



HENDERSONVILLE PLANNING COMMISSION

MINUTES

Main Meeting Room

Tuesday, January 6th, 2026

6:30 PM

Chairman Tim Altizer called the meeting to order at 6:31 PM in the City Hall Main Meeting Room, 101 Maple Drive North, Hendersonville, TN.

1. OPENING PRAYER [\(Youtube Link\)](#)

Tim Altizer led the opening prayer.

2. ROLL CALL [\(Youtube Link\)](#)

Present: Tim Altizer, John Evans, Barry Hardwick, Charles Hasty, Todd Kerr, Michael Martin, Vanessa Silkwood, Wendy Slatery, and Mike Wessel.

Absent: None.

Also Present: Keith Free, Planning Director; Timothy Whitten, Assistant Planning Director; Zachary Coleman, Senior Planner; Caitlin Shinn, Planner; Trey Lavender, Assistant City Engineer; Chris Willyard, Deputy Fire Marshall; and Zacc Jackson, Assistant Planner.

BRIEF ACTION SUMMARY

A. Acceptance of Agenda [\(Youtube Link\)](#)

MOTION #1 by Silkwood, seconded by Slatery, to accept the Hendersonville Planning Commission Meeting Agenda of Tuesday, January 6th, 2026 with moving agenda item Election of Officer from number 9 to between items number 5 and 6.

Altizer, Evans, Hardwick, Hasty, Kerr, Martin, Silkwood, Slatery, and Wessel voted aye.

Nay: None. None Abstained. Absent: None.

MOTION PASSED. (9-0-0)

MOTION #2 by Altizer, seconded by Silkwood, to accept the Hendersonville Planning Commission Meeting Agenda of Tuesday, January 6th, 2026 with moving agenda item Heritage Park Site Plan from number 8 to between items number 6 and 7.

Altizer, Evans, Hardwick, Hasty, Kerr, Martin, Silkwood, Slatery, and Wessel voted aye.

Nay: None. None Abstained. Absent: None.

MOTION PASSED. (9-0-0)

B. Minutes ([Youtube Link](#))

MOTION by Kerr, seconded by Wessel, to accept the Hendersonville Planning Commission Meeting Minutes of Tuesday, December 2nd, 2025.

Altizer, Evans, Hardwick, Hasty, Kerr, Martin, Silkwood, and Wessel voted aye.

Nay: None. None Abstained. Absent: Slatery.

MOTION PASSED. (8-0-1)

C. Election of Officers ([Youtube Link](#))

MOTION by Slatery, seconded by Kerr, to approve Election of Officers with the current officers to hold their positions.

Chairman: Tim Altizer

Vice Chairman: Wendy Slatery

Secretary: Vanessa Silkwood

Vice Secretary: Charles Hasty

Altizer, Evans, Hardwick, Hasty, Kerr, Martin, Silkwood, Slatery, and Wessel voted aye.

Nay: None. None Abstained. Absent: None.

MOTION PASSED. (9-0-0)

D. Consent Agenda ([Youtube Link](#))

MOTION by Silkwood, seconded by Wessel, to approve the Consent Agenda as presented with all staff comments.

(1) Offices for Rock Castle Wealth Management – Site Plan

Discussion by the Planning Commissioners on Offices for Rock Castle Wealth Management Site Plan was had prior to vote.

Altizer, Evans, Hardwick, Hasty, Kerr, Martin, Silkwood, Slatery, and Wessel voted aye.

Nay: None. None Abstained. Absent: None.

MOTION PASSED. (9-0-0)

E. SP-007014-2025: Heritage Park – Site Plan ([Youtube Link](#))

MOTION by Altizer, seconded by Slatery, to approve Heritage Parks Site Plan as presented with all staff comments.

Timothy Whitten gave a summary of Heritage Park Site Plan.

Altizer, Evans, Hardwick, Kerr, Martin, Silkwood, Slatery, and Wessel voted aye.

Nay: Hasty. None Abstained. Absent: None.

MOTION PASSED. (8-1-0)

F. DP-006913-2025: TBN (Millenia Cottages) – FDP ([Youtube Link](#))

MOTION by Hardwick, seconded by Wessel, to approve TBN (Millenia Cottages) Final Development Plan with all staff comments.

Timothy Whitten gave a summary of TBN (Millenia Cottages) Final Development Plan (FDP) prior to vote.

Altizer, Hardwick, Martin, Silkwood, Slatery, and Wessel voted aye.

Nay: Evans, Hasty, and Kerr. None Abstained. Absent: None.

MOTION PASSED. (6-3-0)

G. SP-006994-2025: 1 Twenty at Sanders Ferry - Site Plan ([Youtube Link](#))

MOTION #1 by Martin, seconded by Kerr, to approve applicants request for waiver to use metal siding in General Commercial Zoning on building #3 for 1 Twenty at Sanders Ferry Site Plan as is with all staff comments.

Timothy Whitten gave a summary of 1 Twenty at Sanders Ferry Site Plan.

Altizer, Evans, Hardwick, Hasty, Kerr, Martin, Silkwood, Slatery, and Wessel voted aye.

Nay: None. None Abstained. Absent: None.

MOTION PASSED. (9-0-0)

MOTION #2 by Martin, seconded by Wessel, to approve a modified waiver for the applicant to meet the tree 50% canopy requirement for 1 Twenty at Sanders Ferry Site Plan subject to working with staff.

Altizer, Evans, Hardwick, Hasty, Kerr, Martin, Silkwood, Slatery, and Wessel voted aye.

Nay: None. None Abstained. Absent: None.

MOTION PASSED. (9-0-0)

MOTION #3 by Martin, seconded by Kerr, to approve a modified waiver for 1 Twenty at Sanders Ferry Site Plan for the applicant to meet the 20% requirement with the use of pervious pavers subject to the approval of staff.

Altizer, Evans, Hardwick, Hasty, Kerr, Martin, Silkwood, Slatery, and Wessel voted aye.

Nay: None. None Abstained. Absent: None.

MOTION PASSED. (9-0-0)

MOTION #4 by Altizer, seconded by Kerr, to approve entire site plan with waivers and modified waivers subject to working with staff for 1 Twenty at Sanders Ferry Site Plan.

Altizer, Evans, Hardwick, Hasty, Kerr, Martin, Silkwood, Slatery, and Wessel voted aye.

Nay: None. None Abstained. Absent: None.

MOTION PASSED. (9-0-0)

H. SP-007014-2025: Nashville Tempered Glass Warehouse – Site Plan ([Youtube Link](#))

MOTION by Altizer, seconded by Slatery, to approve applicants request for a waiver Nashville Tempered Glass Warehouse Site Plan as presented with all staff comments.

Timothy Whitten gave a summary of Heritage Park Site Plan.

Altizer, Evans, Hardwick, Kerr, Martin, Silkwood, Slatery, and Wessel voted aye.

Nay: Hasty. None Abstained. Absent: None.

MOTION PASSED. (8-1-0)

I. SUB-006966-2025: Mansker Farms Phase 18 Section 1 Setback Deviation – Final Plat
([Youtube Link](#))

MOTION by Kerr, seconded by Wessel, to accept the applicants request to defer Mansker Farms Phase 18 Section 1 Setback Deviation Final Plat to February 3rd HPC Meeting.

Caitlin Shinn gave a summary of Mansker Farms Phase 18 Section 1 Setback Deviation – Final Plat prior to the vote.

Altizer, Evans, Hardwick, Hasty, Kerr, Martin, Silkwood, Slatery, and Wessel voted aye.

Nay: None. None Abstained. Absent: None.

MOTION PASSED. (9-0-0)

J. Development Impact Fees ([Youtube Link](#))

MOTION by Altizer, seconded by Hasty, to give a positive recommendation to Board of Mayor & Alderman (BOMA) with the note that the Planning Commissioners do not want to see growth seized but instead that growth is right, good for the city, and the people of the city and not price ourselves out from the whole marketplace.

Altizer, Evans, Hasty, Kerr, Martin, Silkwood, Slatery, and Wessel voted aye.

Nay: Hardwick. None Abstained. Absent: None.

MOTION PASSED. (8-1-0)

K. Adjournment ([Youtube Link](#))

MOTION by Slatery, seconded by Hasty, to adjourn the Hendersonville Planning Commission Meeting at 9:01 PM.

Altizer, Evans, Hardwick, Hasty, Kerr, Martin, Silkwood, Slatery, and Wessel voted aye.

Nay: None. None Abstained. Absent: None.

MOTION PASSED. (9-0-0)

DETAILED MINUTES

1. **PUBLIC COMMENT (AGENDA ITEMS ONLY)** [\(Youtube Link\)](#)

Public comments opened at 6:33PM

Berkett Nelson spoke on agenda item TBN (Millenia Cottages) Final Development Plan.

Public Comment closed at 6:36PM.

2. **ACCEPTANCE OF AGENDA** [\(Youtube Link\)](#)

MOTION #1 by Silkwood, seconded by Slatery, to accept the Hendersonville Planning Commission Meeting Agenda of Tuesday, January 6th, 2026 with moving agenda item Election of Officer from number 9 to between items number 5 and 6.

Altizer, Evans, Hardwick, Hasty, Kerr, Martin, Silkwood, Slatery, and Wessel voted aye.

Nay: None. None Abstained. Absent: None.

MOTION PASSED. (9-0-0)

MOTION #2 by Altizer, seconded by Silkwood, to accept the Hendersonville Planning Commission Meeting Agenda of Tuesday, January 6th, 2026 with moving agenda item Heritage Park Site Plan from number 8 to between items number 6 and 7.

Altizer, Evans, Hardwick, Hasty, Kerr, Martin, Silkwood, Slatery, and Wessel voted aye.

Nay: None. None Abstained. Absent: None.

MOTION PASSED. (9-0-0)

3. **MINUTES:** [\(Youtube Link\)](#)

MOTION by Kerr, seconded by Wessel, to accept the Hendersonville Planning Commission Meeting Minutes of Tuesday, December 2nd, 2025.

Altizer, Evans, Hardwick, Hasty, Kerr, Martin, Silkwood, and Wessel voted aye.

Nay: None. None Abstained. Absent: Slatery.

MOTION PASSED. (8-0-1)

4. **ELECTION OF OFFICERS:** [\(Youtube Link\)](#)

MOTION by Slatery, seconded by Kerr, to approve Election of Officers with the current officers to hold their positions.

Chairman: Tim Altizer

Vice Chairman: Wendy Slatery

Secretary: Vanessa Silkwood

Vice Secretary: Charles Hasty

Altizer, Evans, Hardwick, Hasty, Kerr, Martin, Silkwood, Slatery, and Wessel voted aye.

Nay: None. None Abstained. Absent: None.

MOTION PASSED. (9-0-0)

5. **CONSENT AGENDA:** [\(Youtube Link\)](#)

SP-006994-2025: Offices for Rock Castle Wealth Management – Site Plan [\(Youtube Link\)](#)

