1, 3, 4 and 6. Together with Phase 5, this accounts for 276 single family units and 63 attached villas/cottages across 162.7 acres. Remaining Phases (2, 7, 8, and 9) will be comprised of 180 single family units and 93 attached villas/cottages across 107 acres.

STAFF COMMENTS – PLANNING DEPARTMENT:

2

1. Add note to PLAT NOTES: Pump station will be sufficiently screened with landscaping and fencing. The proposed landscaping will be provided within the Forest Park Phase 5 Construction Documents.
2. Remove this portion. Street trees should be the developer's responsibility. This can be addressed in construction plans.
3. Add that any street trees in the ROW are also to be maintained by HOA.

Submitted by Zachary Coleman, Senior Planner (February 25th, 2026)

STAFF COMMENTS – PUBLIC WORKS:

3

1. See Markups.

Submitted by Stephen Winzenread, PE, Assistant Public Works Director/City Engineer (February 25th, 2026)

STAFF COMMENTS – FIRE DEPARTMENT:

4

1. No Comments.

Submitted by Chris Willyard, Deputy Fire Marshal (February 25th, 2026)

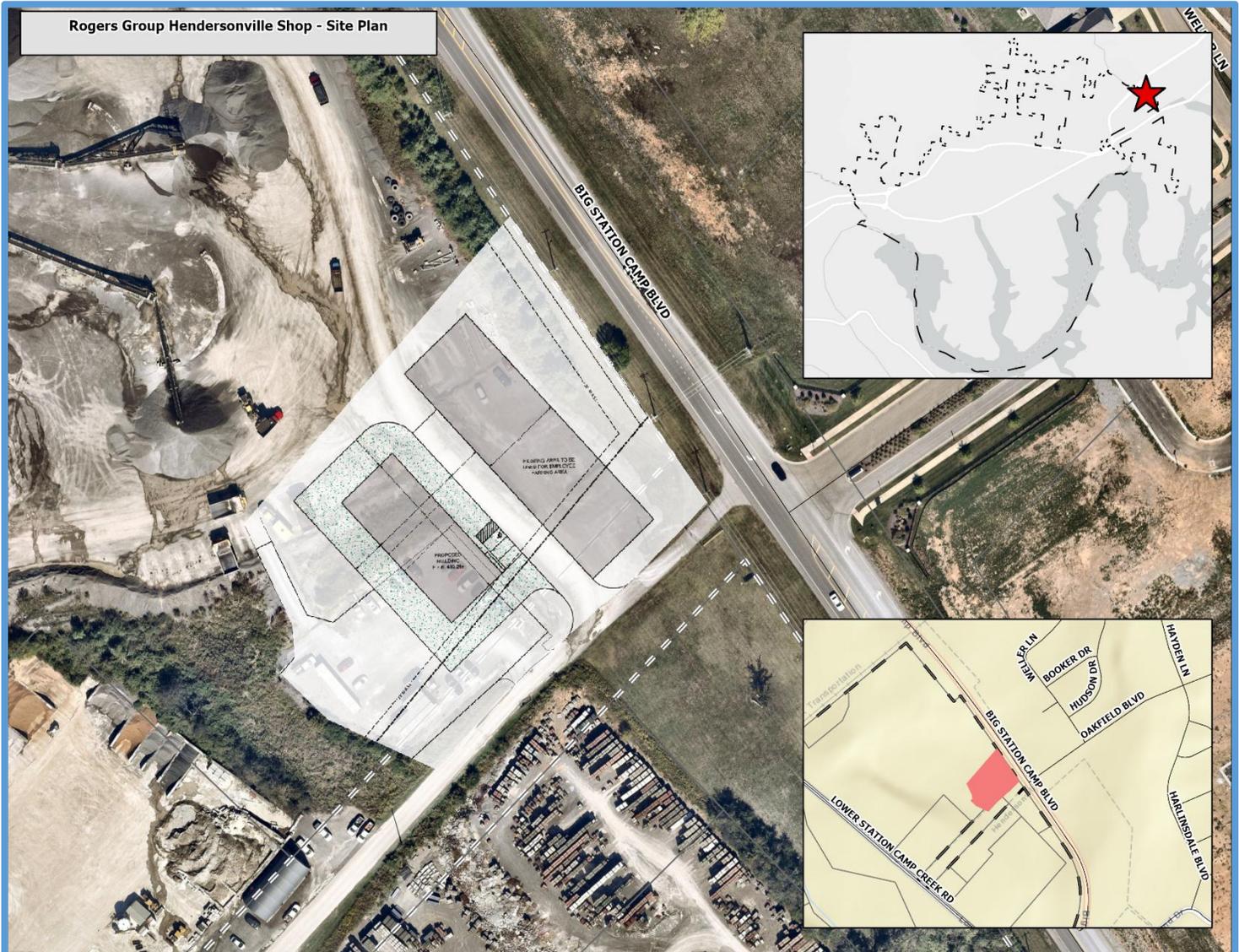
STAFF COMMENTS – UTILITY DISTRICT:

