

CITY OF WHITE HOUSE
Meeting of the
Municipal/Regional Planning Commission
Monday, September 13, 2021

Call to order: 7:00 p. m.

Pledge of Allegiance:

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

Members Absent: Martha Wilkinson, Jerry Summers

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

Changes/Additions to Agenda

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

Approval of prior minutes dated: from the August 9, 2021 Meeting. Motion was made to approve by Paula Eller, seconded by Richard Berry. Motion passed unanimously.

CONSENT AGENDA

Item # 1 **Concord Springs-Phase 1:** Request subdivision bond reduction.

Item # 2 **The Parks-Phase 1:** Requests subdivision bond extension.

Item # 3 **The Parks-Phase 2:** Requests subdivision bond reduction.

Item # 4 **Summerlin-Phase 3:** Requests subdivision bond extension.

Item # 5 **Staff:** Street acceptance for Harpers Way referenced as Robertson County Tax Map 106, Group B, Parcel 175.00.

Motion was made to approve Items 1-5 on the Consent Agenda, seconded by Paula Eller.

Motion passed unanimously.

Chairman McCormick discussed that there would be public hearings for a few items on tonight's agenda. Chairman McCormick discussed the public hearing process. Chairman McCormick stated that the Planning Commission serves as an advisory board to the Board of Mayor and Aldermen. Chairman McCormick stated

that rezoning's require review/approval by the Board of Mayor and Aldermen as well as a public hearing at the second reading.

AGENDA

{Public Hearing}

Item # 6 **Eric Allison:** Requests Recommendation to the Board of Mayor and Aldermen to rezone property from R-10, High Density Residential to R-TC, High Density Town Center Commercial District. Property is referenced as Sumner County Tax Map 077G, Group B, Parcel 010.00, and is located at 100 Tyree Springs Road. Owner: Eric Allison

Chairman McCormick opened the public hearing. There being no one to speak to this item Chairman McCormick asked the owner, Eric Allison to speak to his request. Mr. Allison stated he is requesting the R-TC zoning, and he plans to subdivide the property into three lots. Commission asked if the existing house would remain. Mr. Allison stated he may tear it down eventually. Staff stated the houses would look similar to the homes built at Spring Street.

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

Motion passed unanimously.

{Item deferred from the August 9, 2021 PC Meeting}

Item # 7 **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

Staff stated that this project was previously rezoned to NCRPUD, and approved for 70-unit townhomes. Staff stated the developer has recently purchased the adjacent 5-acre lot and is requesting to rezone that parcel to NCRPUD with an additional 50 townhomes, and will also add an additional 11,000 sq ft of retail space in the front of the development. Chairman McCormick opened up the public hearing.

Keith Puckett: representative for Christ Worship Church. Mr. Puckett

discussed concerns with additional water/drainage from this property onto the church property. Mr. Puckett stated they already have drainage problems at the front of their property. Mr. Puckett asked what would be done to keep more water from coming onto their property from this development. Mr. Puckett asked about number of sewer grinder pumps and sewer pumps that would be added to the property. Gerald Herman, City Administrator stated that there would be an individual sewer lift station that would service both of these properties. Mr. Herman stated there should not be any issue with sewer treatment for these properties. Jason Reynolds, city engineer, discussed that there are existing stormwater issues where water from the subdivision moves to their property Mr. Reynolds stated that the proposed development would be required to meet city's stormwater requirements and improve any water runoff from the site. Mr. Puckett stated that they have spoken to the state since Highway 31W is a state road. Mr. Reynolds stated that there are several existing issues with water coming from multiple areas. Mr. Reynolds stated that they would not have more water coming from the proposed site, it would be equal or less than existing water now once the development is completed. Mr. Reynolds stated that the proposed property would have stormwater/detention areas to collect water runoff. Mr. Herman stated that when the church was built the city was under different stormwater requirements than we are today. Mr. Puckett asked what hazmat company would demo the current house on the property. Mr. Puckett stated concerns with the house having hazardous conditions including mold. Staff stated that a demolition permit would be required. There being no one else to speak to this item-Chairman McCormick closed the public hearing. The applicants Jeremy Leggo and Brad Barrs were present. Mr. Leggo stated that the city approved 70-townhomes units in April 2021. Mr. Leggo stated the townhomes approved did not have garages. Mr. Leggo stated that they are now requesting to rezone/develop the adjacent property. Mr. Leggo stated that they changed the site plan and elevations for this development. Mr. Leggo stated that these would include 2-bedroom townhomes with garages, and amended elevations. Mr. Leggo stated that they also added 11,000 sq ft. of retail space that would front 31W. Mr. Leggo stated the amenities would include a playground area and pavilion. Commission asked if they would be building where the existing house is located. Mr. Leggo stated with the bio-retention area that would be built, it would help with stormwater issues. Staff and Commission discussed that the driveways would have to meet the zoning ordinance requirement to be 35 ft. in length from curb to garage. Mr. Leggo stated the streets would be private streets. Staff

