

CITY OF WHITE HOUSE
Meeting of the
Municipal/Regional Planning Commission
Monday, June 14, 2021

Call to order: 7:00 p. m.

Pledge of Allegiance:

Roll call: Scott Wiggins-Chairman, Clif Hutson, Martha Wilkinson, Richard Berry, Jerry Summers, Bob Dorris

Members Absent: Paula Eller

Staff Members Present: Valerie Webb-City Attorney, Gerald Herman, City Administrator, Jason Reynolds-Engineer Consultant, Ceagus Clark-Planning and Codes Director

Approval of prior minutes dated: from the May 10, 2021 Meeting. Motion was made to approve by Martha Wilkinson, seconded by Jerry Summers. Motion passed unanimously.

Changes/Additions to Agenda:

AGENDA

Item # 1 Summerlin-Phase 6: Request subdivision bond extension.

Staff stated there have not been any improvements made for this phase. Staff stated he recommends a one-year bond extension with a 6 % increase which would make the bond amount \$247,184. Commission asked why there have not been any improvements made on this phase since January 2020. Staff discussed that he has been tasked with speeding up the bond improvement time lines. Staff stated he anticipated that they would begin completing improvements to finish out subdivision. Commission asked if the 6% bond increase is adequate considering increase in construction costs. Staff stated he was not sure, but that he would review. Staff stated that the majority of residential construction is being done by national builders.

Motion was made to approve by Bob Dorris, seconded by Richard Berry.

Motion passed unanimously.

Item # 2 Fields at Oakwood-Phase 3 and 4/1/Dewey Engineering:

Requests Final Plat Approval for 4.63 acres and 19 single family lots. Property is referenced as Robertson County Tax Map 96, Portion of Parcel 5.00. Property is zoned SRPUD, Suburban Residential Planned Unit Development and is located near the intersection of Calista Road and Wilkinson Lane.

Owner: Tenn Properties Fields at Oakwood GP

Staff stated that the final plat shows no changes from the approved Final Master Development Plan. Staff recommends approval.

Motion was made to approve by Martha Wilkinson, seconded by Bob Dorris.

Motion passed unanimously.

Item # 3 Fields at Oakwood-Phase 4.2/Dewey Engineering: Requests Final Plat Approval for 16.59 acres and 50 single family lots. Property is referenced as Robertson County Tax Map 96, Portion of Parcel 5.00. Property is zoned SRPUD, Suburban Residential Planned Unit Development and is located near Calista Road and Wilkinson Lane. Owners: Tenn Properties Fields at Oakwood GP

Staff stated that the final plat shows no changes from the approved Final Master Development Plan. Staff recommends approval.

Motion was made to approve by Jerry Summers, seconded by Richard Berry.

Motion passed unanimously.

Item # 4 The Parks-Revised FMDP/Ragan-Smith & Associates:

Requests revised Final Master Development Plan Approval for 250 town home units. Property is referenced as Robertson County Tax Map 095, Parcel 139.02. Property is zoned NCRPUD, Neighborhood Center Residential Planned Unit Development and is located at Pinson Lane.

Owner: Heritage Development, LLC, Square One Construction

Staff stated the developer is requesting to amend the FMDP that was Approved in 2018. Staff stated the approved plan contained 706

units. Staff stated the initial plan submitted in 2017/2018 contained 748 single family lots and 210 townhouses. Staff stated there was an additional request for the plan to be amended to 706 single family lots. Staff stated that the proposed request tonight is to amend the plan from 83 units which would be a total of 833 units-583 single family lots and 250 townhome units. Staff stated the proposed plan adheres to the zoning and subdivision regulations. Staff stated construction plan review would be pending the approval of the FMDP. Staff stated there is a portion of land on the eastern side of the development that will be dedicated to the city to use for a future fire station. Martha Wilkinson asked if the City Fire Chief had looked at the plans. Staff stated yes, that there have been preliminary meetings. Staff stated the design has been amended. Gerald Herman, City Administrator discussed that the city has been looking for a site for a third fire station that will be needed in the future. Mr. Herman stated with The Parks Subdivision, the future Legacy Subdivision adjacent to it, and the existing Holly Tree Subdivision there is a need for another station to service this area. Mr. Herman stated that this proposed area was not a usable area for housing. Mr. Herman stated that there is a strip access to Pleasant Grove Road. Mr. Herman stated that the Fire Chief and Fire Inspector agree that this would be a good location for another fire station, and possibly an EMS in the future. Mr. Herman stated a connection directly into the subdivision would not work due to the wet area. Mr. Herman stated that the developer has said that he could extend the sewer line into this area. Jason Reynolds, City Engineer discussed the analysis shows a need for a fire station in the northern half of the city to distribute between the eastern and western areas. Mr. Reynolds stated west of I-65 would be an appropriate location for a future fire station. Commission discussed the increase of residences would increase by 127 units. Bob Dorris stated that the Commission had negotiated in previous meeting that total number of units currently allowed, and would not like to increase the density. Clif Hutson stated concern with increasing density from what was previously approved. Bob Dorris stated that he was not against the townhomes. Mr. Dorris stated that he would be in agreement if they reduced the number of single-family homes so that the total number of units would not exceed 706 units. Caleb Fuqua, developer was present. Mr. Fuqua stated that the location would be appropriate for the townhomes since it would be in the rear of the development and in a wooded area, and buffer around the detention pond. Mr. Hutson stated if they could keep the total units the same; he would not have a problem with the townhomes. George Welch with Ragan Smith was present. Mr. Welch stated that it was originally approved with 746

