

CITY OF WHITE HOUSE
Meeting of the
Municipal/Regional Planning Commission
Monday, August 9, 2021

Call to order: 7:00 p. m.

Pledge of Allegiance:

Roll call: Clif Hutson, Bob Dorris, Richard Berry, Jerry Summers, Paula Eller, Addam McCormick-Chairman

Members Absent: Martha Wilkinson

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

Changes/Additions to Agenda: Staff stated that Item #6 would be deferred until next month's meeting. Chairman McCormick requested that Items # 1-4 and Item # 8 be reviewed together since they are administrative items. Chairman McCormick asked if there could be a summary list of remaining improvements on the (2) two bonds.

Approval of meeting agenda: Motion was made to approve by Paula Eller, seconded by Richard Berry. Motion passed unanimously.

Approval of prior minutes dated: from the July 12, 2021 Meeting. Motion was made to approve by Clif Hutson, seconded by Jerry Summers. Motion passed unanimously.

AGENDA

Item # 1 Summerlin-Phase 2: Request subdivision bond extension.

Item # 2 **Fields at Oakwood-Phase 1:** Requests subdivision bond extension.

Item # 3 **The Reserve at Palmers Crossing-Phase 3/Ragan-Smith:** Requests Final Plat Approval for 38 lots on 12.60 acres. Property is referenced as Sumner County Tax Map 77, Part of Parcel 68.00. Property is zoned SRPUD, Suburban Residential Planned Unit Development and is located at North Palmers Chapel Road. Owner: Tenn Properties Palmers Crossing

Item # 4 **Legacy Farms-Phase 1/Wilson & Associates:** Requests Final Plat Approval for 112 lots on 48 acres. Property is referenced as Robertson County Tax Map 95, Parcels 141 and 145. Property is zoned SRPUD, Suburban Residential Planned Unit Development and is located at Pinson Lane/Cross Plains Road. Owners: Forestar/Eric Masaschi

Chairman McCormick asked if there was any discussion on Items 1-4 And Item # 8. Staff stated the final plat requests are consistent with what was approved with the Final Master Plan. Staff stated the developer addressed some minor comments on Item 4.

Motion passed unanimously.

Item # 5 **Caliber Collision/Ragan Smith:** Requests Site Plan Approval for 12,000 square foot commercial building. Property is referenced As Robertson County Tax Map 106, Parcel 044.08. Property is zoned C-2, General Commercial and is located at 235 Wilkinson Lane. Owner: TC White House, LLC C/O Mark Tarver

Staff stated that Walmart has given approval for this business. Staff discussed that when this project was presented that the city did not have anything in the zoning ordinance that defined major and minor repair. Staff stated the zoning ordinance was amended to add major and minor vehicle definitions. Staff stated this use is a collision retail center. Staff stated there have been several changes from the original site plan submittal. Staff discussed that they would be required to meet the city's Zoning Ordinance, Development Standards regarding all repair operations should be fully enclosed. Wrecked or junked vehicles shall not be stored for longer time periods than those specified (longer than 30 Days), and shall be completely screened from the public right-of Way, and any adjacent residential districts with a solid board fence and/or evergreen shrubs or equivalent screening as may be approved by the Planning

Department. Wes McGill with Ragan Smith was present. Mr. McGill stated that they are in agreement with staff's conditions and comments. Tim Dearman with Old Acre McDonald representing the developer was present. Chairman McCormick discussed that most of these types of collision centers are being built in commercial areas. Mr. Dearman stated that all work is performed inside the building with no wrecked vehicles left outside. Mr. Dearman stated that they have 1300 locations in 27 states. Mr. Dearman stated they just completed a new Caliber Collision in Hendersonville. Mr. Dearman stated that their business hours are Monday-Friday, with no nights and no weekend hours. Mr. Dearman stated there would be screening around the perimeter of the building. Mr. Dearman stated that they have very high EPA standards. Mr. Dearman stated that they would not bring in vehicles late night/morning hours. Jason Reynolds, City Engineer, stated that they would have to meet the water quality features to meet the current city requirements. Chairman McCormick asked if they could break up the solid fence wall along the street with some masonry components. Chairman McCormick asked if they could install the landscaping on the outside of the fencing rather than on the inside. Mr. Dearman stated that they could look at moving the landscape to the outside of the fencing along the street. Chairman McCormick asked about height of roof vent. Commission discussed if they could change the color of the vent so that it would not stand out or screen it. Mr. Dearman stated that the roof vent is approximately 10 ft. Mr. Dearman stated that fully screening it would be extensive. Mr. Dearman asked if they painted the vent to match the color of the building if that would be acceptable. Mr. Dearman stated they could work with the vendor to see if height could be altered or some type of separation. Staff and Commission discussed the following stipulations: Screening roof vent, or breaking up the height of vent by making it shorter, breaking up fencing with a masonry component, moving landscaping to the exterior of the fence.

Motion was made by Bob Dorris to approve with stipulations, seconded by Paula Eller.

Motion passed unanimously.

{Item deferred until next month}

Item # 6 **Beech Grove Development/Jeremy Leggo:** Requests Recommendation to the Board of Mayor and Aldermen to rezone 5.48 acres from C-2, General Commercial to NCRPUD, Neighborhood Center Residential Planned Unit Development. Request is further

made for Preliminary Development Plan Approval for 121 town-home units. Property is referenced as Sumner County Tax Map 97, Parcel 009.00 and is located at 2724 Highway 31W.