5

1. No Comments.

Submitted by David Brigance, HUD Construction Supervisor (February 25th, 2026)

AGENDA DATE:	March 3 rd , 2026
HPC PROJECT #:	SP-007109-2026
PROJECT NAME:	Rogers Group Hendersonville Shop
PROJECT TYPE:	Site Plan
PROJECT LOCATION:	246 Lower Station Camp Creek Rd, Parcel 137 013.00
WARD:	Ward 5



STAFF REPORT: 1

This project is to add a 11,000sf maintenance facility to the Rogers Group quarry off of Big Station Camp Creek Boulevard. The property is zoned Industrial (I).

Waiver request for building materials:

Buildings in Industrial zones are allowed to have metal siding on all sides except for the front facing a street. This building will sit about 225 feet from Big Station Camp Creek Boulevard, and is 41'-3" in height. Rogers Group is requesting a waiver to allow the front to have metal siding. There is an existing evergreen buffer along part of the Big Station road frontage, and Rogers Group is proposing to extend that buffer south-east to help screen the building from the road.





Request for relief from obligation to build greenway:

In 2015, Rogers Group obtained approval from the Planning Commission for a relocation of their asphalt plant and stockpile from the area between the creek and Lower Station Camp Creek Road, to the area where it now sits east of Lower Station Camp Creek Road (LSCCR) and west of Big Station Camp Creek Road. As part of the approval, they were required to comply with the Bicycle/Pedestrian Plan (which is found within the Future Land Use & Transportation Plan) and build a greenway along the creek through their property. The greenway was to extend from the railroad track and follow the creek south to connect to East Main Street. It was to be built once the area vacated by the asphalt plant was remediated and returned to grass (the remediation was required by the Corp of Engineers). Per the approval, if permission could not be obtained from the Corps for location of the greenway along the creek, then Rogers Group would instead be required to build sidewalk, curb and gutter along a portion (about 1,300 feet) of their Big Station Camp Creek road frontage.

The remediation was completed some time in 2021. Staff let Rogers Group know at the time that the construction of the greenway would need to be completed before any further projects were approved.

After the remediation, and per the approved site plan, Rogers Group retained some operations along the west side of Lower Station Camp Creek Road. This includes a major haul road connecting the asphalt plant on the east side of LSCCR to the quarry on the west side of the

creek, and an overhead conveyor belt system that transports rock and material from the quarry to the asphalt plant and stockpile areas. In the intervening years since the approval of the 2015 project, it has become apparent to Planning staff and to Rogers Group that there are significant hurdles to be overcome in placing a greenway in this environment. The overhead conveyor belt, while having guards in place to minimize material falling from it, still has some risk of that occurring. The haul road, which carries numerous large trucks and equipment daily, would pose a significant risk to a greenway crossing. And, ongoing operations surrounding the greenway route deposit a large amount of rock dust on the trees, grass and all paved surfaces throughout the year. All of these factors present significant challenges to the safety and desirability of a greenway running through this area.

In the attached letter from Rogers Group, they are requesting relief from the requirement to building the greenway or the improvements on Big Station Camp Creek Boulevard. They are proposing to make a payment-in-lieu of construction of the greenway, which could be used by the City towards completion of the Saundersville Road greenway, which will connect the Indian Lake Village greenway to the Sumner County greenway which runs along Lower Station Camp Creek Road up to Long Hollow Pike.

In addition, Planning staff has been in discussion with Rogers Group about the possibility of them providing an easement along the western boundary of their property adjacent to the Millstone subdivision. This easement could provide a second, more grade-friendly route to the planned Saundersville Road greenway which will run along Saundersville Road and eventually connect the Indian Lake Greenway to the Sumner County Greenway which runs along Lower Station Camp Creek Road from Station Camp High School to Long Hollow Pike. Rogers Group has indicated a willingness to provide this easement.







