

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

**Call to order:** 7:00 p. m.

**Pledge of Allegiance:**

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

**Members Absent:** Martha Wilkinson

**Staff Members Present:** Ceagus Clark-Planning and Codes Director, Chance Summers with Webb Sanders Law, Jason Reynolds, City Engineer

**Changes/Additions to Agenda** Staff stated Item # 3 has been removed by Staff and requests that Item #9 be moved to the Consent Agenda

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

**Approval of prior minutes dated:** from the November 8, 2021 Motion was made by Bob Dorris to approve with correction noted on Item # 4, seconded by Paula Eller. Motion passed unanimously.

**CONSENT AGENDA**

**Item # 1    Summerlin Subdivision-Phase 4:** Requests a one-year bond extension.

Staff stated that this bond covers sidewalks and streetlights. Staff stated the developer has requested an inspection to receive credit for work done. Staff stated once staff has inspected and calculated new bond amount, he would present new totals for this and all other phases of Summerlin. Staff stated that he recommends a one-year bond extension in the amount of \$50,301.00 which includes the city requirement of 6% inflation.

**Item # 2    The Reserve at Palmers Crossing-Phase 1:** Requests a one-year bond extension.

Staff stated that the bond covers street lights, stormwater, wastewater, sidewalk/curbs, asphalt surface and binder cost calculations. Staff stated that he recommends a one-year bond extension in the amount of \$278,745.97. Commission asked why the bond has been extended twice. Staff stated the development is still under construction and the main road is used for construction traffic.

**{Item was removed by Staff}**

**Item # 3     Plan of Services/Resolution/Jackson Farms:** Requests Recommendation to the Board of Mayor and Aldermen for Plan of Services approval for a proposed annexation of 138.3 acres located at Bill Moss Road. Property is referenced as Robertson County Tax Map 095, Parcel 63, and Map 96, Parcel 29.

**Item # 4     Plan of Services/Resolution/Calista Road Subdivision:** Requests Recommendation to the Board of Mayor and Aldermen for a Plan of Services approval for a proposed annexation of 34.6 acres located at Calista Road. Property is referenced as Robertson County Tax Map 096, Parcel 32.

Staff stated that Calista Farms was approved at the October 2021 Planning Commission Meeting. Staff stated the proposed resolution outlines the detail of responsibility of improvements of the city and developer on Calista Road as discussed at the annexation.

**Item # 5     Staff:** Requests approval of the 2022 Planning Commission Calendar.

**Motion was made to approve all consent agenda items by Paula Eller, seconded by Jerry Summers.**

**Motion passed unanimously.**

## **AGENDA**

**Item # 6     Sage Road Subdivision/Klober Engineering:** Requests Amended Preliminary Master Development Plan Approval for a proposed assisted living facility. Property is referenced as Robertson County Tax Map 106, Part of Parcels 193 and 196. Property is zoned NCRPUD, Neighborhood Center Residential Planned Unit Development and is located at Sage Road.

Staff stated this development has been approved for 143-single family homes, 96 multi-family units (40 apartments and 56 townhomes). Staff stated that this revision includes an assisted living facility on the eastern portion of the development. Staff stated that the plan shows vinyl on exterior elevations, but it will be a Hardi-Board type material. Commission asked if stone material would be used up to the windows on all sides. Staff stated if Commission would like to have more stone on exterior that it could be a requirement when they come back for FMDP approval. Commission



asked for clarification regarding total count of development, and if it includes the assisted living facility. Staff stated the total count show is for the single-family development, and multi-family components. Commission had discussion that an emergency access to the apartment building would be good to add. City Engineer, Jason Reynolds stated that it had been discussed in previous meeting with developer. Commission stated concern that they would like to see traffic calming at the Hampton Village connection. Staff stated that he would discuss with engineer/developer what type of calming could be used. Commission asked if the proposed assisted living facility could tie into the walking trail for the residential development. Zachary Baker, engineer with GreenLid Design was present. Mr. Baker stated that the owners for the assisted living stated that they did not want to tie into the walking trail for security reasons. Gerald Herman, City Administrator, discussed that the development should have adequate in/out for City Fire Department. Mr. Herman stated that Staff will discuss with City Fire Personnel to verify. Sam Lamberth, developer for the project was present. Mr. Lamberth stated that the townhomes and apartments would be all brick/stone and will have landscaping around the units. Commission discussed the following stipulations that they would like to see on the Final Master Development Plan: 1. Building exterior on all sides to have stone material up to the windows, 2. Plan to show traffic calming at the Hampton Village entrance, 3. City Fire Dept. to approve that there is adequate emergency access for apartment complex. 4. Adhere to city design standards regarding landscaping buffer and screening of HVAC units.