Owner: Honey Run Villas, LLC

Motion was made to defer by Jerry Summers, seconded by Paula Eller.

Motion passed unanimously.

Item # 7 **Jim Brinkley:** Requests Recommendation to the Board of Mayor And Aldermen to rezone 8.12 acres from I-1, Light Industrial to I-2, Heavy Industrial. Property is referenced as Robertson County Tax 106F, Group A, Parcel 006.00, 008.00, 009.00, 010.00, and 011.00. Property is located at SCT Drive.
Owner: James W. Brinkley

Staff stated that the applicant had discussed putting a concrete plant in the Industrial Park. Staff stated that he initially recommended that if he might consider Center Drive. Staff stated since that time the applicant has requested that he would like to rezone 5 lots at SCT Drive from I-1 to I-2 for a concrete plant. Staff stated that the Comprehensive Plan allows I-2, Heavy Industrial for this area. Staff stated that he has discussed with the applicant that Staff's recommendation would be for one parcel to be rezoned not all 5 parcels due to the surrounding property uses. Gerald Herman, City Administrator discussed the initial proposed location that the applicant was looking at was at the dead end of SCT Drive on two lots. Mr. Herman stated he didn't know if they would need all 5 lots for the plant especially the corner lot at SCT Dr/Industrial Dr. Mr. Herman stated concern with concrete trucks leaving/entering from the Industrial Drive side and if how much dust would be created. Jason Reynolds, stated that air quality is regulated by TDEC. Mr. Reynolds stated there is an operational permit that would be required by TDEC. Mr. Brinkley stated that the customer would like to have lots 6, 8, 10, & 11. Mr. Brinkley stated that the customer later requested only lot 1. Commission asked if the request is still for the other 4 lots. Mr. Brinkley stated yes. Staff discussed concern with rezoning all 5 lots I-2 without knowing the need of future developments. Chairman McCormick asked if there would be a rendering or model of a concrete plant in the area that the Commission could view. Mr. Brinkley stated the business would be SMR Concrete out of Florida. Mr. Brinkley stated that one of their concrete plants is located beside Top Golf in Nashville. Staff and

Commission had discussion regarding concerns with traffic from concrete trucks, there is already a lot of traffic at Hwy 76, and damage to the roads. Commission asked if this company has a plant that has been built recently. Commission discussed concern with rezoning all 5 lots to I-2 due to the uses permitted. Commission discussed it would be helpful to see a recent constructed concrete plant to get a gauge on the look and to find out how many trips a day. Staff discussed a possible trip for Commission to go on site to see a recently constructed concrete plant.

Motion was made by Paula Eller to defer with the understanding the rezoning request would be for a single lot, Parcel 006.00, seconded by Jerry Summers.

Motion passed unanimously.

Item # 8 **City Wastewater Treatment Plan Improvements/Jacobs:** Requests Site Plan Approval for a 2,590 square foot treatment plant building.

This item was reviewed and approved with Consent Agenda.

Item # 9 **Staff:** Requests Recommendation to the Board of Mayor and Aldermen to amend the Zoning Ordinance and Design Guidelines. Colors and Materials to amend the existing requirements including a waiver Review process and the prohibited materials section per provisions of a recently adopted state law requirement. The proposed Ordinance and design guidelines require certain materials to be Restricted in the construction of buildings.

Staff stated that the state this past spring/summer mandated through a state law that the city removes prohibitions in construction materials in the design standards. Staff stated discussed that the proposed amendment is to meet the provisions of a recently adopted state law regarding design standards adoption and limitation on prohibited materials.

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

Motion passed unanimously.

Item # 10 **Staff** Request bond discussion regarding increasing the bond renewal percentages to enable the city to keep up with inflation.

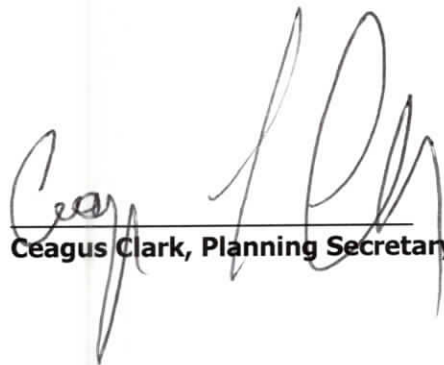
Staff stated that there has been discussion from Commission if the city should look at increasing the percentage of bonds to keep up with inflation. Staff stated that he will begin submitting a summary of improvement items remaining for each bond extension request. Staff stated of the current bonds, Summerlin Subdivision has not decreased bond amounts and not completed improvements. Staff stated he has spoken with the engineer and they will be completing many improvements soon. Staff stated all other subdivisions are very active in decreasing bond amounts. Staff stated there are a few subdivisions that currently have a few remaining improvements with bonds such As Cambria, Settlers Ridge, and Stones Crossing. Staff stated he was taking a more aggressive approach with contacting the developers prior to bond expiration date. Chairman McCormick stated that the city could maintain the 6% bond inflation percent as a minimum, and the city could review that each year to see if it would need to be increased. Staff and Commission discussed to look at bonds every year that a bond is extended it could increase in percentage. Staff stated that he could bring the amendment back to the Commission for review. City Engineer Jason Reynolds stated as some of these subdivision projects get closer to completion that it becomes difficult to have a process to speed up completion. Staff discussed the city could look at a getting them closed out.

Meeting adjourned at 7:51 p.m.

ATTEST:



Addam McCormick, Chairman



Ceagus Clark, Planning Secretary