STAFF COMMENTS – PLANNING DEPARTMENT:

2

1. No Comments

Submitted by Timothy Whitten, RLA, AICP, Assistant Planning Director (February 25th, 2026)

STAFF COMMENTS – PUBLIC WORKS:

3

1. No Comments

Submitted by Stephen Winzenread, PE, Assistant Public Works Director/City Engineer (February 25th, 2026)

1. IFC 2021 503.2.4 – Turning Radius: Provide a truck turning template using the Hendersonville Fire Department template. Action: Truck turning template should show truck navigating around the structure.
2. Hendersonville Subdivision Regulations 3.7.2.1 – Provide a hydrant layout that meets the fire flow requirements and identify each source and the calculated flow rate. Action: Provide a hydrant layout that meets the fire flow requirements and identify each source and the calculated flow rate per Hendersonville Subdivision Regulations 3.7.2.1 (sizes of lines need to be included.)
3. NFPA 2016 6.4.5.4 - Fire department connections shall be located not more than 100 ft (30.5 m) from the nearest Fire hydrant connected to an approved water supply. Action: Fire department connections shall be located not more than 100 ft (30.5 m) from the nearest Fire hydrant connected to an approved water supply per code NFPA 2016 6.4.5.4 (show FDC and distance).
4. IFC 2021 912.2.1 – Provide Sprinkler system FDC on street (address) side of building. Action: Provide Sprinkler system FDC on street (address) side of building per code IFC 2021 912.2.1 (Show FDC)
5. IFC 2021 D105.3 – Aerial fire apparatus access meeting IFC 2018 D105.2 shall be provided parallel to one entire side of the building. A minimum of 15’ and a maximum of 30’ from the structure. Action: IFC 2021 D105.3 – Aerial fire apparatus access meeting IFC 2018 D105.2 shall be provided parallel to one entire side of the building. A minimum of 15’ and a maximum of 30’ from the structure. (Show on truck turning template)
6. IFC 2021 D103.5 – Gates securing the fire apparatus access road shall comply with all of the following: gate width shall not be less than 20 feet, gates shall be horizontal swing, horizontal slide, vertical lift or vertical pivot type, electric gates shall be equipped with means of opening the gate by fire department personnel for emergency access. Emergency opening devices shall be approved by the fire code official. (Knox lock or Knox override) Methods of locking shall be submitted for approval by the fire code official. Action: Meet gate requirements per code IFC 2021 D103.5: gate width shall not be less than 20 feet, gates shall be swinging or sliding type, electric gates shall be equipped with means of opening the gate by fire department personnel for emergency access. Emergency opening devices shall be approved by the fire code official. (Knox lock or Knox override) Methods of locking shall be submitted for approval by the fire code official. (Needs to be show on plans) Meet gate requirements per code IFC 2021 D103.5: gate width shall not be less than 20 feet, gates shall be swinging or sliding type, electric gates shall be equipped with means of opening the gate by fire department personnel for emergency access. Emergency opening devices shall be approved by the fire code official. (Knox lock or Knox override) Methods of locking shall be submitted for approval by the fire code official. (Needs to be show on plans)

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7. IFC 2021 D104.1 – Buildings exceeding 30 feet or three stories in height. Buildings or facilities exceeding 30 feet (9144 mm) or three stories in height shall have not fewer than two means of fire apparatus access for each structure. Action: Meet standards per IFC 2021 D104.1 – Buildings exceeding 30 feet or three stories in height have 2 or more fire access means (gate needs to be shown on plans with 20' access)

Submitted by Chris Willyard, Deputy Fire Marshal (February 25th, 2026)

STAFF COMMENTS – UTILITY DISTRICT:

5

1. No Comments.

Submitted by David Brigance, HUD Construction Supervisor (February 25th, 2026)



February 19, 2026

City of Hendersonville
101 Maple Drive North
Hendersonville, TN 37075

**Re: Rogers Group Proposed Shop
Variance Request**

Rogers Group is proposing the construction of shop maintenance building at their existing industrial site between Upper Station Camp Creek Road and Lover Station Camp Road. With this submittal, they are respectfully requesting a variance of the building materials. They are proposing the use of metal for the building exterior, consistent with their other buildings on property. In an effort of mitigation, additional evergreen landscape buffer would be planted along the Upper Station Camp Creek Road at the entrance to the industrial area. This enhanced buffer will shield the proposed building from view for cars traveling along Upper Station Camp Creek Road.

Thank you for your consideration and please contact us for any additional information you may need.

Sincerely,

A handwritten signature in black ink that reads "Alison B. Turner". The signature is written in a cursive, flowing style.