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

**Motion passed unanimously.**

**Item # 7**    **Patel Convenience Store/GreenLID Design:** Requests Site Plan Approval for a 4,000 square foot convenience store with gas pumps. Property is zoned C-2, General Commercial and is referenced as Robertson County Tax Map 117K, Group A, Parcel 004.00. Property is located at 2329 Highway 31W (south corner lot at Highway 31W/Business Park Drive)  
Owner: Shrihari, LLC

Staff stated that this site would have two access points, from Business Park Drive and Highway 31W. Staff has reviewed site plan and corresponded with the engineer. Staff stated all comments have

been met except the building elevations. Staff asked about the gas canopy elevations. Zack Baker with GreenLID Design was present. Mr. Baker stated that the gas canopy would match the building exterior with the brick columns to match building. Staff discussed there will be a right in-right out only from Highway 31W. Mr. Baker stated that the traffic study did not warrant a turn lane. Commission asked if the turn lane would be large enough for fuel trucks. Mr. Baker stated yes. Commission asked about lighting and if it would be obtrusive to the neighboring residential. Mr. Baker stated that they will have lighting that would have shields, and also a zero-bleed lot line. Commission discussed the following recommended stipulations: 1. Verify the lighting intensity and that there is a zero-bleed at lot line. 2. Gas canopy columns to match the building. 3. The rear radius be adequate for truck turnarounds. 4. Submit dimensions for all accesses for Highway 31W access with TDOT approved plan.

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

**Motion passed unanimously.**

**{Deferred at Nov. 2021 PC Meeting}**

**Item # 8** **Raymond Hirsch Parkway/Kimley Horn:** Requests Recommendation to the Board of Mayor and Aldermen to rezone 17.9 acres from R-20, Low Density Residential to NCRPUD, Neighborhood Center Residential Planned Unit Development. Request is further made for Preliminary Development Plan Approval for 142 townhome units. Property is referenced as Robertson County Tax Map 107I, Parcel 77 and is located at the north side of Raymond Hirsch Parkway.  
Owners: Patricia and Austin Jones

Staff stated that this item was deferred at the November 2021 Planning Commission Meeting. Staff stated the developer was asked to provide better buffering solutions and elevations with greater variations. Staff stated the resubmittal plan shows Type B and Type D buffer transitional protective yard. Staff stated the buffer screening shows the Type D canopy and shrubs. Staff stated they show a (6) six-foot wall/fence. Staff stated they have included updated building exterior elevations. Kelly Frank with Kimley Horn was present. Ms. Frank discussed: landscape buffer between property and Meadows Property would be Type B landscape buffer per the city's zoning ordinance. Ms. Frank that they met with the property owners relatives on site. Ms. Frank stated that they discussed reserving



12,000 sq ft of trees in the northeast corner of the side, and would complete a tree survey to ensure the trees are in good health. They would also install a 20 ft wide Type B landscape buffer where there is currently open space along the property line. Ms. Frank stated they would propose robust, beetle-resistant plantings for the buffer. Ms. Frank discussed that the architectural elevation renderings have been updated and rear and side elevations include the increased brick percentage per Commission's request. Ms. Webb stated the streets have been changed from public streets to private streets per the Commission's request. Ms. Webb stated the private streets would be designed and built to the city's street standards. Commission discussed the following items: 1. Would like to see the most intensive buffer-Transitional D Buffer instead of Transitional B Buffer which would include conserving existing trees with a Transitional D Buffer. 2. Add a minimum of 50% brick/stone on all building exterior sides, 3. Homes that back up to the Raymond Hirsch Parkway to have a better design. 4. Review tree conservation area-too narrow. 5. Add sidewalk connection from development entrance onto Raymond Hirsch Parkway. Commission discussed this is a key location within the city and should have aesthetic appeal. Commission discussed concern with rezoning more property to allow town homes/multi-family and that it would have a better use for future commercial use. Commission discussed concern with the townhomes being leased, and not to own. Commission discussed concern with having too much multi-family developments in the city at one time, and that it is good to have a balance with single family and multi-family. Staff and Commission had lengthy discussion regarding what percentage of multi-family should the city allow, and when if the city should slow down rezoning properties to allow more multi-family developments since so many have already been approved. Commission discussed concern of losing properties to multi-family developments that could potentially be used for future commercial.

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

**Motion to deny passed unanimously.**


**Item # 9    Staff:** Discussion regarding annual Planning Commission Training.

Staff stated that he can email the training link to Commissioners who have not completed training.

**Item # 10 Staff:** Announcement regarding changing from a Regional Planning Commission to a Municipal Planning Commission.

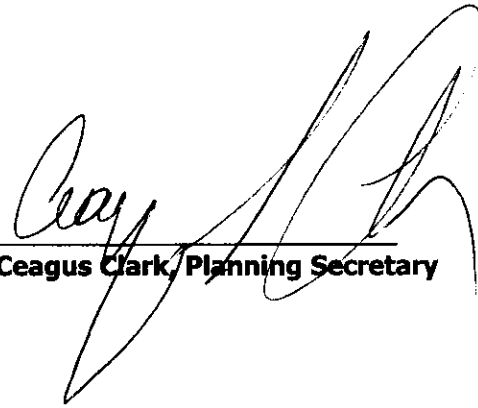
Staff stated that the changes for the city to go to a Municipal Planning Commission from a Regional Planning Commission would take place beginning March 2022.

**Meeting adjourned at 7:52 pm.**



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**Addam McCormick, Chairman**



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**Ceagus Clark, Planning Secretary**