Owner: RBWF Properties

Location: 119 Maple Row Boulevard, Parcel 1590 D 017.00

Lead Planning Staff: Timothy Whitten

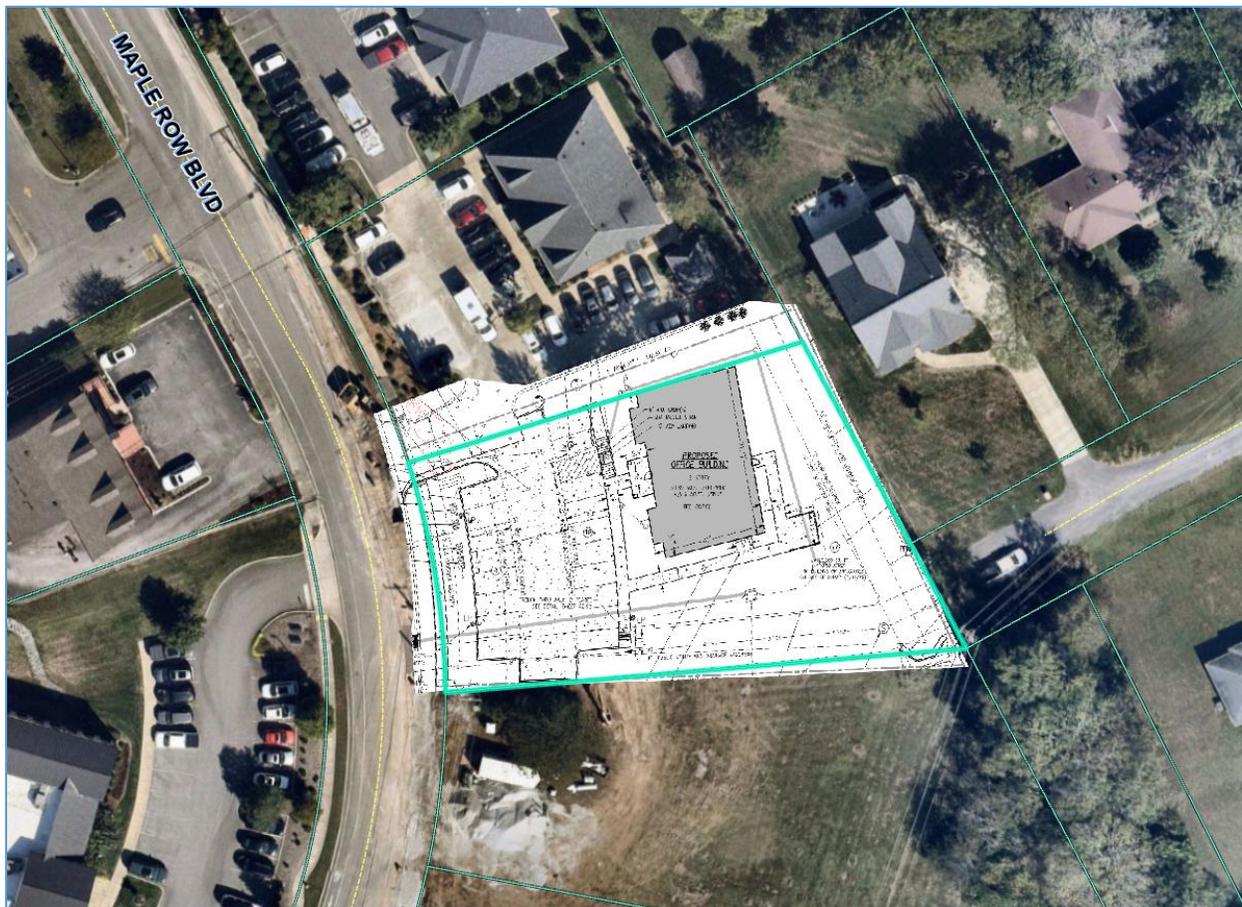
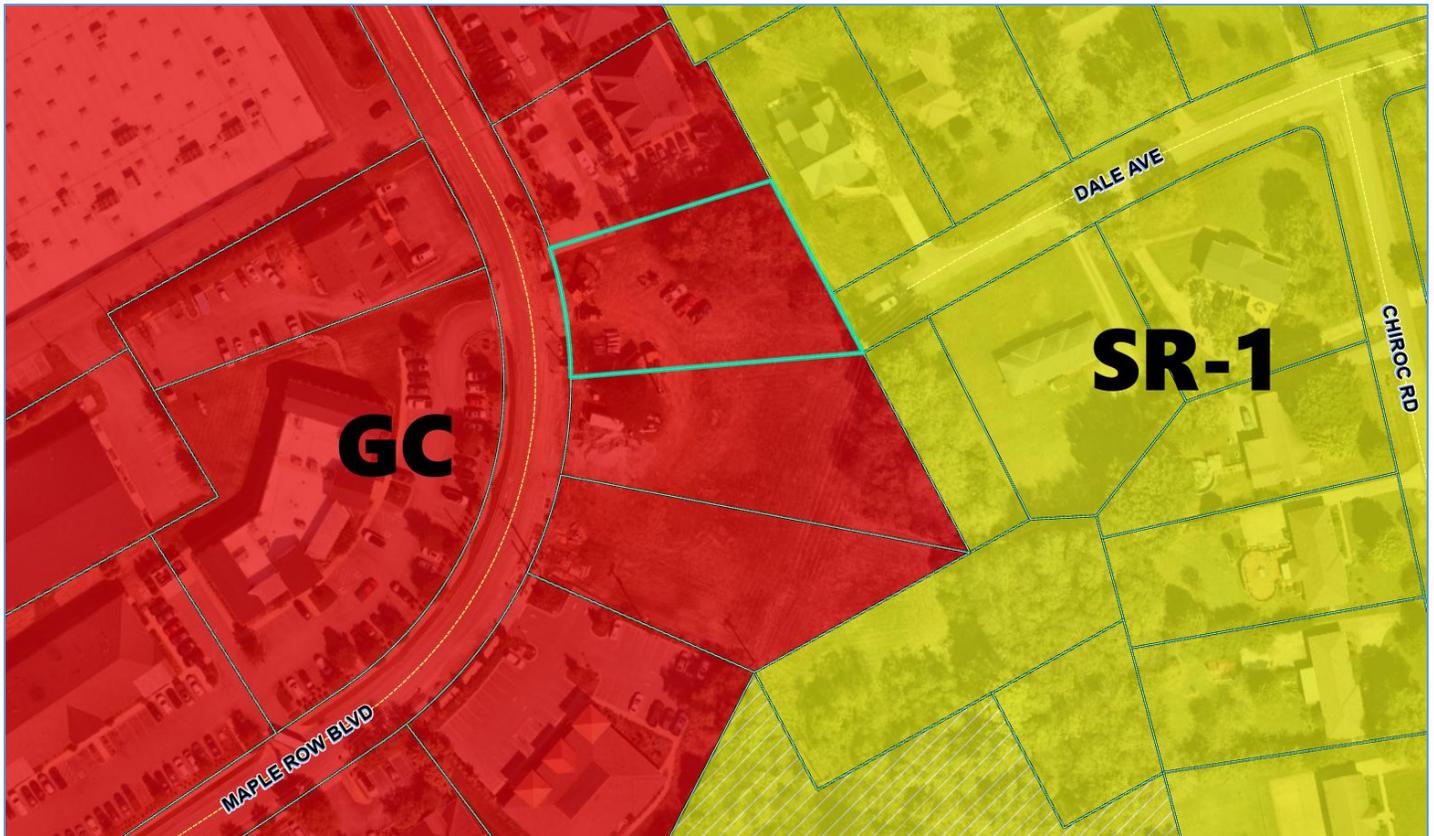


STAFF REPORT:

1

This is a 0.58 acre vacant lot located at 119 Maple Row Boulevard, adjacent to and south of Cornerstone Primary Healthcare. It is zoned General Commercial (GC). GC zoning is to the north, west and south. SR-1 zoning is to the east.

The proposed use is a 4,818sf office building. 12 parking spaces are required and 18 are proposed. A type B landscape buffer is being provided along the SR-1 zone line. Access to the site will be via an existing joint-access with Cornerstone Primary Healthcare. Cross-access will be provided to the future development to the south.





FRONT ELEVATION FACING MAPLE ROW BLVD



REAR ELEVATION FACING EAST

STAFF COMMENTS – PLANNING DEPARTMENT:

2

comments:

1. Provide NES-approved electric service plan prior to building permit application.
2. Show underground electric service to building.
3. Cross-access easement must be recorded prior to building permit issuance.

Submitted by Timothy Whitten, RLA, AICP, Assistant Planning Director (December 17th, 2025)

STAFF COMMENTS – PUBLIC WORKS:

3

1. All comments have been resolved.

Submitted by Stephen Winzenread, PE, Assistant Public Works Director/City Engineer (December 17th, 2025)

STAFF COMMENTS – FIRE DEPARTMENT:

4

1. No Comments

Submitted by Chris Willyard, Deputy Fire Marshal (December 17th, 2025)

STAFF COMMENTS – UTILITY DISTRICT:

5

1. See note on sheet C1.05.

Submitted by David Brigance, HUD Construction Supervisor (December 17th, 2025)

MOTION by Silkwood, seconded by Wessel, to approve the Consent Agenda as presented with all staff comments.

(1) Offices for Rock Castle Wealth Management – Site Plan

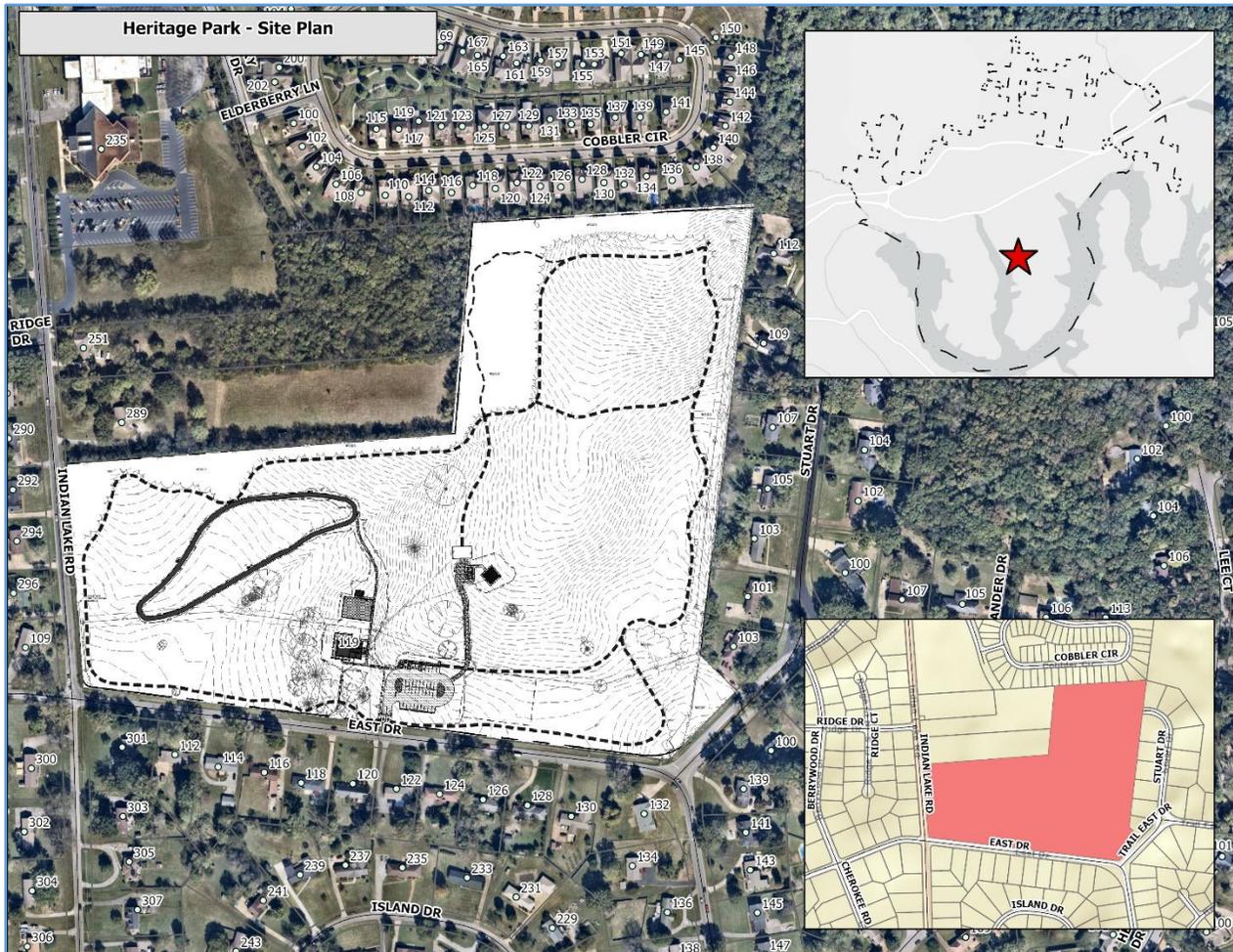
Discussion by the Planning Commissioners on Offices for Rock Castle Wealth Management Site Plan was had prior to vote.

Altizer, Evans, Hardwick, Hasty, Kerr, Martin, Silkwood, Slatery, and Wessel voted aye.

Nay: None. None Abstained. Absent: None.

MOTION PASSED. (9-0-0)

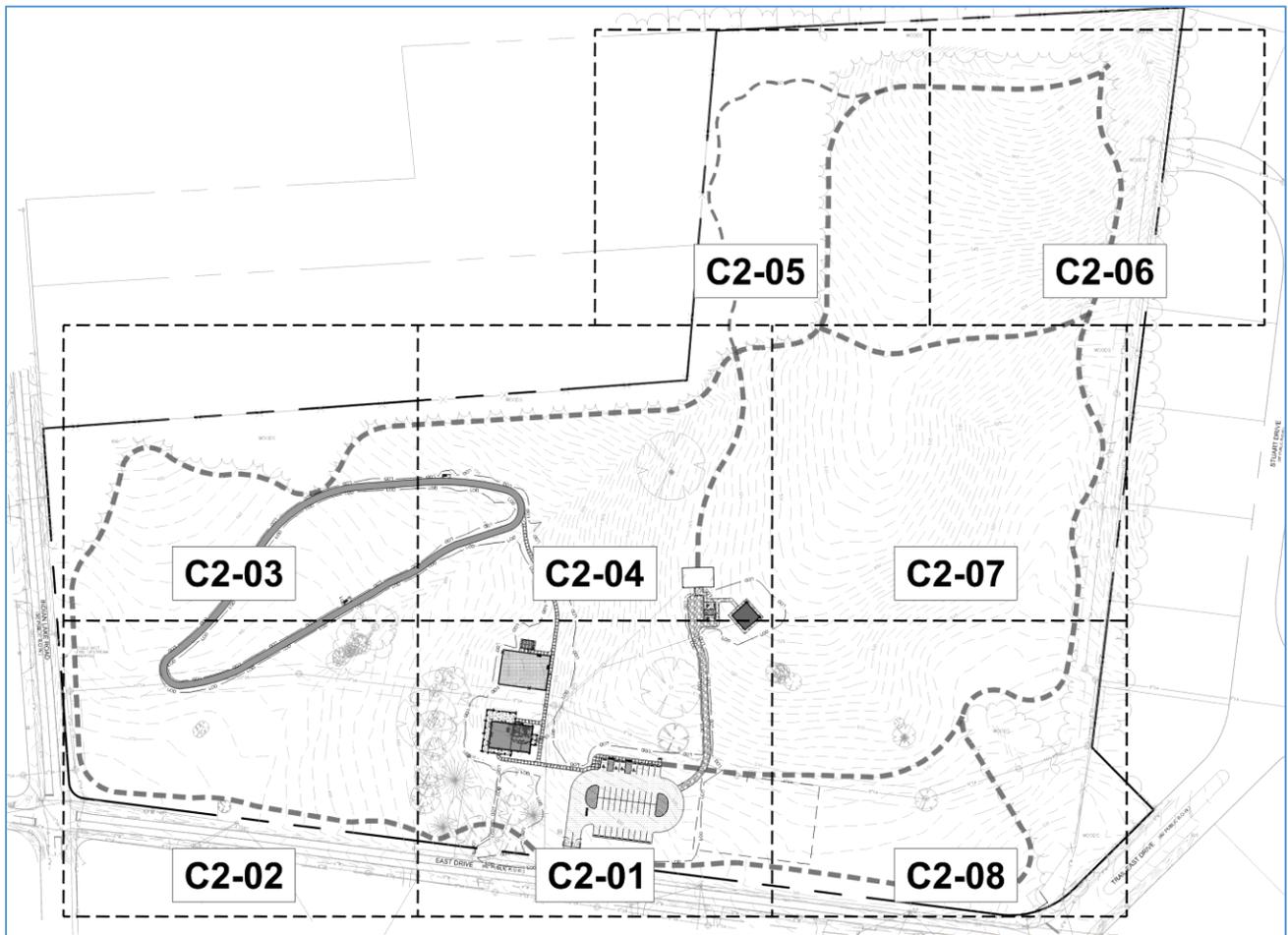
6. SP-007014-2025: **Heritage Park – Site Plan** ([Youtube Link](#))
Owner: City of Hendersonville
Location: 119 East Drive, Parcel 164 F 001.00
Lead Planning Staff: Timothy Whitten



STAFF REPORT:

1

The Planning Commission approved the concept plan for Heritage Park in October of last year. Now, Hendersonville Parks is submitting the site plan for HPC approval. This passive park will include walking trails, a multi-purpose facility, playground, pavilions, and 40 parking spaces. The existing barn will be renovated.