Alison Garrott Turner, P.E.
GreenLID Design



Austin Gamble

Assistant General Manager

Austin.gamble@rogersgroupinc.com

As a manager of Rogers Group, Inc.'s Gallatin Quarry, I am writing to formally express our concerns regarding the City of Hendersonville's current proposal to route a public greenway in close proximity to and through our active quarry operations at the Gallatin Quarry.

Rogers Group fully supports the development of public green spaces and recreational infrastructure across the region. However, in this case, the proposed route raises several critical safety, operational, and environmental concerns that we believe must be seriously considered.

The Gallatin Quarry is a fully operational industrial site with daily activities that include underground blasting, hauling and crushing rock, the movement of heavy machinery, and truck traffic. Introducing a greenway within close proximity to these federally and state-regulated activities presents serious public safety risks that cannot be fully mitigated through fencing or signage. We are deeply concerned about the potential for accidents and/or unauthorized access, which would not only endanger members of the public but also create significant liability challenges for the city and for our company.

Additionally, the presence of a greenway near the Gallatin Quarry would impact our ability to operate efficiently. The flow of equipment, materials, and personnel would be constrained by the obvious need to maintain adequate separation from public access areas to prevent injury and, as such, our ability to provide materials critical to the essential infrastructure work supporting the region's continued growth and development would be stymied as well.

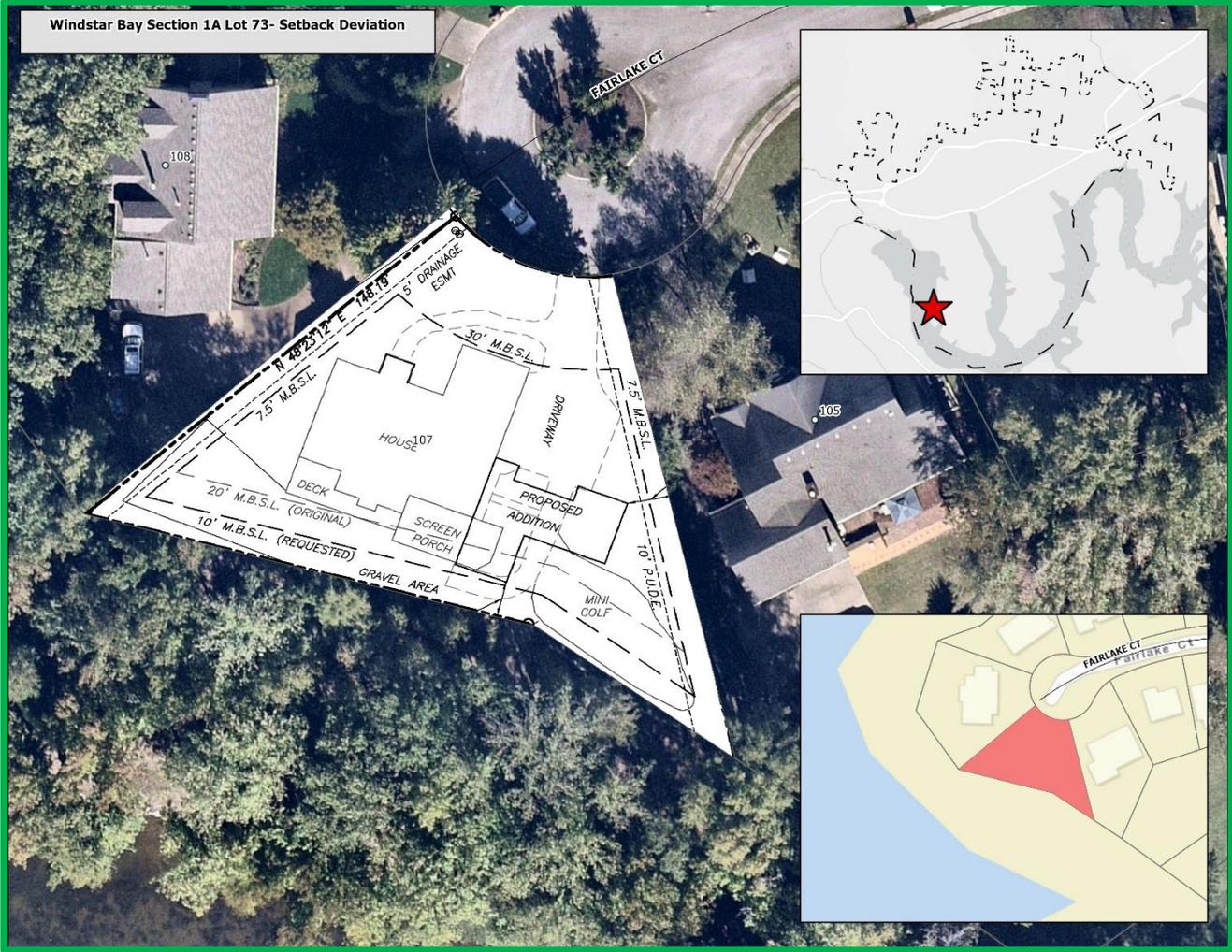
We urge the City of Hendersonville to reconsider this particular route and evaluate alternative paths that better align with long-term safety and land-use planning. For this reason, Rogers Group, Inc. has proposed an "in lieu of" payment to help fund a greenway at a different location of the city's choosing. In addition, we are currently considering to offer an easement on the property we own west of Vietnam Veterans Boulevard (Tennessee State Route 386) for future use as a greenway. We are willing, able and would be pleased to collaborate with city planners and community stakeholders to find a solution that meets the recreational, environmental and community goals associated with greenway development without compromising public safety and industrial operations.