and Commission discussed that there would be a 25 ft buffer area behind patios and property lines. Staff stated that a traffic study had been completed. Jason Reynolds, city engineer, stated that that traffic study recommended turn lanes south bound. Commission discussed incorporating more visitor parking. Mr. Leggo stated that there is additional parking when you drive in south entrance and by playground area. Commission and Staff discussed if fire department gave approval for turnaround in back of development. Staff and Commission discussed that they would like to see a loop around back of the 14-units for fire truck turn-around. Commission asked if they could provide amenities other than a playground and pavilion. The Commission discussed adding other amenities such as a dog park or walking trails. Mr. Leggo stated that they would be open to add other amenities and could provide a list of amenities with the final master plan. Staff stated that there is an amenities list that could be provided to the developer for guidance. Commission discussed that they would like to see different materials used to breakup the exterior elevations-such as cultured stone, brick, board and batten, etc. Mr. Leggo stated that the other 70-unit townhomes that were previously approved are all Hardie-Board type material with no garages. Mr. Leggo stated if they alter these 50-unit townhomes it would increase their cost numbers. Commission discussed that a variety of building materials on exterior would age better. Commission had discussion that they would like to see the amended building exteriors prior to it going to the Board of Mayor and Aldermen for approval. Staff and Commission discussed that they could bring it back at the Tuesday, October 12th Commission Meeting. Staff and Commission discussed that they would like to see the following items addressed prior to next month's meeting: 1. Address drainage concerns, 2. list of amenities, add different materials to breakup exterior elevation-such as cultured stone, brick, board and batten, etc., 3. and show loop around back of 14-units for fire truck turn-around.

Motion was made to defer by Clif Hutson, seconded by Bob Dorris

Motion passed unanimously.

{Deferred from the August 9, 2021 PC Meeting}

{Public Hearing}

Item # 8 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

Chairman McCormick opened the public hearing.

Phillip Kelley-stated concerns with concrete plant next to them that it would bring down property value, drainage and dust concerns, and traffic concerns with the increase of heavy equipment on roadway.

Mr. Hall- stated his property faces this property at SCT Drive. Mr. Hall stated his company does business with coach/buses and they set on lot. Mr. Hall stated concerns with cement dust covering vehicles. Mr. Hall stated concerns with traffic with heavy equipment coming in and out of the road and the effect it would have on the roads.

There being no one else to speak-Chairman McCormick closed the public hearing. Chairman McCormick stated that he had visited the SRM Concrete plant located at 2nd Avenue. Mr. McCormick stated that he was impressed that he didn't see where the trees in that area had any dust on them. Mr. McCormick stated that he spoke with one of the businesses that is close to the plant about dust blowing onto their property. Mr. McCormick stated that the business expressed that they did not have any dust issues on their vehicles. Staff stated that he visited a concrete plant in Murfreesboro. Staff stated the concrete plant was attached to a rock quarry. Staff stated that the traffic leaving the area had adequate roadway to handle the traffic. Staff stated that they were keeping the roadway wetted down to control dust. Staff stated concern with the proposed location and not having adequate roadway to handle the amount of trips that would be generated a day. Staff stated that there would be an average of 75 trips per day for a concrete plant. Staff and Commission discussed that it would be average of 150 trips per day over an approximate 10-12-hour period. Staff stated that the Comprehensive Plan would allow this use in the industrial area. Staff and Commission discussed the following items: there is need for a concrete plant due to all the construction activity in the area as a whole, the concern of runoff onto surrounding agricultural properties and neighboring vitamin packaging facility, effect on signal at Highway 76 with heavy trucks/slower trucks, effect from trucks on condition of the asphalt.

Motion was made to deny by Paula Eller, seconded by Clif Hutson.

Motion passed unanimously.