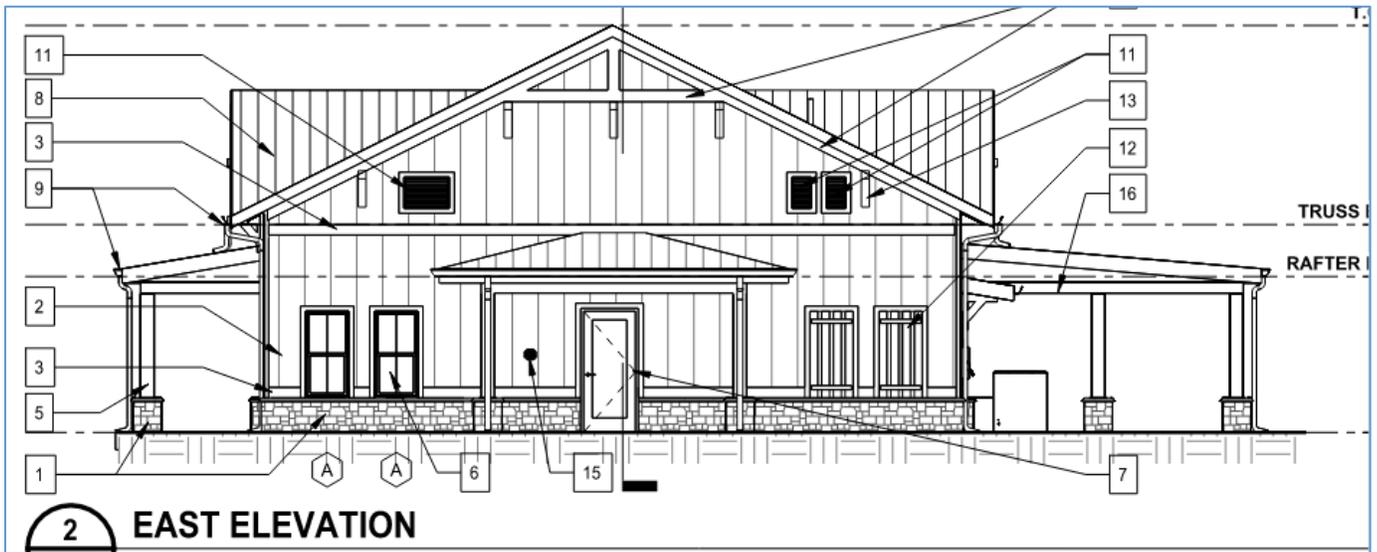


Parks is requesting a waiver from the requirement to provide landscape islands within the proposed parking lot. The zoning ordinance requires landscape islands to be provided every ten parking spaces and at the ends of all parking runs.

The design team and Parks Department would like to request the following requirement waived for the following reasons:

1. 11.4.7 | INTERIOR PARKING LOT LANDSCAPING: The parking lot islands become a maintenance nightmare for the Parks Department staff who is already overburdened with current maintenance needs. The small parking lot is surrounded by landscape and will still receive some shade from the many proposed street trees and from mature canopies of nearby existing trees. Furthermore, the waiving of the landscape island requirement allows the site to use funds for amenities elsewhere on the site.

In the first image below, the areas shown in green are where landscape islands would be required.



STAFF COMMENTS – PLANNING DEPARTMENT:

2

1. Indicate the proposed square footage of the multi-purpose building.
Submitted by Timothy Whitten, RLA, AICP, Assistant Planning Director (December 17th, 2025)

STAFF COMMENTS – PUBLIC WORKS:

3

1. Please resolve comments related to stormwater quantity and quality requirements.
Submitted by Stephen Winzenread, PE, Assistant Public Works Director/City Engineer (December 17th, 2025)

STAFF COMMENTS – FIRE DEPARTMENT:

4

1. No Comments
Submitted by Chris Willyard, Deputy Fire Marshal (December 17th, 2025)

STAFF COMMENTS – UTILITY DISTRICT:

5

1. See note on sheet C2-01 about fire hydrant.
Submitted by David Brigrance, HUD Construction Supervisor (December 17th, 2025)

MOTION by Altizer, seconded by Slatery, to approve Heritage Parks Site Plan as presented with all staff comments.

Timothy Whitten gave a summary of Heritage Park Site Plan.

Altizer, Evans, Hardwick, Kerr, Martin, Silkwood, Slatery, and Wessel voted aye.

Nay: Hasty. None Abstained. Absent: None.

MOTION PASSED. (8-1-0)

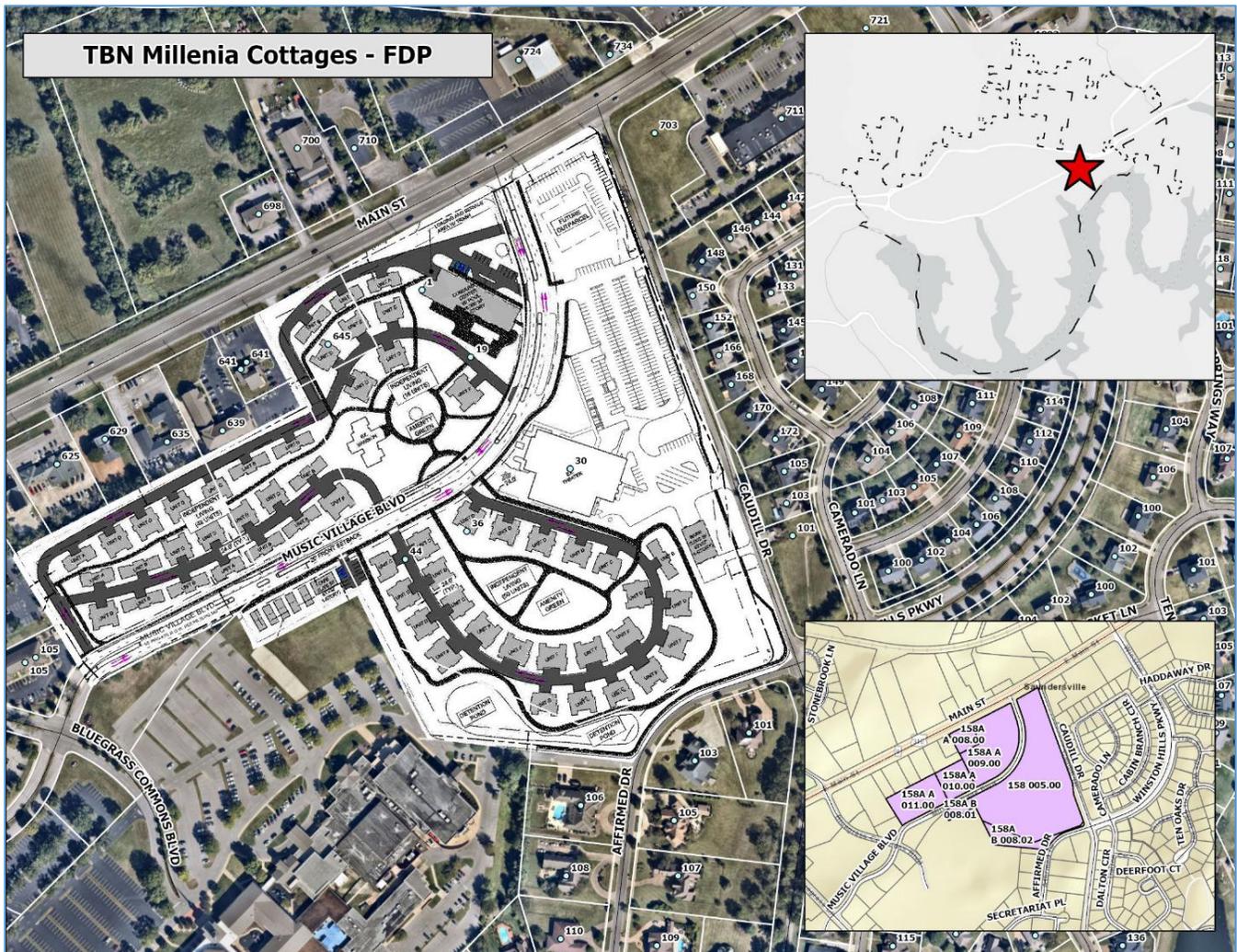
7. DEVELOPMENT PLANS:

DP-006913-2025: TBN (Millenia Cottages) – FDP ([Youtube Link](#))

Owner: Trilog Asset Investments Inc.

Location: 645 E Main Street, Parcel 158A A 008

Lead Planning Staff: Timothy Whitten/Zachary Coleman



UPDATE TO STAFF REPORT & COMMENTS:

- At its November 4th meeting, the HPC voted to defer TBN Music City to allow the developer to go back and add parking for the Independent Living cottages. The plan has been revised to meet all parking requirements. This has been done by adding one surface parking space per cottage unit (or two additional

spaces per structure). **The applicant is no longer requesting a waiver of any parking requirements.** The plan has also been revised to address previous staff comments. One other minor change that has been made since the last HPC meeting is that one of the cottages that fronted on Music Village Boulevard has been relocated to the first row of units on the north side of the property. The total number of units remains unchanged.

- Since the definition of Independent Living was a topic of discussion at the last meeting, the full definition from the zoning ordinance has been provided below:

INDEPENDENT LIVING FACILITY

A residential complex containing dwellings where the occupancy is limited to person who are 55 years of age or older or, if two persons occupy a unit, at least one shall be 55 years or older. Such facilities may include common areas for meals and socializing, offer minimal convenience services, but exclude institutional care such as medical or nursing care. An Independent Living Facility shall not include Assisted Living Facility, Community Residence, Nursing Home, or Home for the Aged.

- The following staff comments have been added to this revised plan:
All proposed sidewalks are to be constructed in conjunction with the first phase (i.e. the cottages). A three foot grass strip is required between each pair of cottage parking spaces.



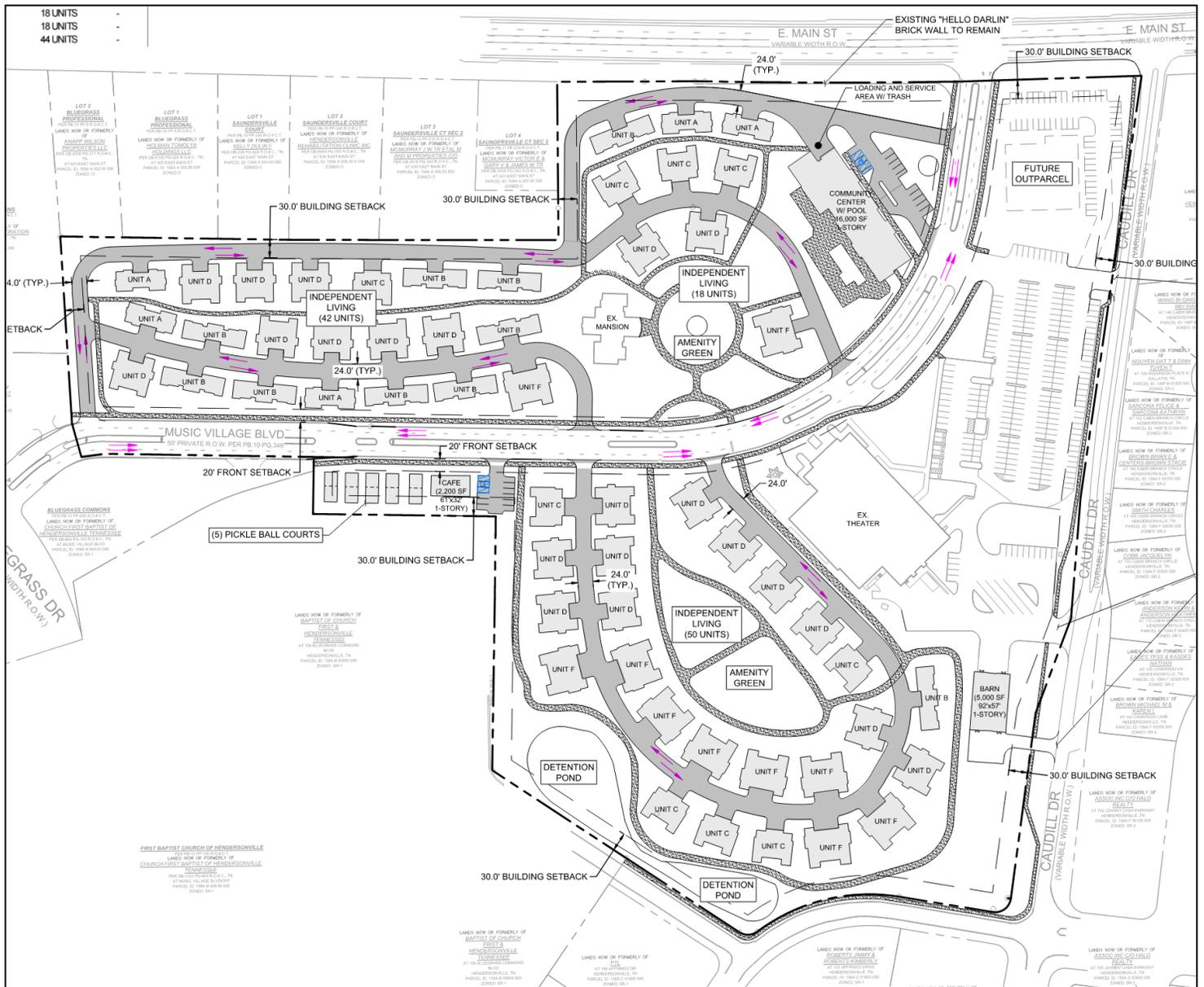
THE UPDATED FDP

STAFF REPORT:

The Preliminary Development Plan for TBN Music City went before the Planning Commission in January of 2024 and received a negative recommendation to the Board of Mayor & Aldermen. BOMA then approved the PDP (see image below) following the applicant's commitment to retain and refurbish the Twitty Mansion. The BOMA plan reduced the number of Independent Living cottages from 96 to 90 due to keeping the Twitty Mansion, and showed retention of the brick wall and entrance along East Main Street.