Thank you for your time and thoughtful consideration.



Sincerely,
Austin Gamble

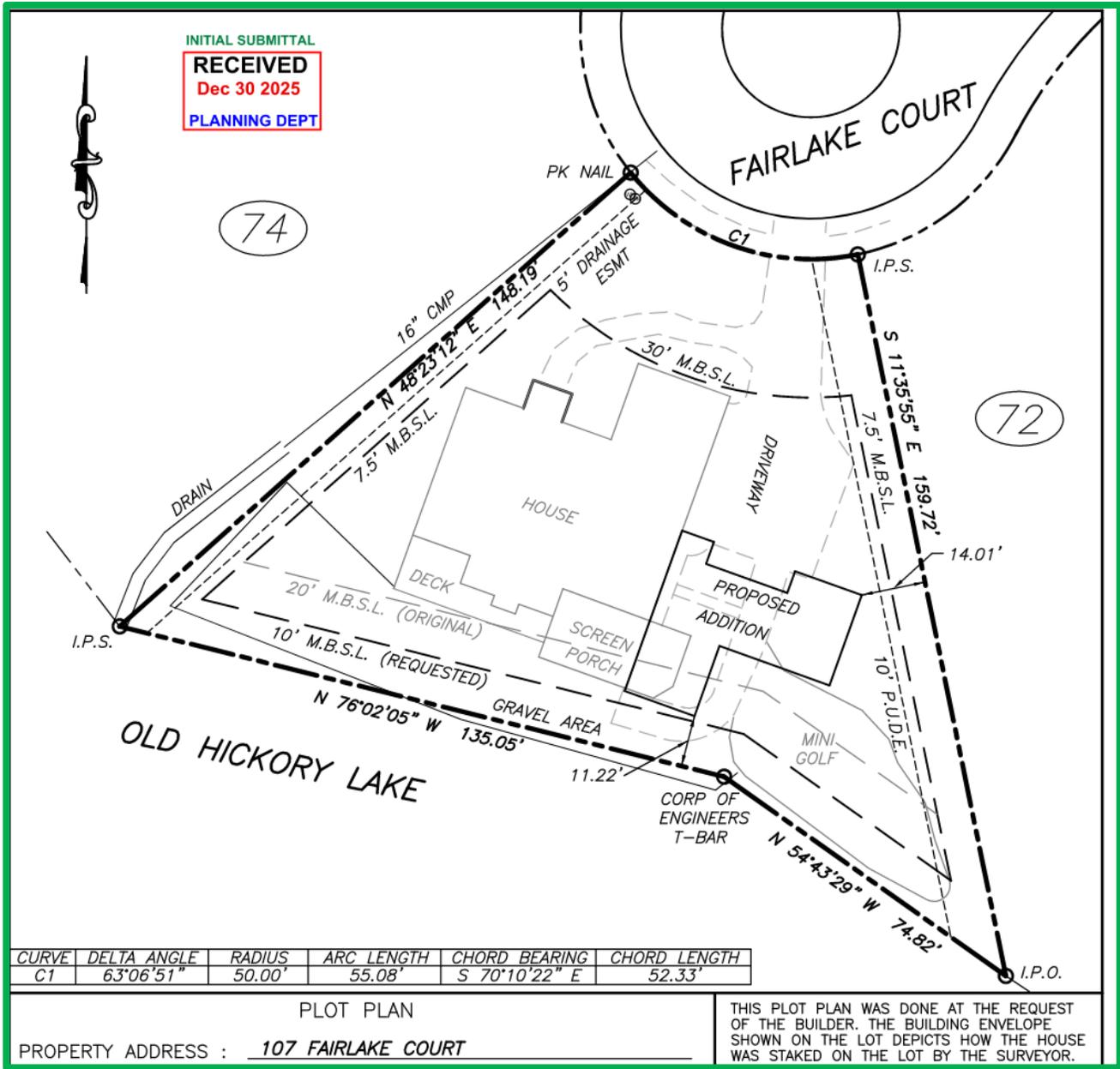
AGENDA DATE:	March 3 rd , 2026
HPC PROJECT #:	SUB-007011-2025
PROJECT NAME:	Windstar Bay Section 1A Lot 73 Setback Deviation
PROJECT TYPE:	Final Plat
PROJECT LOCATION:	107 Fairlake Court, Parcel 170K A 017.00
WARD:	Ward 1