Item # 9 **Sage Road Residential Development/Klober Engineering:** Requests Preliminary Master Development Plan Approval for 143 single family lots, 56-town home units, and 40 apartments. Property is referenced as Robertson County Tax Map 106, Part of Parcels 193, and 16. Property is zoned NCRPUD, Neighborhood Center Residential Planned Unit Development and is located at Sage Road. Owner: Olean Wheeler Gray Estate

Staff stated the previous plan and rezoning was approved for the property. Staff stated this is a new developer, and a revised preliminary plan. Staff stated the previous preliminary plan was a single family and town home development. Staff stated the new developer has submitted a revised preliminary plan which includes single family, townhomes, and apartments. Commission asked if this would include a commercial use. The developer, Sam Lamberth was present. Mr. Lamberth stated that 7 acres of this property would go to an assisted facility that would be next to the Tate Ornamental facility. Mr. Lamberth stated they would have to go through a separate rezoning request. Mr. Lamberth discussed that this would be a mixed use residential including single family, townhomes, and apartments. Mr. Lamberth stated they would use brick, stone, Hardie-Board type materials on the exteriors. Mr. Lamberth stated that the apartments would be on the exterior of the property with the townhomes surrounding them. Mr. Lamberth stated the home sizes would be 1,400 sq ft and up. Mr. Lamberth stated the majority of the homes would be 1,800 sq ft. Commission asked if there were any proposed road improvements to Sage Road with this project. Mr. Lamberth stated they would have turn lanes on Sage Road. They have moved the entrance which would line up with the proposed multi-family development across the street. Mr. Lamberth stated that they would upgrade the sewer line. Commission discussed concerns with access point at Hampton Village becoming a primary access through the subdivision. Commission discussed the need for the connection, but not as a primary entrance in/out of the proposed subdivision. Mr. Lamberth stated originally, they had the subdivision entrance further south, and moved it to line up with proposed apartment development. Engineer with Klober Engineering stated that there are wetlands in the center of the development which causes issues with moving the entrance. Mr. Lamberth stated that they have trails, pavilions, and a dog park area in this area also. Commission asked about traffic study and if improvements to Sage Road with turn lanes. Jason Reynolds stated that it did require left turn lanes on Sage Road. Mr. Herman discussed that the city is currently in the design phase of widening Sage Rd from Madeline Drive to Cardinal Drive with sidewalks on the west side of the road. Commission discussed that they could possibly use an emergency gate at

Westchester. Staff and Commission had lengthy discussion about moving the entrance at Westchester Dr. further north closer to the apartments and south of walking trail. Commission asked if the amenities shown on plans would be shared with the townhomes and apartments. Mr. Lamberth stated that the amenities would be multi-used. Commission asked if there would be a club house or pool. Mr. Lamberth stated no. Commission stated that want to keep all the existing trees that back up to the Orchard Park Subdivision and fill in void spots with landscaping. Mr. Lamberth stated the existing trees would remain that back up to Orchard Park. Staff stated that the landscape plan doesn't show the landscape buffer between this development and Orchard Park. Mr. Lamberth stated they would fill in with landscaping with shrubs and trees for that area. Commission discussed the need for amenities due to the amount of people that will live in the development. Mr. Lamberth stated that it currently shows open space. Mr. Lamberth stated their intention is to have volleyball court, pavilion, and a small club house for the apartments. Mr. Lamberth stated that the open space near the ponds and stormwater area would be soccer field, walking trails, and pavilion area. Commission discussed the following items that they would like to see addressed at next month's meeting: 1. Show different drive location due to concern as shown which would create more traffic through Hampton Village, 2. List of amenities, 3. Show buffer width between development and Orchard Park-leave existing tree buffer, 4. Show exterior elevations-for homes, townhomes, and apartments-brick, stone, Hardi-Board type materials, etc., 5. Show 35 ft. setbacks for driveways. Commission asked if there would be connectivity from the proposed assisted living and this development. Mr. Lamberth stated they would not have connectivity. Commission asked if they could keep trees around the pond areas. Mr. Lamberth stated that they would like to keep most of the trees.

Motion was made to defer by Paula Eller, seconded by Bob Dorris.

Motion passed unanimously.

Item # 10 **Calista Road Subdivision:** Requests Recommendation to the Board of Mayor and Aldermen to annex 34.6 acres. Request is further made to rezone 93.26 acres from R-15, Medium Density Residential to SRPUD, Suburban Residential Planned Unit Development. Property is referenced as Robertson County Tax Map 096, Parcels 32 and 33. Property is located at Calista Road. Owner: Stagecoach Development

Staff stated that this was an approved plan, but laid dormant for so long that the plan expired per the city's zoning ordinance. Staff stated the former plan consisted of 401 units which consisted of 201 townhomes and 200 single family lots. Staff stated this proposal is for 305 single family lots which includes the additional acreage that

they are requesting to be annexed. Chairman McCormick opened the public hearing.