PDP APPROVED BY BOMA



PROPOSED FDP

Now, TBN is moving forward with a request to approve the Final Development Plan (FDP). The PDP that was approved by BOMA proposed 90 Independent Living cottages, 80 Assisted Living units, a clubhouse and pool, a chapel, 39,300sf of Office and supporting retail, and retention of the existing theater, barn, and Twitty Mansion. The proposed FDP removes the Assisted Living facility with its 80 units and expands the Independent Living cottages from 90 to 110 units. Unit density for the cottages is reduced from 5.82 units/ac. to 4.94 units/ac (15 units/ac is the maximum allowed by the zoning ordinance). It retains the Twitty Mansion (now fully renovated) and the theater, but shows the existing barn to be replaced with a new barn/storage facility. The two office outparcels that were proposed on either side of the Main Street entrance have been reduced to one outparcel to the east of the entrance, for a total of 12,650sf vs the previous 39,300sf. Ingress/egress points on Main Street have been reduced from two to one. Ingress/egress points on Caudill have been increased from 2 to 3. Overall, the revised layout is similar to the PDP, but presents a very different appearance to East Main. Instead of having a large assisted living facility and two

office buildings facing Main Street, now the cottages will take the place of all but one of the office buildings and will back up to Main Street and the existing brick wall.

Parking requirements for the Independent Living cottages is 2 spaces per unit, plus one per employee. The zoning ordinance states that garages are not allowed to count towards required parking. TBN is requesting a waiver to allow garages to count towards required parking. The current layout provides one space in the driveway and one in the garage for units types A through E. Unit type F meets the required parking since it has two spaces in each driveway. See the attached waiver request letter from the applicant.

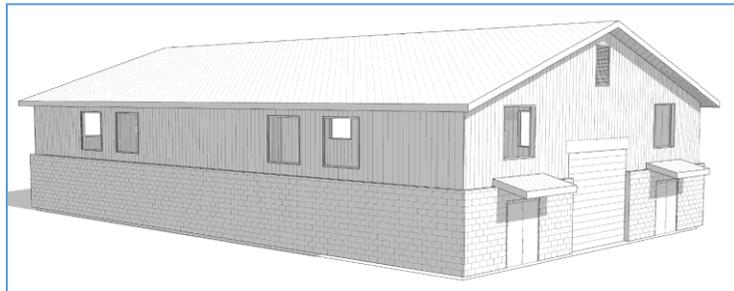
Exterior building elevations of the proposed cottages, clubhouse and barn have been provided. The siding material on the cottage unit types is not defined. Per images that were included with the PDP, staff is requiring that the applicant work with staff through the site plan process to provide a sizeable percentage of brick/stone on each unit and otherwise increase the design quality to be more equivalent to those initial images (see Planning staff comment #5). The clubhouse



PROPOSED COTTAGES



PROPOSED CLUBHOUSE



PROPOSED STORAGE BARN

ESTIMATED NEXT STEPS IN THIS FINAL DEVELOPMENT PLAN APPROVAL PROCESS:

1. BOMA General Committee Meeting (Dec. 9, 2025, estimated)
 2. BOMA Regular Meeting (Jan. 13, 2025, estimated)
-

STAFF COMMENTS – PLANNING DEPARTMENT:

2

1. In the applicant response to staff comments, it is stated that there are no improvements proposed to the existing parking lot north-east of the theater and that therefore no landscaping improvements should be required to it until such time that changes are made. However, the plans show the existing parking lot to be completely reconfigured on multiple sheets. Please resolve the conflict.
2. A 20' Type B buffer is shown along the edge of the parking lot that is north-east of the existing theater. If the existing parking lot is to be retained, the full 20' width may not be able to be obtained without removing some of the pavement width.
3. Amend the Proposed Uses chart as follows to bring it into compliance with the chart approved with the PDP:
 - “General Business” should be “General Business Services”
 - Add “Restaurant Quick Service (limited to coffee shop)”
4. Sheet L1.0 does not show the proposed office outlot as shown on the other sheets – revise.
5. The provided cottage elevations do not match the level of design and quality of materials shown with the PDP. The PDP illustrations showed units with deep porches and eaves, a mixture of brick, stone and fiber cement board, and other architectural features. While the proposed cottages do not have to match the illustrations, the overall quality of design and materials should be at least equivalent. Work with staff through the site plan stage to refine the elevations and bring them more into alignment with what is shown with the PDP.

6. Proposed materials on the barn elevations are not called out, but appear to resemble CMU block. CMU is not a permitted material. Work with staff to meet and exceed City building design requirements

7. Since the cottages are now proposed to back up to East Main Street, preserve all of the existing brick wall to help serve as a screen from the street. In addition, provide evergreen screening between the wall and the units.

8. The chart on sheet C2-00 lists unit types A through D, but the layout plan and elevations show units E and F. Update the chart to reflect counts for all unit types.

Submitted by Timothy Whitten, RLA, AICP, Assistant Planning Director (December 17th, 2025)

STAFF COMMENTS – PUBLIC WORKS:

3

1. No Comments

Submitted by Stephen Winzenread, PE, Assistant Public Works Director/City Engineer (December 17th, 2025)

STAFF COMMENTS – FIRE DEPARTMENT:

4

1. No Comment.

Submitted by Chris Willyard, Deputy Fire Marshal (December 17th, 2025)

STAFF COMMENTS – UTILITY DISTRICT:

5

1. No Comments

Submitted by David Brigance, HUD Construction Supervisor (December 17th, 2025)

MOTION by Hardwick, seconded by Wessel, to approve TBN (Millenia Cottages) Final Development Plan with all staff comments.

Timothy Whitten gave a summary of TBN (Millenia Cottages) Final Development Plan (FDP) prior to vote.

Altizer, Hardwick, Martin, Silkwood, Slatery, and Wessel voted aye.

Nay: Evans, Hasty, and Kerr. None Abstained. Absent: None.

MOTION PASSED. (6-3-0)

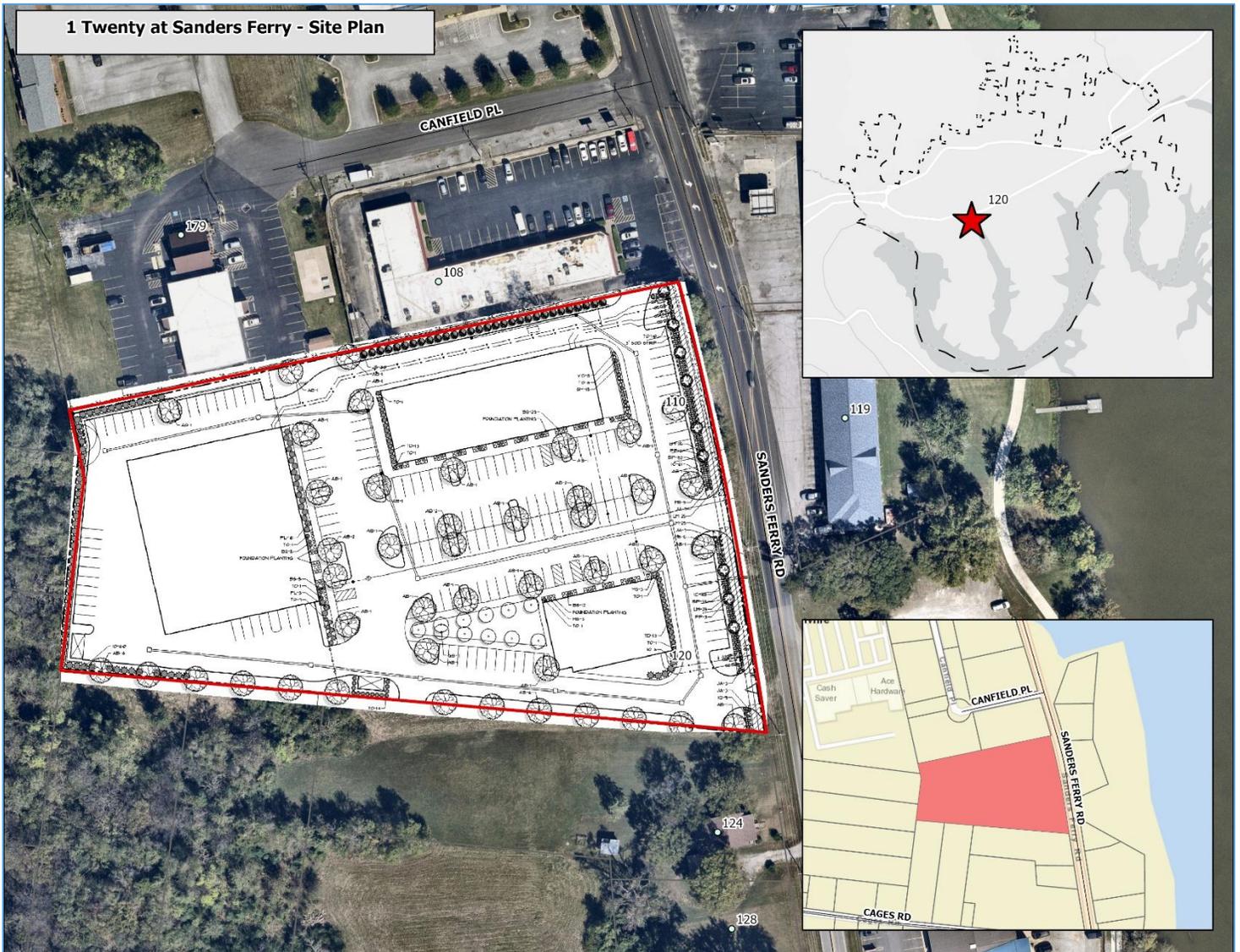
8. SITE PLANS:

SP-006994-2025: 1 Twenty at Sanders Ferry – Site Plan ([Youtube Link](#))

Owner: Stephen Pinaire

Location: 120 Sanders Ferry Rd, Parcel 160M C 017.00

Lead Planning Staff: Timothy Whitten

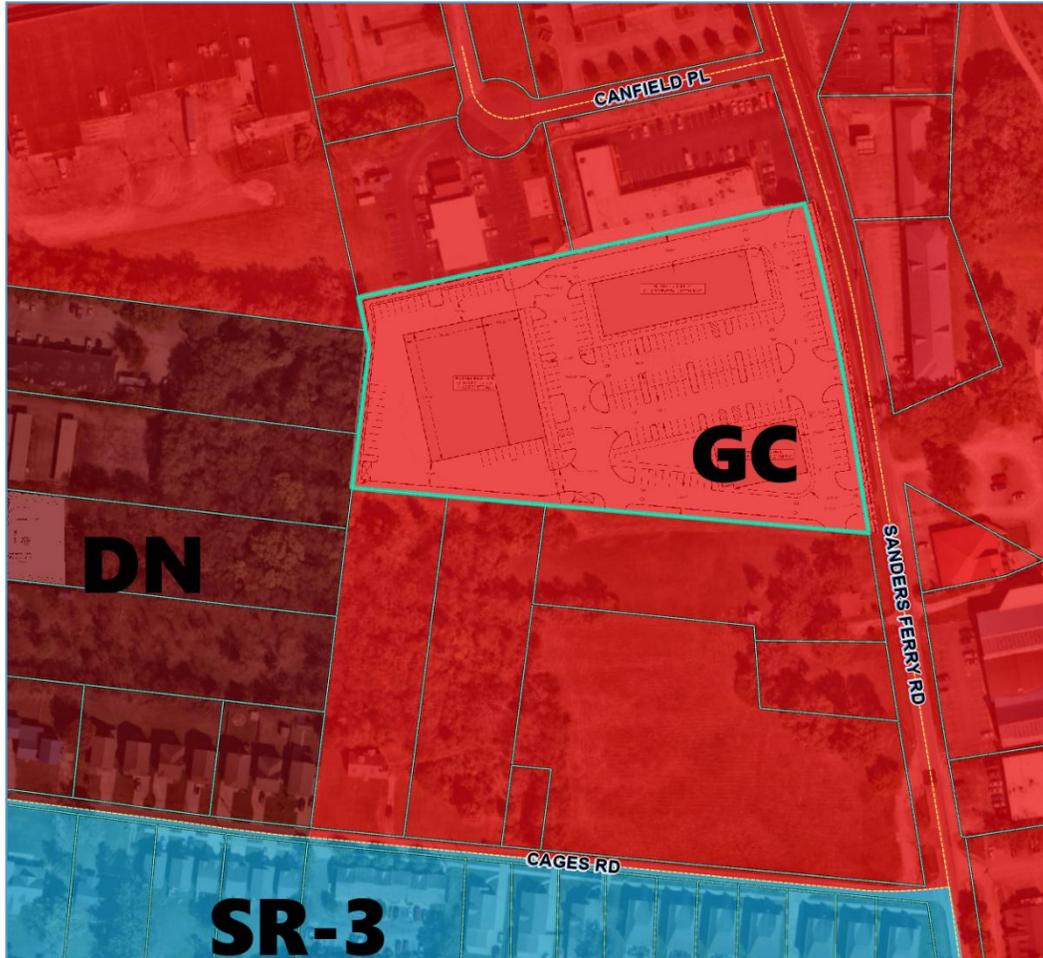


STAFF REPORT:

1

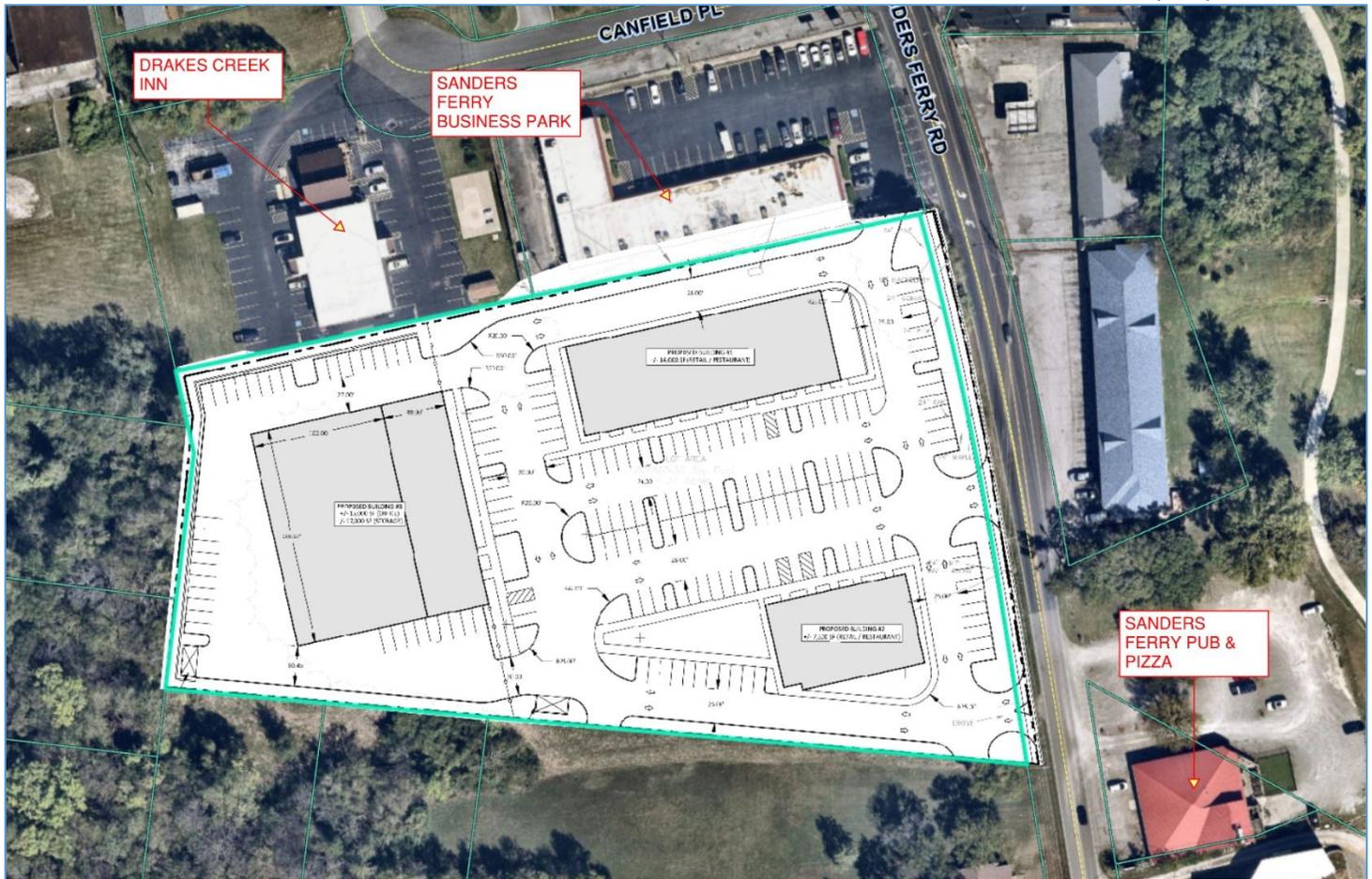
This site is a vacant 4.7 acre parcel located at 120 Sanders Ferry Road. It is zoned General Commercial (GC) and is bounded by GC zoning to the north, east and south. To the west is Dockside Neighborhood

zoning. Drakes Creek Inn and Sanders Ferry Business Park are to the immediate north. Sanders Ferry Pub & Pizza is across Sanders Ferry to the south-east.



In 2018 a site plan was approved by the Planning Commission for a mixed-use development consisting of 54 two-story residential units over 30,000sf of commercial retail space. That site plan has since expired, and the zoning changed from Old Town Commercial to General Commercial.

The proposed development is for 3 buildings and associated parking. Buildings 1 and 2, located closest to Sanders Ferry, will be single story commercial retail tenant spaces totaling about 21,500sf. The third building, at the rear of the property, will be a two-story headquarters for Pinaire Roofing, a commercial roofing company.



Access to the site will be via a full ingress/egress and a right-in/right-out off of Sanders Ferry Rd. Cross access will be provided to the Sanders Ferry Business Park parking lot to the north. 175 parking spaces are required based on the currently projected mix of retail and restaurant uses. 176 spaces are being provided.

The applicant is requesting three waivers:

Waiver Request #1

The zoning ordinance allows for the use of high-quality architectural metals to be used on a case-by-case basis, and these are proposed in limited quantities on the two retail buildings, and in greater quantities on the front of building 3. The primary material should be brick or stone, and buildings 2 and 3 meet this requirement. On building 3, high-quality architectural metal is the predominant material on the front (east side), though there is a good amount of brick on it as well. On the north and south sides of building 3, brick does wrap around the front corners, but the predominant material on those sides is standard metal siding, not the high-quality metal panels used on the other buildings. On the rear, facing west, is 100% standard metal siding. In the image below of building 3, proposed brick is shown highlighted in red. The areas highlighted in yellow is the standard metal siding for which the waiver is being requested. Building 3 is remote from the street. The front will have the most exposure. The north side faces the rear of Drakes Creek Inn. The south side faces wooded undeveloped commercial property. It is expected that this

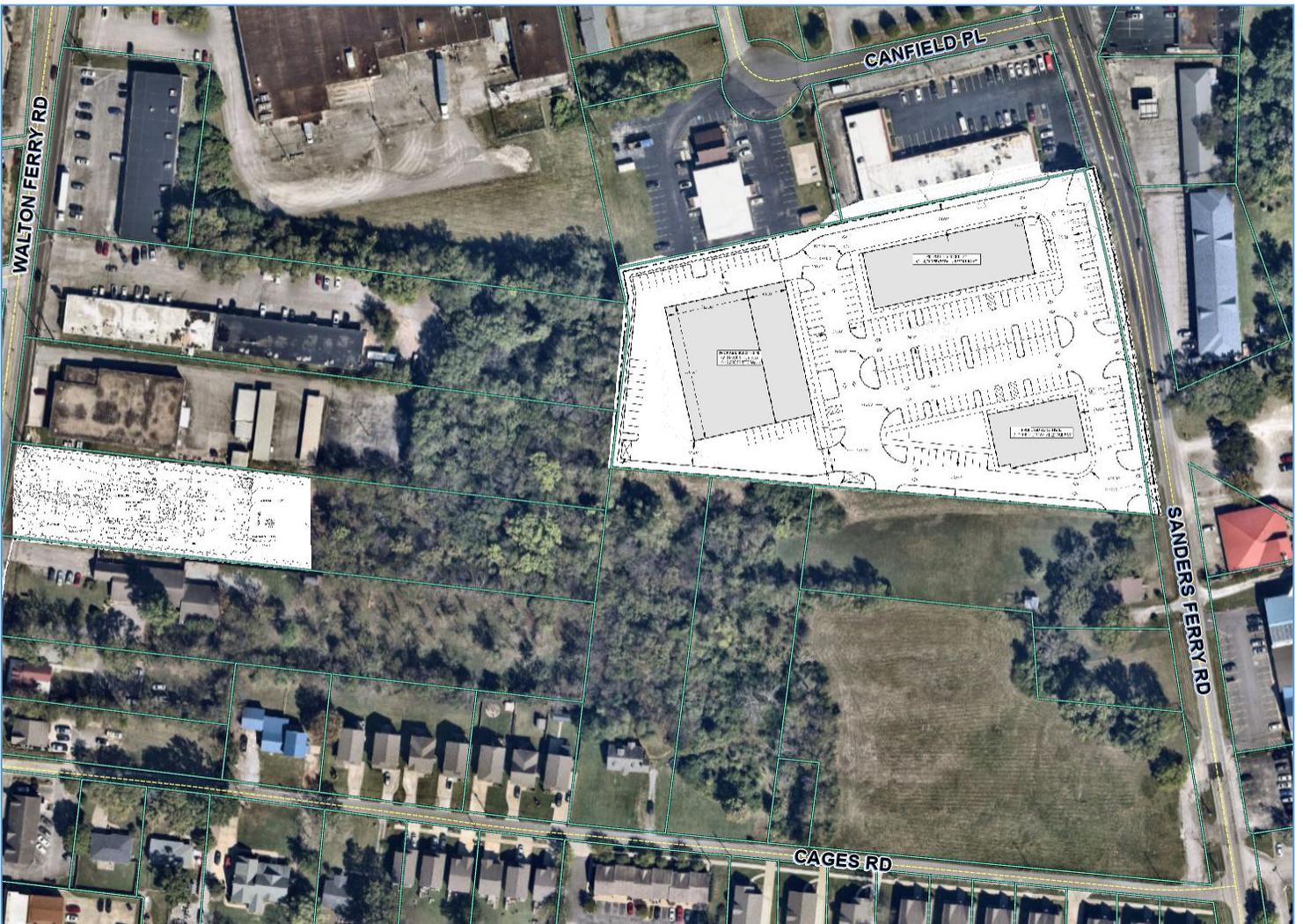
property will develop soon. The rear faces heavily wooded commercial lots which have commercial development on their Walton Ferry frontage.

1. Waiver Request – Use of Metal Siding in GC – General Commercial Zoning (Building 3)

We request approval to allow metal as a permitted siding material on **Building 3 (office building)** within the GC zoning district.

Metal siding is an intentional architectural component of the proposed design and complements the material palette of the adjacent commercial buildings. The elevations demonstrate a cohesive, high-quality aesthetic that aligns with the City’s goals for commercial development. The front elevation of the office building provides an articulated and visually appealing façade that supports the appropriateness of this material in this context.





Waiver Request #2

The zoning ordinance requires that at least 75% (not 50% as stated by the applicant below) of replacement trees (replacement trees are those planted to replace existing trees that have been removed) be canopy type trees, rather than smaller ornamental type trees. The purpose of this requirement is to maintain and increase the city's overall percentage of tree canopy. 100% of the replacement trees required for this

project are proposed to be ornamental type trees that do not develop a broad canopy (a total of 30). 54 canopy trees meeting other landscape requirements are proposed to be planted.

2. Waiver Request – Replacement Tree 50% Canopy Requirement

We also request a waiver from the **requirement that 50% of all replacement trees be canopy species.**

Due to site constraints, existing utility placement, and building/parking configuration, meeting the full canopy tree requirement is not feasible without creating conflicts affecting long-term tree health or project functionality. The landscape plan, however, provides a thoughtful and balanced mix of canopy and understory trees that maintains visual quality, supports buffering, and enhances the overall character of the development.

This requested deviation still fulfills the intent of the ordinance while accommodating practical limitations of the site.

Waiver Request #3

The zoning ordinance requires that a minimum of 20% of the overall lot area have a pervious surface, i.e. not paved or have a building covering it. The applicant is proposing to provide 17.5% pervious area.

3. Waiver Request – Minimum 20% Pervious Area Requirement

We also request a waiver from the **minimum requirement that 20% of the site be provided as pervious area.**

During the course of site design, the City of Hendersonville Fire Department required wider and more extensive fire lanes throughout the site to meet emergency access and life-safety standards. These requirements significantly increased the amount of paved areas on the site, making compliance with the 20% pervious area requirement infeasible at this stage of the project.

The current site layout reflects a good-faith effort to balance ordinance requirements with critical fire and life-safety needs, and the requested waiver allows the project to move forward while maintaining compliance with public safety standards.