STAFF REPORT: 1

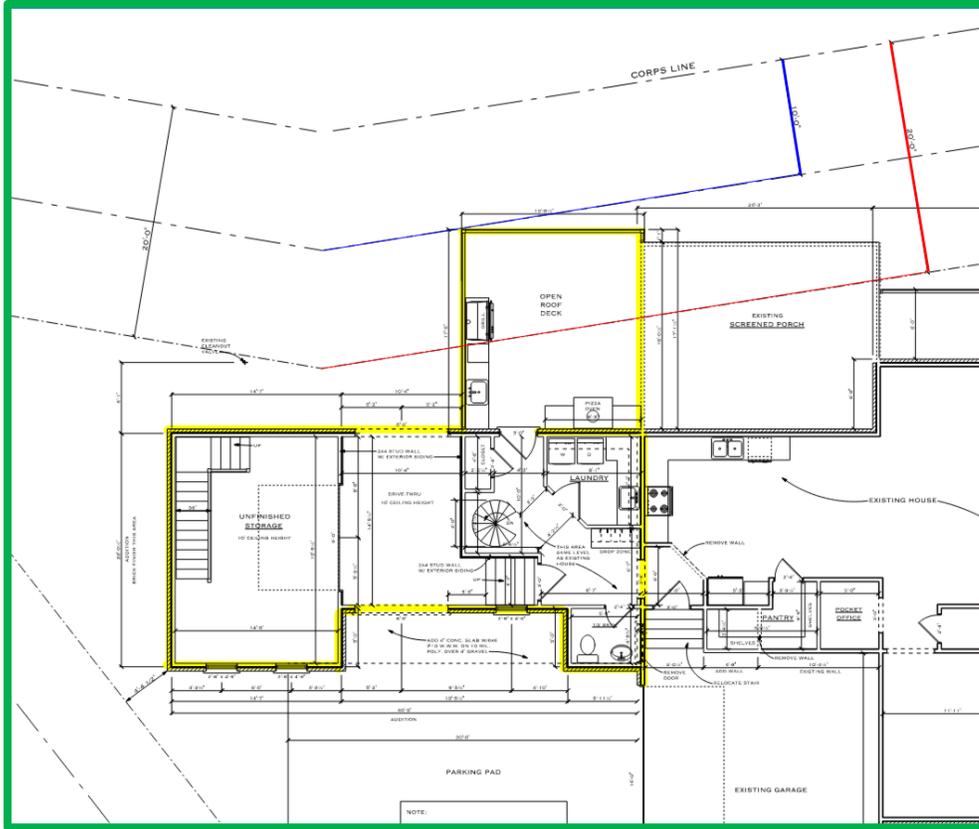
The applicants, Phillip and Nancy Bresson, are requesting a setback deviation for the property located at 107 Fairlake Court. The subject parcel is situated within the Windstar Bay Section 1A Cluster Development.

The applicants are seeking to reduce the required rear setback from 20 feet to 10 feet to facilitate a new home addition.