Sam Matthews- 419 Wilkinson Ln. stated concerns with increased traffic volume, stated need for another connector road to Highway 76 to handle increased traffic, concern with noise and crime with increased density, concern with infrastructure costs and who would pay for them, concern with need of additional school with increased growth, concern with traffic study not including new developments such as Concord Springs, Fields at Oakwood, and The Legacy, and subdivision being built between White House and Cross Plains that could potential affect city roads, concern that the traffic study did not include the intersection of Wilkinson Ln/Calista Road, concern with developer not meeting all of application requirements as outlined in the city's zoning ordinance with initial submittal.

Glen Weir-715 Volunteer Dr. stated concern with increased traffic at Calista Rd, concern with overcrowding of schools with increased density, concern with city impact fee should be increased due to increased development and infrastructure needs, concern with emergency response time, would like the city to have its own ambulance service and not dependent on Robertson Co.

Tracy Herdman- stated concern with increased traffic on Calista Rd.- which is a narrow road with no shoulders or sidewalks, school overcrowded with increased growth, concern with infrastructure not in place prior to development.

Nicole Taylor- 3449 Calista Rd.-stated concern with needing more police with increased growth, traffic concerns with adding 8,500 trips on Calista Road which includes the new developments-Concord Springs, Fields at Oakwood, and Jackson Farms, overcrowding of schools, Concord Springs houses approved with all vinyl exterior, concern with school buses being able to turn into developments.

Roger Blanford-Wilkinson Ln-stated concern with explosive growth, with increased traffic Wilkinson Ln showing signs of deteriorating, losing green space, hold developers to a higher quality, would like to see a curb on growth so that infrastructure such as police, fire, road, and schools can keep up.

Melissa Woodard-706 Volunteer Dr.-stated concern with increased traffic with all the new developments at Calista Road, traffic study needs to take in to consideration all of the new developments that are being developed in the area, concern with vinyl siding allowed at Concord Springs and vehicles parked on the streets due to lack of additional parking spaces, schools overcrowding, concern with homes being purchased and turnover to rental-changes demographics, concern with misinformation regarding who she should discuss concerns to at the city-alderman or commission.

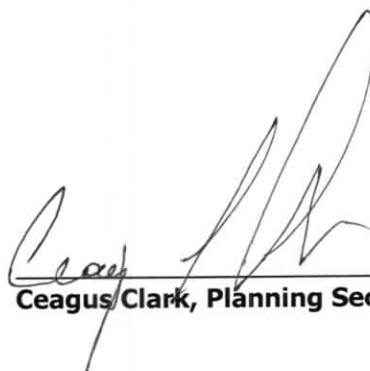
There being no one else to speak-Chairman McCormick closed the public hearing. Staff stated that if the 34.6-acre property were not annexed, it would decrease from 305 total units to approximately 279 lots, not including open space. Commission asked if the property zoning remained R-15 how many lots. Staff stated it would be approximately 176 lots. Staff stated if it remained R-15, the Commission would not have any control over exterior building materials. Sam Lamberth, developer was present. Mr. Lamberth stated that they currently own the 93 acres. Mr. Lamberth stated the adjacent property owner reached out to them about purchasing the 34.6-acre tract. Mr. Lamberth stated that they are proposing to develop both tracts with a total of 305 single family lots. Mr. Lamberth stated that the home sizes would be 1,500-1,800 sq ft going up to 3,000 sq ft. Mr. Lamberth stated the building exteriors would consist of brick, stone, and Hardi-Board materials. Mr. Lamberth stated the amenities have been included. Mr. Lamberth stated they have put in the roadway width at the rear of the property for future roadway connection from Bill Moss Rd to Highway 31W north. Mr. Lamberth stated they would install roadway improvements to Calista Rd including turn lanes in and out of subdivision and help with cost to install sidewalks to Calista Rd to Wilkinson Ln. Mr. Lamberth stated they will be dedicating 15 ft ROW along Calista Rd for future expansion. Commission asked about Calista Rd/Wilkinson Ln not being part of the traffic study. Jason Reynolds stated that would be due to Calista Rd. not having a stop sign. Chairman McCormick stated a Plan of Services would be required with the annexation which defines the city providing services. Staff discussed that the city is looking to go in with multiple developers to work on a plan to make improvements to Calista Road and define timelines for improvements. Commission and Staff discussed the layout of the project which has connectivity to the north and south of the adjacent developments. Staff and Commission discussed the importance of having defined improvements to Calista Road. Jason Reynolds stated that the traffic study did not show many changes for this project. Mr. Reynolds stated that the cross section at Calista Road would need to be looked at due to it being an arterial road. Commission had discussion regarding traffic studies and that many times they only show the minimum.

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

Motion passed unanimously.



Addam McCormick, Chairman



Ceagus Clark, Planning Secretary