STAFF COMMENTS – PLANNING DEPARTMENT:

2

1. Provide stamped site/topo survey.
 2. Provide minimum 5' wide foundation planting bed at building 2.
 3. Provide a cross access easement to facilitate a future shared commercial access drive that could connect through from Canfield Place to Cages Road.
 4. Provide fence detail. Fence should be decorative black aluminum.
 5. Dumpster may need to be relocated to allow for connection to south.
 6. Work with staff to provide wall articulation on the proposed buildings.
 7. Parking data must state the building square footage associated with each parking ratio.
 8. Provide NES-approved electric service plan.
 9. Show underground electric service to buildings.
 10. Minimum of 75% of replacement trees must be shade type trees.
 11. Provide full irrigation plan prior to building permit application.
 12. The taller brick parapet should extend the full length of building 2 to screen the RTUs and to present a better appearance to the street.
 13. The south elevation of building 2 needs further refinement. Works with staff on revisions.
 14. 3" caliper evergreen tree will need to have a specified height of 10-12' ht.
 15. On the building elevations, identify the different types of architectural metal panels being proposed.
- Submitted by Timothy Whitten, RLA, AICP, Assistant Planning Director (December 17th, 2025)

STAFF COMMENTS – PUBLIC WORKS:

3

1. Please provide a roadway improvement plan for Sanders Ferry Road which shows the pavement widening and markings to be constructed along the Sanders Ferry Road frontage. The plan should shift the existing taper for the two-way left turn lane south so that three travel lanes are delineated along the development's Sanders Ferry Road frontage. The pavement widening should facilitate three 12' lanes, though the actual lane widths may vary to provide smooth tie-ins into the existing lane striping.
 2. If stormwater detention is not provided for this development, the grading and drainage plan must be revised such that runoff bypassing the proposed inlets remains onsite. Please provide hydraulic routing calculations evaluating the proposed storm pipe system during the 25 year and 100 year design storms.
- Submitted by Stephen Winzenread, PE, Assistant Public Works Director/City Engineer (December 17th, 2025)

STAFF COMMENTS – FIRE DEPARTMENT:

4

1. Hendersonville Subdivision Regulations 3.7.1– Provide a utility plan that indicates the location of the proposed hydrants, fire service main sizes, lengths, locations, weights, materials, point of connection to city main; the sizes, types and locations of valves, valve indicators, regulators, meters and valve pits; and the depth that the top of the pipe is laid below grade. ACTION: Provide a utility plan that indicates the location of the proposed hydrants, fire service main sizes, lengths, locations, weights, materials,

point of connection to city main; the sizes, types and locations of valves, valve indicators, regulators, meters and valve pits; and the depth that the top of the pipe is laid below grade per Hendersonville Subdivision Regulations 3.7.1

2. Provide a hydrant layout that meets the fire flow requirements and identify each source and the calculated flow rate. ACTION: Provide hydrant flow test.
3. IFC 2018 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 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. ACTION: Meet gate requirements per code IFC 2018 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.

Submitted by Chris Willyard, Deputy Fire Marshal (December 17th, 2025)

STAFF COMMENTS – UTILITY DISTRICT:

5

1. See note on cover sheet and C5.0

Submitted by David Brigance, HUD Construction Supervisor (December 17th, 2025)

MOTION #1 by Martin, seconded by Kerr, to approve applicants request for waiver to use metal siding in General Commercial Zoning on building #3 for 1 Twenty at Sanders Ferry Site Plan as is with all staff comments.

Timothy Whitten gave a summary of 1 Twenty at Sanders Ferry Site Plan.

Altizer, Evans, Hardwick, Hasty, Kerr, Martin, Silkwood, Slatery, and Wessel voted aye.

Nay: None. None Abstained. Absent: None.

MOTION PASSED. (9-0-0)

MOTION #2 by Martin, seconded by Wessel, to approve a modified waiver for the applicant to meet the tree 50% canopy requirement for 1 Twenty at Sanders Ferry Site Plan subject to working with staff.

Altizer, Evans, Hardwick, Hasty, Kerr, Martin, Silkwood, Slatery, and Wessel voted aye.

Nay: None. None Abstained. Absent: None.

MOTION PASSED. (9-0-0)

MOTION #3 by Martin, seconded by Kerr, to approve a modified waiver for 1 Twenty at Sanders Ferry Site Plan for the applicant to meet the 20% requirement with the use of pervious pavers subject to the approval of staff.

Altizer, Evans, Hardwick, Hasty, Kerr, Martin, Silkwood, Slatery, and Wessel voted aye.

Nay: None. None Abstained. Absent: None.

MOTION PASSED. (9-0-0)

MOTION #4 by Altizer, seconded by Kerr, to approve entire site plan with waivers and modified waivers subject to working with staff for 1 Twenty at Sanders Ferry Site Plan.

Altizer, Evans, Hardwick, Hasty, Kerr, Martin, Silkwood, Slatery, and Wessel voted aye.

Nay: None. None Abstained. Absent: None.

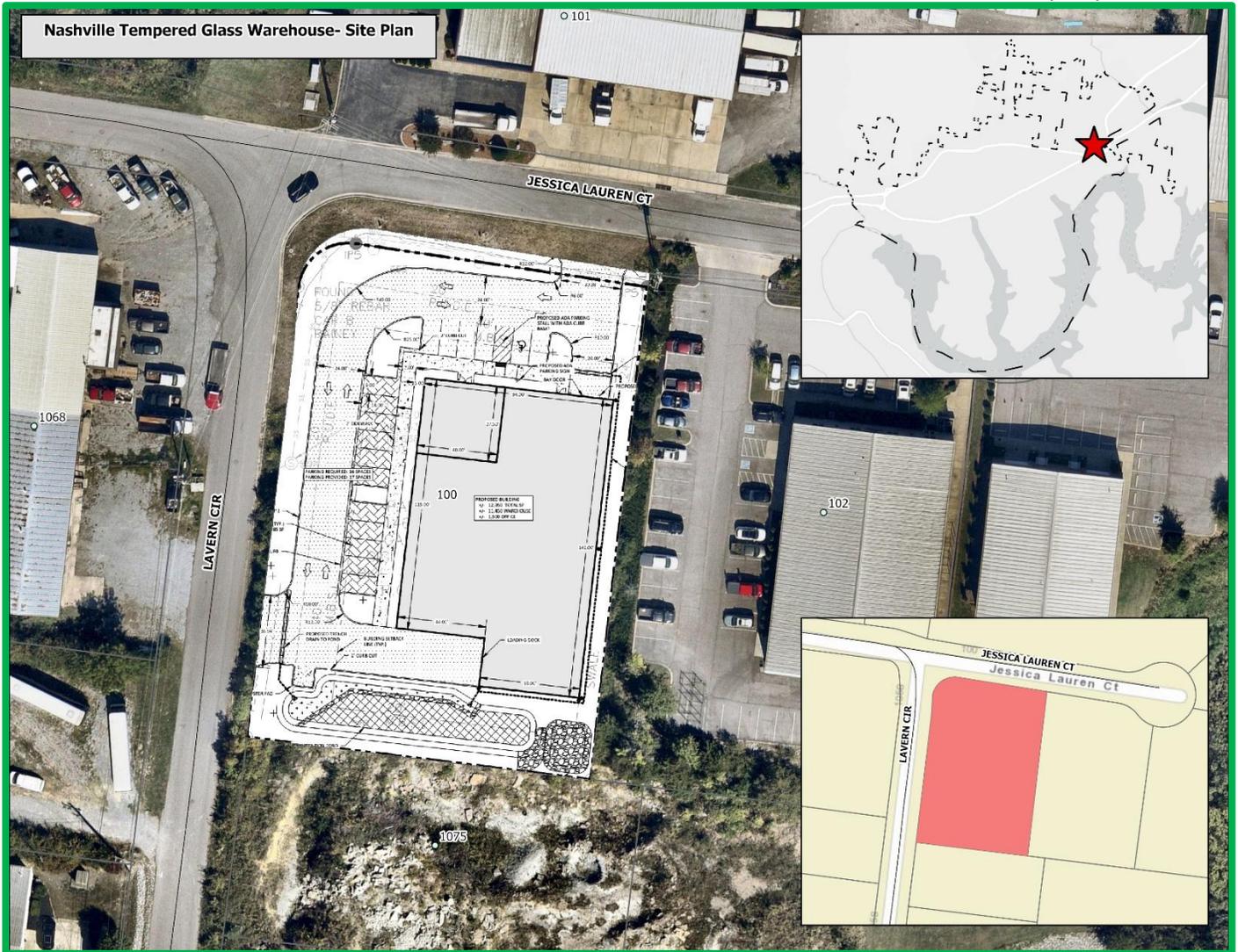
MOTION PASSED. (9-0-0)

SP-006994-2025: Nashville Tempered Glass Warehouse – Site Plan ([Youtube Link](#))

Owner: Grants Fireworks Property Management

Location: 100 Jessica Lauren Ct, Parcel 146 100.00

Lead Planning Staff: Caitlin Shinn



STAFF REPORT: 1

The applicant, Grant’s Fireworks Property Management, is requesting approval for the construction of a new warehouse facility. The proposed site for this development is the currently vacant parcel located at 100 Jessica Lauren Court. This property is situated at the corner of Lavern Circle and Jessica Lauren Court. The property is zoned as Heavy Commercial (HC) under the current zoning ordinance. The property to the north, east, and west are also zoned Heavy Commercial (HC) with the vacant property to the south being zoned Industrial (I).



The new building totals 12,950 square feet, consisting of 1,500 square feet of office space and 11,450 square feet of warehouse space. While 16 parking spaces are required, 17 parking spaces are being provided.

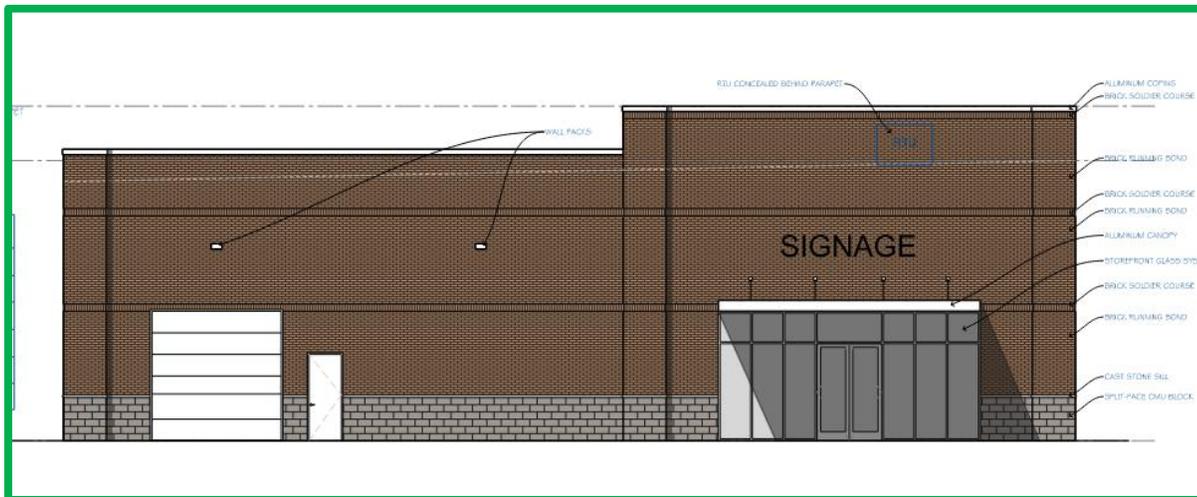
The applicant is also requesting two waivers for the project. The **first waiver** is for the **60% glazing requirement**.

Commercial walls facing the street require 60% glazing. The proposal does not meet this standard, as the wall facing Jessica Lauren Court provides only 26% glazing, and the wall facing Lavern Circle provides only 14.5% glazing.

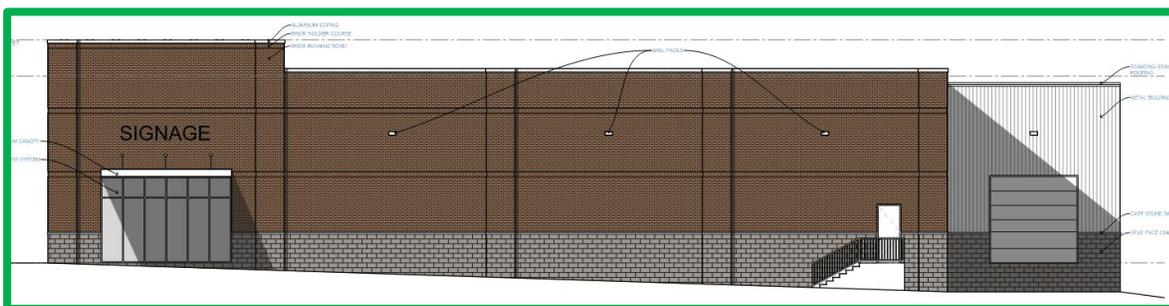
1. Waiver from 60% Glazing Requirement (Section 12.3.6.5 – Heavy Commercial Zoning)

We are requesting approval to deviate from the required **60% glazing along the primary façade**. Due to the functional needs of the building layout and the operational requirements of the end user, achieving the full glazing percentage is not feasible. The proposed façade treatment will maintain an attractive and cohesive design consistent with surrounding development and the intent of the zoning district.

Waiver Request



Front facing Jessica Lauren Court



Side facing Lavern Circle

The **second waiver** is to **permit an Overhead door facing a public street**.

The developer has addressed the Zoning Ordinance requirement for additional landscaping or screening by incorporating supplementary plantings into the site plan. Review of the building elevations indicates that the area surrounding the structure features multiple overhead doors positioned to face the street.

2. Waiver to Permit an Overhead Door Facing a Public Street (Section 12.3.6.9)

We also request a waiver to allow an **overhead service door to face a public street**. This orientation is necessary based on site access, building programming, and circulation requirements. The design incorporates appropriate architectural treatments and screening measures to ensure that the door is visually minimized and remains compatible with adjacent properties and the corridor.

Waiver Request

12.3.6.9 | OVERHEAD DOORS FOR SERVICE BAYS AND LOADING DOCKS

A. As per [Chapter 11.2.12.1.C](#), loading spaces shall not be located in front or corner side yards.

B. Overhead doors for service bays shall not face a public street nor shall they be on the side of the building facing on-coming traffic. The Planning Commission may waive this standard provided extra landscaping and/or other means of screening is provided, which, in the opinion of the Planning Commission, adequately blocks the view of the doors/openings. Doors on other sides of the building shall likewise be properly screened. See [Chapter 11.4](#) (Landscaping, Screening, and Tree Preservation).

Zoning Ordinance Requirements

In May 2019, the property at 103 and 104 Jessica Lauren Court was granted Site Plan approval by Planning Commission. This property is to the northeast of 100 Jessica Lauren Court.



The following waivers were requested and granted for the property.

Overhead doors: In commercial zones, overhead doors are not permitted to face a street. Many of the buildings in the area have overhead doors facing the street. Both proposed buildings have overhead doors facing north and south and will be visible from the street. One consideration is that given the orientation of the buildings at the end of the cul-de-sac, it is debatable that the proposed doors actually face a street.