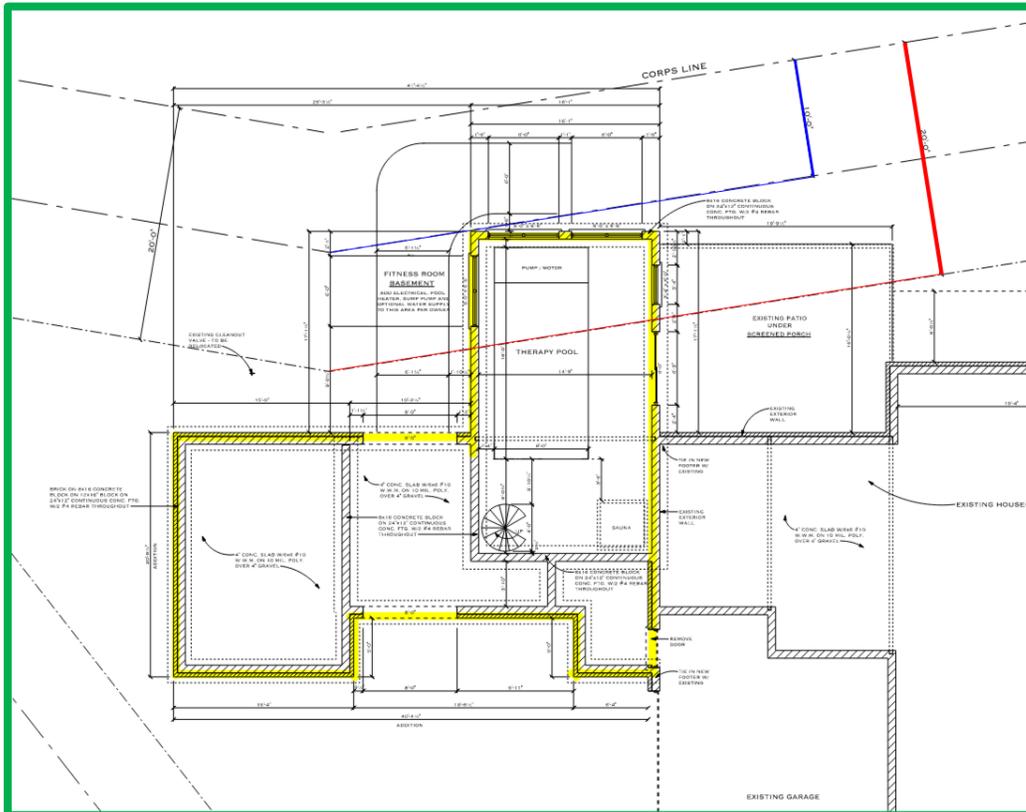


Plot Plan with Proposed Addition

The applicants are proposing a two-story addition to the primary residence featuring a therapy pool and sauna on the lower level and a laundry room, half-bath, and a studio on the upper level. There will also be a 251-square-foot open deck (15.70' x 16') will be situated on top of the lower-level therapy pool area.



First Floor Plans



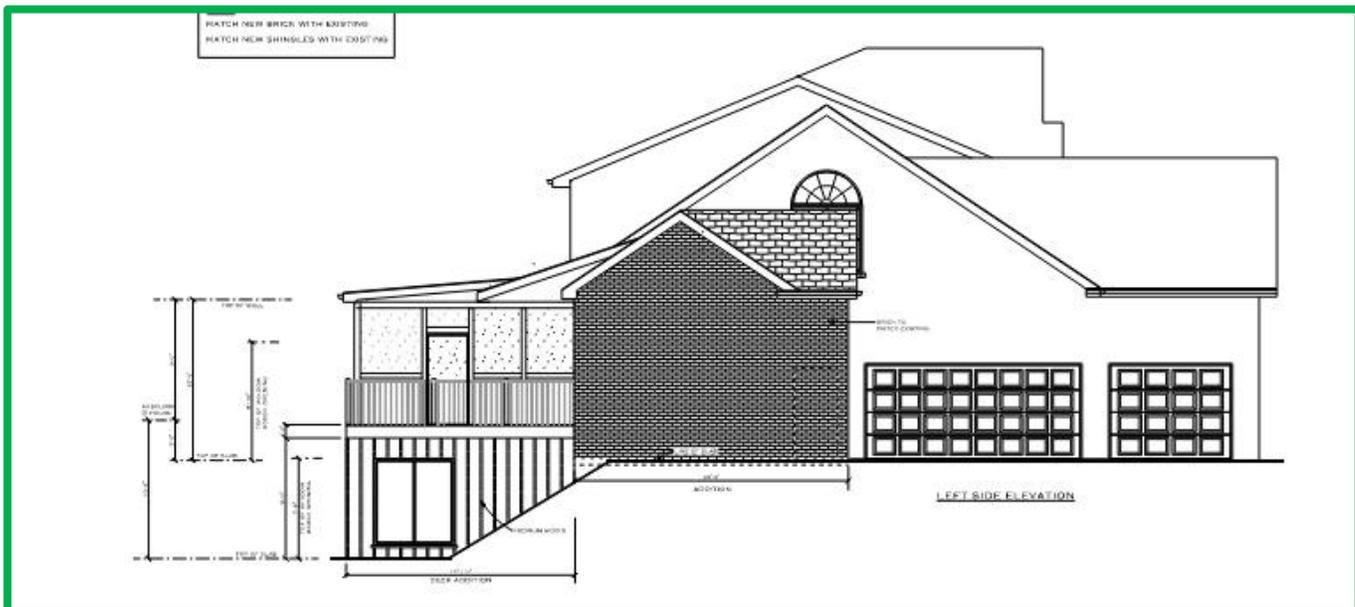
Foundation Plans

For properties outside of cluster developments, the Zoning Ordinance permits a 10-foot rear setback if the land is adjacent to Army Corps property.