total units which included townhomes. Staff stated the PMDP was approved including townhomes. Mr. Fuqua stated that if the Commission was not in favor of the townhomes, he could build single family homes. Mr. Herman asked if they would be in favor of reducing number of single-family homes with town homes to keep the total number of units. Mr. Fuqua stated that he would stay with the single- family lots. Ms. Wilkinson stated that the last time this was on the agenda the Commission approved the total number of units for the development, and it is important to be consistent. Mr. Fuqua stated that due to the size of the development, it has evolved.

Motion was made to deny by Bob Dorris, seconded by Jerry Summers.

Scott Wiggins-nay, Richard Berry-nay, Clif Hutson-nay, Martha Wilkinson-abstain

Motion passed to deny.

Staff requested to discuss Item # 6 prior to Item #5 for more clarity.

Item # 6 Donald and Glynda Steele-Section 2/Steven E. Artz and Associates: Requests Recommendation to the Board of Mayor and Aldermen to rezone approximately 1.15 acres from R-20, Low-Density Residential to R-15, Medium Density Residential. Request is further made to re-subdivide the existing (2) two lots into (3) three lots. Property is referenced as Robertson County Tax Map 95, Parcels 118, 119, 119.01, and Part of Parcel 117.01. Property is located at Pleasant Grove Road.
Owner: James W. Brinkley

Staff stated that this is a (4) four lot development with the (3) three lots facing Pleasant Grove Rd being requested from R-20, Residential to the R-15, Residential zoning and re-subdivided. Staff stated the lot in the rear would be a separate rezoning request to NCRPUD.

Motion was made to approve by Jerry Summers, seconded by Bob Dorris.

Motion passed unanimously.

Item # 5 Pinson Pointe Townhomes/Lose Design: Requests Recommendation to the Board of Mayor and Aldermen to rezone approximately 8 acres from R-20, Low-Density Residential to

NCRPUD, Neighborhood Center Residential Planned Unit Development. Request is further made for Preliminary Master Development Plan Approval for 45 townhomes. Property is referenced as Robertson County Tax Map 95, Parcels 118, 119, 119.01, and Part of Parcel 117.01. Property is located at Pleasant Grove Road.

Owner: James W. Brinkley

Staff stated this request is for 45 townhomes on lot (4) four. Staff stated that the Parks Subdivision that is adjacent to this property was rezoned to NCRPUD prior to the city's current Comprehensive Plan. Staff stated with the city's current Comprehensive Plan, the density is preferred to be in the center of town. Staff stated that the adjacent property (Parks) is zoned NCRPUD, and the properties across the street (Pleasant Grove Rd.) are zoned R-20. Staff stated again, these were both rezoned prior to the current Comprehensive Plan. Staff stated the engineer has addressed all of Staff's comments. Jason Reynolds, discussed that even though these are separate lots, they are related subdivisions. Mr. Reynolds stated the sewer approvals would need to be considered with lots 1-3. Staff stated that Item # 6 included a re-subdivision as well as a rezoning request. Clif Hutson stated that he liked the concept, but had concern with the location. Martha Wilkinson discussed that she could see where there could be a market for this type of development in this area. Clif Hutson asked about the buffer for this development. Staff stated he would work with the developer to have a buffer in the front of the property. The developer, Chris Creek was present. Mr. Creek stated there currently is a large buffer area in the front of the property. Mr. Creek stated there is 35 ft. of buffer in the front, and 25 ft from the building to the property line with fencing and additional landscaping. Bob Dorris asked what other amenities would there be other than a dog park. The engineer for the project, stated currently there would be proposed open space and a dog park. Staff stated that it would be preferred to have usable open space amenities, and they those be identified on the plan. Staff discussed that the Commission has requested that he provide an amenities committee team that could provide a list of the types of preferred amenities. Staff stated he will work on completing this. Staff stated that the amenities could be added prior to the FMDP approval. Commission discussed that some of the amenities that they would like to see: swimming pool, playground, and a community garden area. Mr. Creek stated that they have found that the swimming pools do not get used as much. Mr. Creek stated that has looked at a pavilion with a meeting area. Commission asked if the development