Glazing: In commercial zones, buildings are required to have a minimum of 70% glazing on the building fronts facing a street. Again, most of the buildings in the area fall well short of this requirement, including the Crossfit next door. The applicant did significantly revise the building architecture to add some windows and front entry features, but falls well short of the minimum.

Waivers Granted to 103 & 104 Jessica Lauren Court in May 2019

RESUBMITTAL
RECEIVED
Dec 11 2025
PLANNING DEPT


615 DESIGN GROUP

December 11, 2025

City of Hendersonville – Planning Department
101 Maple Drive North
Hendersonville, TN 37075

RE: Waiver Requests for 100 Jessica Lauren Court

On behalf of our client, we respectfully submit this letter requesting approval of two waivers associated with the proposed development at **100 Jessica Lauren Court**. These requests are being made in accordance with the applicable provisions of the City of Hendersonville Zoning Ordinance.

1. Waiver from 60% Glazing Requirement (Section 12.3.6.5 – Heavy Commercial Zoning)

We are requesting approval to deviate from the required **60% glazing along the primary façade**. Due to the functional needs of the building layout and the operational requirements of the end user, achieving the full glazing percentage is not feasible. The proposed façade treatment will maintain an attractive and cohesive design consistent with surrounding development and the intent of the zoning district.

2. Waiver to Permit an Overhead Door Facing a Public Street (Section 12.3.6.9)

We also request a waiver to allow an **overhead service door to face a public street**. This orientation is necessary based on site access, building programming, and circulation requirements. The design incorporates appropriate architectural treatments and screening measures to ensure that the door is visually minimized and remains compatible with adjacent properties and the corridor.

We appreciate the City’s consideration of these requests and believe the proposed improvements meet the intent of the zoning ordinance while allowing the site to function safely and effectively. Please let us know if additional documentation, renderings, or design information is needed ahead of review.

Thank you for your time and attention. We look forward to working with City staff throughout this process. If you have any questions at all regarding this request you may contact me at [615-829-6899](tel:615-829-6899) or at cj@615designgroup.com.

Thank you,



CJ Murrell, P.E.
615 Design Group
1517 Hunt Club Blvd, Suite 300
Gallatin, TN 37066

Waiver Letter

STAFF COMMENTS – PLANNING DEPARTMENT:

2

1. The 10-foot landscape buffer on south end of property needs to be called out on the plans.
2. Electric needs to be shown on the utility plan.
3. NES approved electrical service plans are required prior to final stamping of plans.
4. Water meters need to be screen with landscaping.
5. Resolve conflict of tree and water meter by shifting tree forward.
6. Show FDC on landscape plans.
7. Full irrigation plans are required.
8. Provide dumpster elevations.

Submitted by Caitlin Shinn, Planner (December 17th, 2025)

STAFF COMMENTS – PUBLIC WORKS:

3

1. All Comments have been resolved.

Submitted by Stephen Winzenread, PE, Assistant Public Works Director/City Engineer (December 17th, 2025)

STAFF COMMENTS – FIRE DEPARTMENT:

4

1. Hydrant flow test required before stamp.

Submitted by Chris Willyard, Deputy Fire Marshal (December 17th, 2025)

STAFF COMMENTS – UTILITY DISTRICT:

5

1. Revise notes on utility sheet.

Submitted by David Brigance, HUD Construction Supervisor (December 17th, 2025)

MOTION by Altizer, seconded by Slatery, to approve applicants request for a waiver Nashville Tempered Glass Warehouse Site Plan as presented with all staff comments.

Timothy Whitten gave a summary of Heritage Park Site Plan.

Altizer, Evans, Hardwick, Kerr, Martin, Silkwood, Slatery, and Wessel voted aye.
Nay: Hasty. None Abstained. Absent: None.
MOTION PASSED. (8-1-0)

9. OTHER:

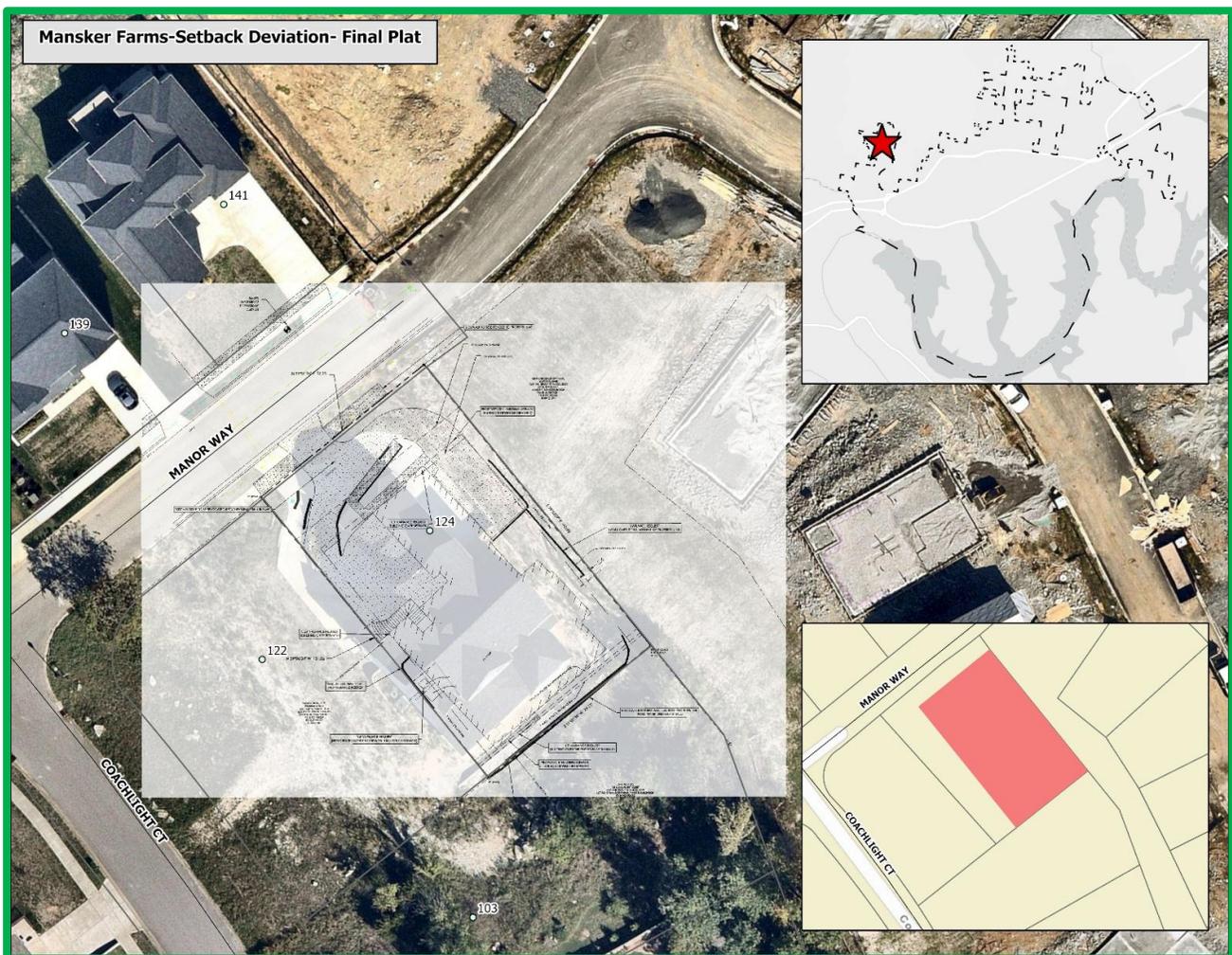
SUB-006966-2025: Mansker Farms Phase 18 Section 1 Setback Deviation – Final Plat

[\(Youtube Link\)](#)

Owner: John Wilkinson

Location: 124 Manor Way, Parcel 1144I N 020.00

Lead Planning Staff: Caitlin Shinn



Historical Context

The property was initially purchased by an individual who successfully applied for the original variances from the Board of Zoning Appeals (BZA). The current applicant, Wilson Bank & Trust, has recently acquired the property back from the original owner and is now seeking to rectify the construction errors made by the previous owner.

In December 2021, the Board of Zoning Appeals (BZA) granted several variances for this property:

1. A variance reducing the south/rear building setback from 10 feet to **7.9 feet** for the main residence.
2. A variance reducing the setback for a retaining wall over 5 feet tall from 5 feet to **1 foot**, with the stipulation that footers could not trespass onto an adjacent property.
3. A variance increasing the maximum lot coverage from 30% to **38%**.

Since the 2021 BZA approval, Staff has determined that, as this property lies within a Planned Development, any further changes or deviations must be reviewed and approved by the Planning Commission.