The submitted floor plans and plot plan provide a clear visual comparison of the building footprint. These documents specifically illustrate the encroachment of the proposed structure into the standard 20-foot rear setback, contrasted against the requested 10-foot setback line. This visual data confirms that the addition would be unachievable under the current 20-foot restriction.



Proposed Front Elevation



Proposed Left Elevation



Proposed Rear Elevation

The Windstar Bay Section 1A Cluster Development maintains specific setbacks of 30' front setback, 7.5' side setback, and 20' rear setback. The requested deviation is limited to the rear property line. The project has undergone architectural review by the Windstar Bay Homeowners Association, and a formal letter has been received from the Homeowners Association (HOA) approving the addition as proposed.

Windstar Bay Homeowners Association Inc
 50 Vantage Way, Suite 100
 Nashville, TN 37228

February 02, 2026
 Reference: 107 FAIRLAKE COURT

Nancy W & Philip J Bresson
 107 FAIRLAKE COURT
 HENDERSONVILLE, TN 37075

Dear Nancy W Bresson,

Your request for an Architectural Modification on your property at 107 FAIRLAKE COURT has been approved by the ARC of Windstar Bay Homeowners Association Inc. Specifically, you have approval to proceed with the following request as submitted: **Room Addition** I'm pleased to inform you that the Windstar Bay ARC Committee and Board of Directors approved your January 15th request to construct an addition to your home which will include a therapy pool, laundry, half bath, and studio. You will be responsible to abide by all local ordinances related to this improvement. .

Any permit required by the City or County is the responsibility of the homeowner.

Any changes in the approved plans will require a new application to be submitted to the ARC.

Thank you for your continued support of Windstar Bay Homeowners Association Inc and for maintaining and enhancing our carefully designed community.

Sincerely,

Windstar Bay Homeowners Association Inc

This Community is Professionally Managed By:
 Ghertner & Company
 (615) 277-0358

HOA Approval Letter

STAFF COMMENTS – PLANNING DEPARTMENT:

2

1. If approved, a three-page plat amendment and fees are to be submitted for review/approval to the Planning Department and then recorded with the County prior to issuance of building permit.

Submitted by Caitlin Shinn, Planner (February 25th, 2026)

STAFF COMMENTS – PUBLIC WORKS:

3

1. No Comments

Submitted by Stephen Winzenread, PE, Public Works Director/City Engineer (February 25th, 2026)

STAFF COMMENTS – FIRE DEPARTMENT:

4

1. No Comments.

Submitted by Chris Willyard, Deputy Fire Marshal (February 25th, 2026)

STAFF COMMENTS – UTILITY DISTRICT:

5

1. No Comments.

Submitted by David Brigance, HUD Construction Supervisor (February 25th, 2026)

Windstar Bay Homeowners Association Inc
50 Vantage Way, Suite 100
Nashville, TN 37228

February 02, 2026
Reference: 107 FAIRLAKE COURT

Nancy W & Philip J Bresson
107 FAIRLAKE COURT
HENDERSONVILLE, TN 37075

Dear Nancy W Bresson,

Your request for an Architectural Modification on your property at 107 FAIRLAKE COURT has been approved by the ARC of Windstar Bay Homeowners Association Inc. Specifically, you have approval to proceed with the following request as submitted: **Room Addition** I'm pleased to inform you that the Windstar Bay ARC Committee and Board of Directors approved your January 15th request to construct an addition to your home which will include a therapy pool, laundry, half bath, and studio. You will be responsible to abide by all local ordinances related to this improvement. .

Any permit required by the City or County is the responsibility of the homeowner.

Any changes in the approved plans will require a new application to be submitted to the ARC.

Thank you for your continued support of Windstar Bay Homeowners Association Inc and for maintaining and enhancing our carefully designed community.

Sincerely,

Windstar Bay Homeowners Association Inc

This Community is Professionally Managed By:
Ghertner & Company
(615) 277-0358