would be targeted to the 55 + age group. Mr. Creek stated that they feel like it could be older age group 70-75. Bob Dorris asked if they would be built to be sold. Mr. Creek stated yes. Staff asked City Attorney, Valerie Webb, if the city would hold any legal position if the townhomes became rental instead of ownership. Valerie Webb stated that is correct, that they could be bought and rented out. Staff stated the developer is marketing the townhomes to be owned. Mr. Herman asked if all the townhomes would have second story bedrooms. Mr. Creek stated that they have done two other developments with second story bedrooms, and it hasn't been a problem.

Motion was made to approve by Martha Wilkinson, seconded by Richard Berry.

Jerry Summers-yes, Bob Dorris-yes, Scott Wiggins-yes, Clif Hutson-nay

Motion passed.

Item #7

Staff: Requests Recommendation to the Board of Mayor and Aldermen to amend the Zoning Ordinance regarding Temporary Use of mobile vendors in the City Parks

Staff stated City Staff is in the process of implementing policy governing mobile vendors, food trucks, and canteen type vendors. Staff stated there had been some discussion regarding food vendors sitting up in the City Park at the invitation of some of the different Park organizations. Staff stated the city has a Temporary Use section in the Zoning Ordinance that governs fire works stands, and other types of temporary use sales, but nothing specifically for food vendors. Staff stated that he would recommend amending the Zoning Ordinance for Temporary Sales to have the following text: "All temporary uses on public property must comply with permitting and regulatory requirements in White House Municipal Code Title 9, Chapter 6, Mobile Food Vendors." Staff stated that this would be proposed to be on the July 2021 Board of Mayor and Aldermen Agenda. Staff stated that the text that was submitted to the Commission in the Agenda packet would be revised to the revised text. Chairman Wiggins reviewed the revised text for Temporary Use of Mobile Vendors in the City Parks.

Motion was made to approve by Bob Dorris, seconded by Richard Berry.

Motion passed unanimously.

Item # 8 **Staff:** Requests Recommendation to the Board of Mayor and Aldermen regarding change from a Regional Planning Commission to a Municipal Planning Commission.

Staff discussed that City Staff have done research with surrounding cities regarding going from a Regional Planning Commission Municipal Planning Commission. Staff stated the city did not extend the urban growth boundaries, and because the counties have more broad powers with control of zoning in the county, city staff is recommending the City of White House transform from a Regional Planning Commission to a Municipal Planning Commission. Gerald Herman discussed the resolution approval process would include recommendation from the Planning Commission to the Board of Mayor and Aldermen. Mr. Herman stated the resolution would then require State approval. Staff stated there would not be any changes to the Planning Commission until the city receives word from the State.

Motion was made to approve by Bob Dorris, seconded by Richard Berry.

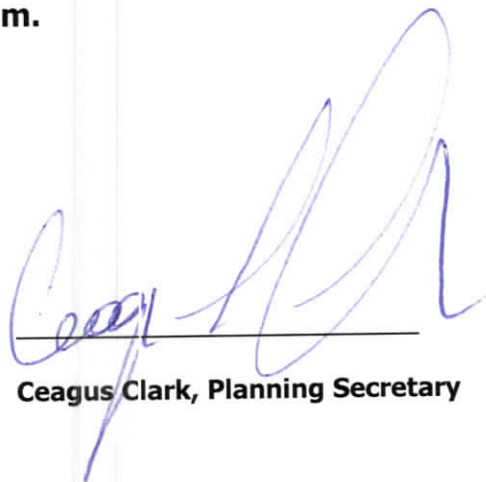
Motion passed unanimously.

Meeting adjourned at 7:46 p.m.

ATTEST:



Scott Wiggins, Chairman
Paula Eller, Vice-Chair



Ceagus Clark, Planning Secretary