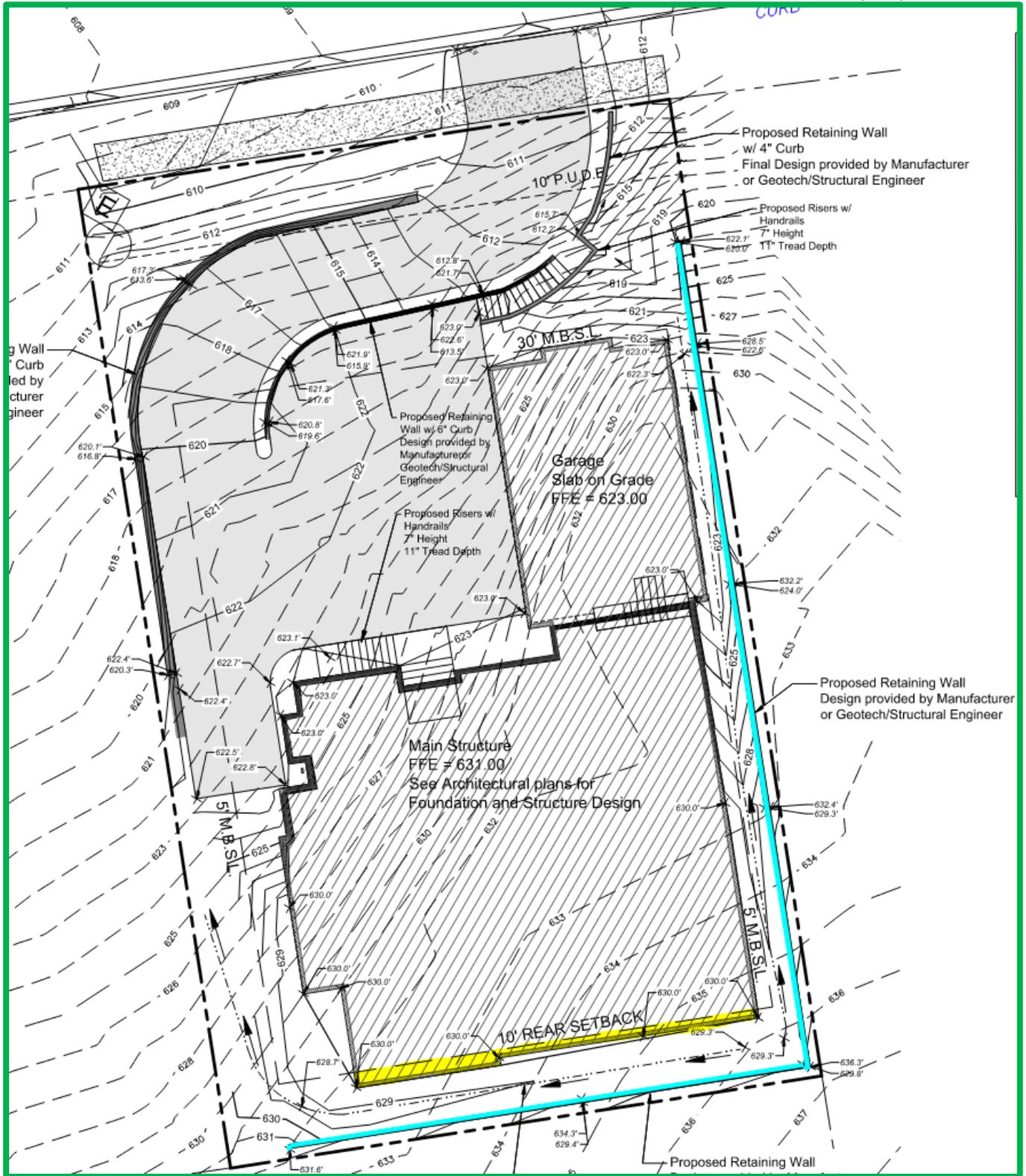


Exhibit for BZA Variance Approval



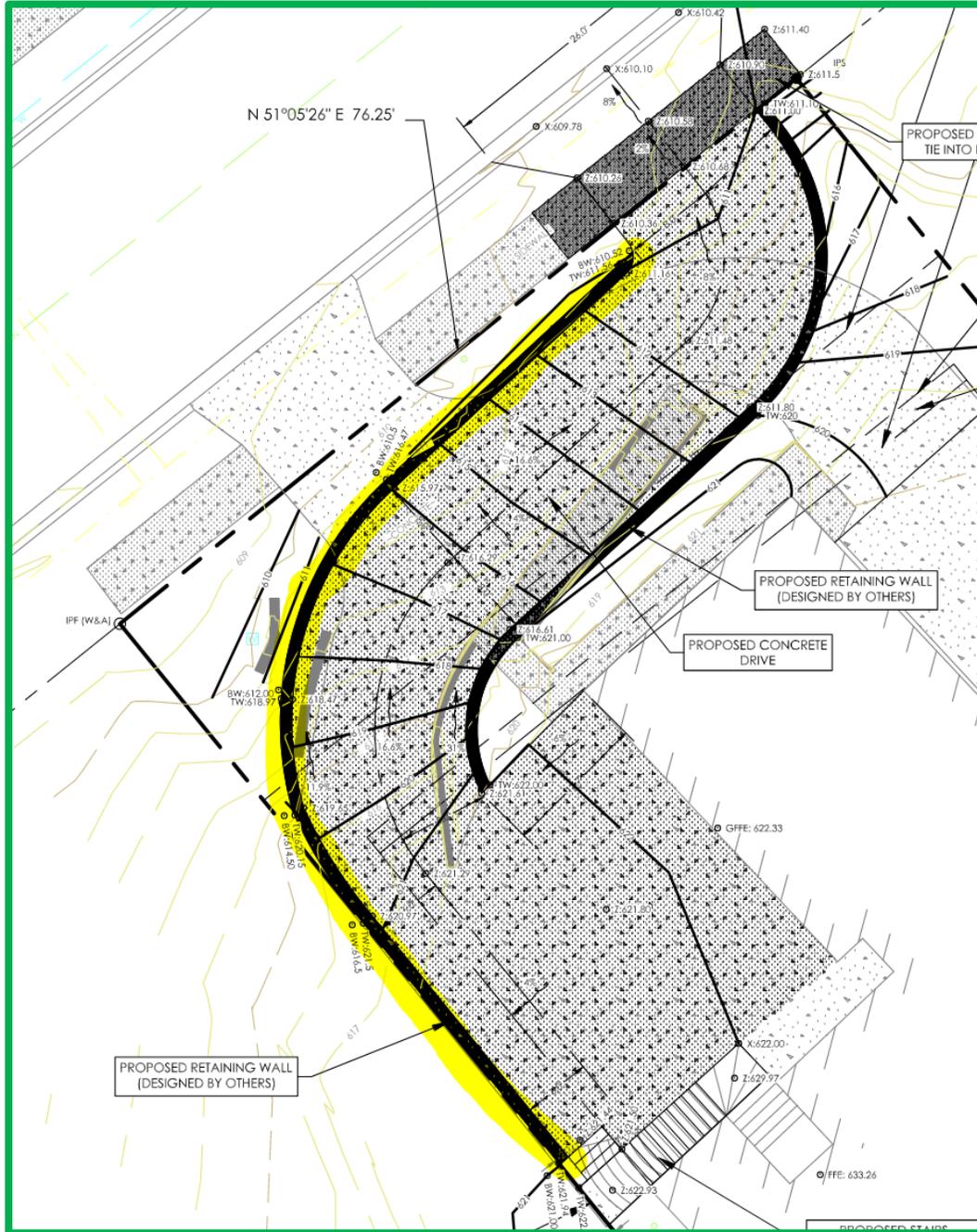
Existing Conditions



Existing Conditions

Accessory Structure Encroachments:

- 4. **HVAC Unit:** To allow the HVAC to encroach **0.4 feet** into the allowed 70% encroachment. 70% of the required 5' setback is 3.5 feet. The new encroachment for the HVAC would be 80% at 1 foot from the property line. (See image 2 on page 6)
- 5. **Retaining Wall:** A deviation is requested to allow a retaining wall over 5 feet in height to be placed along the property line and driveway, instead of the required 5-foot separation distance. See image below.



Newly Proposed Driveway with retaining wall



SURVEYING – GENERAL CONTRACTING – LAND DEVELOPMENT

120 Main Street
Portland, TN 37148

615-864-0940

www.cornerstonedevelops.com

November 17, 2025

City of Hendersonville Planning and Zoning

101 N. Maple Drive

Hendersonville, TN 37075

Re: Request for Variance – Setback Requirement for Existing Headwall at 124 Manor Way

To Whom It May Concern:

I am writing to formally request a variance from the required **5-foot setback** for a structure over 5 feet in height, as outlined in the City's zoning regulations. The structure in question is an **existing retaining wall** located at **124 Manor Way (Tax Map 144I Group "N" Parcel 20.00)**. Due to site conditions and the nature of the infrastructure, we are requesting permission for the retaining wall to remain **on or near the property line** rather than meeting the standard 5' setback requirement.

This retaining wall is essential to maintaining proper drainage and slope stability on the property. Relocating or reconstructing said wall to meet the 5-foot setback would create significant challenges, including: **engineering issues, drainage impacts, excessive cost, disruption to existing infrastructure, environmental concerns, etc.**

Allowing it to remain in its current location will not negatively impact adjoining properties, nor will it alter the character, safety, or functionality of the surrounding area.

We appreciate your time and consideration of this request and would be happy to discuss the site conditions or provide additional information as needed. Please feel free to contact me at **(615) 864-0940**.

Thank you for your attention to this matter.

Thank you,

Ashley Viselli

Chief Administrative Officer

aviselli@cornerstonedevelops.com

Lot Coverage:

The last request is in regards to the requirements of Mansker Farm Planned Development that a maximum of 30% of the lot maybe covered by buildings or structures. For this lot, 30% would be 2,993

square feet for all allowed structures or buildings on the property. The Board of Zoning Appeals granted an increase in the lot coverage from 30% to 38%, which changed the allowed square footage to 3,791. The house was built with 3,985 square feet, which is 40% lot coverage, which is a difference of 194 square feet and a 2% increase from the allowed lot coverage. The applicant is requesting the additional **2% lot coverage**, bringing the total requested lot coverage to **40%**.



CORNERSTONE
DEVELOPMENT SERVICES

SURVEYING – GENERAL CONTRACTING – LAND DEVELOPMENT

120 Main Street
Portland, TN 37148

615-864-0940

www.cornerstonedevelops.com

November 19, 2025

City of Hendersonville Planning and Zoning

101 N. Maple Drive

Hendersonville, TN 37075

Re: Request for Lot Coverage Deviation—at 124 Manor Way

To Whom It May Concern:

I am writing to formally request a lot coverage deviation for the property located at **124 Manor Way, Hendersonville, TN.**

The property is currently approved for **38% maximum lot coverage** under the applicable zoning regulations. After review, it has been determined that the existing conditions result in a total lot coverage of **40%**, reflecting a **2% deviation** from the approved allowance.

We respectfully request approval of this **2% lot coverage deviation** to allow the existing site improvements to remain as-is. This request does not alter the character of the surrounding properties, and the additional coverage does not create any adverse impacts on drainage, utilities, or neighboring parcels.

We appreciate your time and consideration of this request and would be happy to discuss the site conditions or provide additional information as needed. Please feel free to contact me at **(615) 864-0940.**

Thank you for your attention to this matter.

Thank you,

Ashley Viselli

Chief Administrative Officer

aviselli@cornerstonedevelops.com

The proposal includes the removal of the existing front driveway and sidewalk to facilitate the construction of the new driveway and access point.



Demo Plan



Right Side of Home – Stairs and HVAC encroach into setbacks



Rear of home – existing wall is over property line



Left side of home from rear view



End of 3-car garage and existing sidewalk/stairs

STAFF COMMENTS – PLANNING DEPARTMENT:

2

1. When removing old driveway, the sidewalk and curb will need to be restored.

Submitted by Caitlin Shinn, Planner (November 19th, 2025)

STAFF COMMENTS – PUBLIC WORKS:

3

1. See Markups.

Submitted by Stephen Winzenread, PE, Assistant Public Works Director/City Engineer (November 19th, 2025)

STAFF COMMENTS – FIRE DEPARTMENT:

4

1. No comments.

Submitted by Chris Willyard, Deputy Fire Marshal (November 19th, 2025)

STAFF COMMENTS – UTILITY DISTRICT:

5

1. No Comments

Submitted by David Brigance, HUD Construction Supervisor (November 19th, 2025)

MOTION by Altizer, seconded by Slatery, to accept the applicants request to defer Mansker Farms Phase 18 Section 1 Setback Deviation Final Plat to February 3rd HPC Meeting.

Caitlin Shinn gave a summary of Mansker Farms Phase 18 Section 1 Setback Deviation – Final Plat prior to the vote.

Altizer, Evans, Hardwick, Hasty, Kerr, Martin, Silkwood, Slatery, and Wessel voted aye.

Nay: None. None Abstained. Absent: None.

MOTION PASSED. (9-0-0)

Development Impact Fees: City of Hendersonville [\(Youtube Link\)](#)

Lead Planning Staff: Keith Free/ Zachary Coleman

STAFF REPORT:

1

Impact fees are defined as one-time charges levied by local governments on new development. They are charged to developers to help municipalities recover infrastructure and public service costs. These collected fees are often used by agencies to mitigate the impacts that new developments incur with respect to traffic congestion, infrastructure (water, sewer, traffic signals), public parks, public safety and more.

Impact fees are commonly used by cities across the nation. The State of Tennessee allows municipalities to impose impact fees on new development. The City of Hendersonville’s charter also establishes the City’s authority to enact impact fees, subject to the Board’s adoption.

Cities in close proximity to Hendersonville that have implemented impact fees, include but are not limited to: Franklin, Murfreesboro, La Vergne, Smyrna and White House.

The City has discussed impact fees at BOMA meetings, committee meetings and at standalone public workshops. In 2019, BOMA voted not to enact impact fees at that time primarily due to the potential impact on commercial and industrial development in the city limits, as opposed to neighboring cities with no commercial impact fees. As such, at no time has the City ever had a formal impact fee. However, at times some developments have offered the City voluntary fees which were accepted, but no formal fee has ever been required.

Impact fees differ for residential and nonresidential use. Residential use includes single-family dwellings (including townhomes) and multi-family dwellings. The only difference, from an impact study perspective, between single-family and multi-family dwellings is the higher occupancy rate of 2.56 per single-family dwelling versus the occupancy rate of 1.65 per multi-family dwelling. The higher occupancy rate of single-family dwellings equates to more demand (use) on the system and therefore the fee would reflect the mathematical equity according to occupancy rate. Nonresidential uses include commercial, office, industrial and institutional. Fees for nonresidential uses are based on the demand that those types of uses/developments typically generate. For example, impact fees are higher for commercial development (shopping center) versus industrial development (manufacturing plant) due to the increased traffic (vehicle trips) and demand on city services that commercial uses produce vs. industrial uses.

The attached Impact Fee Study is being used as the basis for developing two differing Ordinances (one for Residential Fees only and one for Residential + Commercial fees). The Impact Fee Study identified the maximum allowable impact fees for various development types to ensure new development pays its fair share of infrastructure costs.

BOMA is currently seeking the opinion of the Planning Commission on pursuing Development Impact Fees for the City of Hendersonville and welcomes a discussion between members of the Commission to come to a consensus in support of or against the fees.

FISCAL IMPACT:	2
Revenue generated by impact fees is only eligible for use on capital expenditures that mitigate impacts of new developments. Total revenue collections are determined by the level of activity but can be calculated for residential by multiplying the number of residential units built by the amount of the fee and for nonresidential by multiplying the square footage/1,000 by fee amount.	

DISCUSSION:	3		
<table border="1"><tr><td>MOTION AND VOTE:</td></tr><tr><td> </td></tr></table>		MOTION AND VOTE:	
MOTION AND VOTE:			

ATTACHMENTS:

4

October 29, 2025, Impact Fee Study - Public Safety & Transportation
January 26, 2024, Impact Fee Report - Parks

MOTION by Altizer, seconded by Hasty, to give a positive recommendation to Board of Mayor & Alderman (BOMA) with the note that the Planning Commissioners do not want to see growth seized but instead that growth is right, good for the city, and the people of the city and not price ourselves out from the whole marketplace.

Altizer, Evans, Hasty, Kerr, Martin, Silkwood, Slatery, and Wessel voted aye.

Nay: Hardwick. None Abstained. Absent: None.

MOTION PASSED. (8-1-0)

10. STAFF-LEVEL PROJECTS, APPROVED: [\(Youtube Link\)](#)

SUB-007027-2025: Rock Castle Wealth Management Offices – 3-Page Plat Amendment
(119 Maple Row Boulevard)

11. STAFF-LEVEL PROJECTS, PENDING: [\(Youtube Link\)](#)

SUB-006988-2025: C.L Powell – Final Plat

(134 Powell Dr)

S - 11/13/25

Lead Planning Staff: Caitlin Shinn

SP-007029-2025: First Presbyterian Church Pavilion - Site Plan

(172 West Main St)

A – 12/18/25

Lead Planning Staff: Timothy Whitten

SUB-006708-2025: Meadows of Indian Lake Ph 4 Sec 3 Lots 248 & 249 Consolidation –
Final Plat

(344 & 342 Raintree Dr)

A – 12/18/25

Lead Planning Staff: Caitlin Shinn

SUB-006891-2025: Molly Walton Industrial – Final Plat

(157 Molly Walton Dr)

A – 12/18/25

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

12. PLANNING DIRECTOR COMMENTS: [\(Youtube Link\)](#)

Director Free gave the 2025 Year End Report.

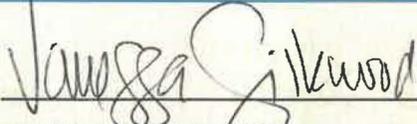
13. ADJOURNMENT ([Youtube Link](#))

MOTION by Slatery, seconded by Hasty, to adjourn the Hendersonville Planning Commission Meeting at 9:01 PM.

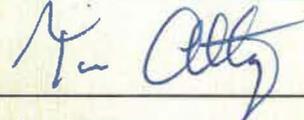
Altizer, Evans, Hardwick, Hasty, Kerr, Martin, Silkwood, Slatery, and Wessel voted aye.

Nay: None. None Abstained. Absent: None.

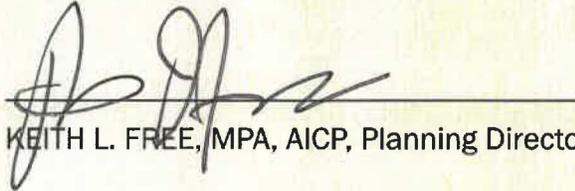
MOTION PASSED. (9-0-0)



VANESSA SILKWOOD, Secretary



TIM ALTIZER, Chairman



KEITH L. FREE, MPA, AICP, Planning Director