

CITY OF WHITE HOUSE
Meeting of the
Municipal/Regional Planning Commission
Monday, January 10, 2022

Call to order: 7:00 p. m.

Pledge of Allegiance:

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

Members Absent: Richard Berry

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

Changes/Additions to Agenda Staff stated Item #5 has been removed by Staff.

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 December 13, 2021 Motion was made to approve by Paula Eller, seconded by Bob Dorris. Motion passed unanimously.

CONSENT AGENDA

Item # 1 Stones Crossing: Requests a one-year bond extension.

Staff stated the current bond amount is \$49,820. Staff stated that there are remaining improvement items. Staff stated that the City Public Services Director has been very aggressive in working towards getting a couple of subdivision bonds that have been ongoing for a long period of time. Staff stated he recommends the 6% increase for this bond.

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

Motion passed unanimously.

AGENDA

Item # 2 Jackson Farms/Dewey Engineering: Requests Final Master Development Plan Approval for 428 single family lots and open space. Property is referenced as Robertson County Tax Map 95, Parcel 63 and Map 96, Parcel 29. Property is zoned SRPUD, Suburban Residential Planned Unit Development and is located at Bill Moss Road and Calista Road.

Owner: Moss Farm, LLC.

Staff stated that the PMDP was approved in May 2021. Staff stated that he included staff/developer comments in Commission's packets. Staff stated some of the comments were addressed with the PMDP and some comments for the FMDP. Staff stated all staff comments have been addressed by engineer. Staff stated that he recommends approval. Chairman McCormick discussed that an email had been sent to Commissioners from a citizen who had a question regarding previous grievances from surrounding neighbors. Staff stated that an alderman at the Board of Mayor and Aldermen Meeting asked that the Commission review the list. Staff stated that there were no stipulations stated at the Board of Mayor and Aldermen Meeting. Staff stated that the item was approved for rezoning and that the developer has a by-right to proceed with the development. Chairman McCormick stated that a couple of the requests by the neighboring owners to limit the roadway connection to Volunteer Drive and additional buffer along the houses could be reviewed by the Commission. Staff and Commission discussed if the connection at Volunteer Drive could have a limited connection. Gerald Herman, City Administrator, stated that it could either be left as a cul de sac with no connection or connect to the development. Mr. Herman stated that the Commission could make that decision whether to connect or not. Jason Reynolds, city engineer discussed that a traffic study analysis would be a significant change, and would increase traffic at Volunteer Drive/Calista Rd. Mr. Reynolds stated if the Volunteer Drive access was not allowed, the traffic study would need to be re-analyzed due to increased traffic at Calista Road intersection. Staff stated that he reached out to the developer regarding adding buffer along Volunteer Drive/Stoval Drive instead of property that backs up to I-65. Commission and Staff had discussion that there were not any stipulations stated at the Board of Mayor and Aldermen meeting regarding the rezoning and PMDP and that the ordinance passed as written. Commission discussed deferring this item until next month since there are a couple of items that need to be addressed and the engineer for the development was not present.

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

Motion passed unanimously.

Item # 3 **Sage Road Subdivision/Klober Engineering:** Requests Final Master Development Plan 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 that the PMDP was approved at the December 2021 Planning Commission Meeting. Staff stated that the original PMDP included: 144 single family lots, 40 apartment units, and 58 townhomes. Staff stated that the revision includes an assisted living facility. Staff stated one of staff's comments was to add a full access at Sage Road. Staff stated that the developer has agreed to this. Staff stated that City Fire Department Staff has approved that there is adequate emergency access for the apartment complex. Staff stated that they did change the building materials on all sides to have stone material up to the windows on building exterior. Staff and Commission discussed the following stipulations: 1. Have dedicated 15 ft easement for the 18 ft. southern force main sewer along the western and southern property boundaries. Show landscape plan to reveal there is room for both. 2. Max 12 contiguous parking stalls for senior living area. 3. Full access for assisted living facility at Sage Rd. 4. Exterior materials to have city preferred material of brick/stone at base entry area, and Hardi Board on remainder of exterior. 5. Adhere to City Design Standards regarding landscaping buffer and screening of HVAC units. 6. Proper screening of units along Sage Road.

Motion was made by Martha Wilkinson to approve with stipulations as stated, seconded by Bob Dorris.

Clif Hutson asked what transitional landscape buffer is between proposed development and Orchard Park. Staff stated that it would be a 25 ft buffer. Sam Lamberth, developer was present. Mr. Lamberth stated that they are not removing anything, but would be adding additional landscaping. Alderman Hutson stated that he would recommend the most stringent buffer "D". Staff stated at the previous meeting it was discussed that the developer would not be removing any of the existing buffer, but would be adding to it. Staff stated that there would be traffic calming into Hampton Village Subdivision with installation of a speed hump. Aldermen Hutson stated he would like for Commission to designate the type of buffer-type "D" and that they would leave the existing trees.

Motion was made by Martha Wilkinson to approve and expand the stipulations to include a transitional type buffer "d" be installed between development and Orchard Park Subdivision, seconded by Bob Dorris

Motion passed unanimously.

- Item # 4** **Honey Run Springs/Brad Edwards:** Requests Minor Plan Amendment to the approved Final Master Development Plan regarding square footage and exterior building materials. Property is referenced as Sumner County Tax Map 077, Parcel 2.00. Property is zoned NCRPUD, Neighborhood Center Residential Planned Unit Development and is located at Emmett Drive (off of Highway 31W North).
Owner: TCA, LLC

Staff stated that the developer is requesting change to elevations. Staff stated that this would be considered a minor change, with approval from the Commission. Staff stated the request is to add two home plans and seven elevations. Staff stated there would not be any changes to the site. Staff stated the materials used would be shake, board and batten (Hardi), brick, stone and fiber cement lateral siding. Paula Eller noted that the plans were complete, and that it is a nice-looking project, and the elevations will give more variety.

Motion was made to approve by Bob Dorris, seconded by Paula Eller. Jerry Summers-abstained.

Motion passed.

{Item withdrawn by Staff}

- Item # 5** **Healing Roots, LLC/Bruce Rainey and Associates:** Requests Site Plan Approval for a 1,656 sq ft restaurant. Property is referenced as Robertson County Tax Map 107I, Group B, Parcel 051.00. Property is zoned C-1, Central Business District and is located at 317 Highway 76.
Owner: Gina Webb, Healing Roots, LLC.

- Item # 6** **Staff:** Requests discussion regarding a 3,200 sq ft campsite size, campfires after hours, and the required number of bathhouses.

Staff stated he recently was contacted by the owner of the property at Union Road that would like to build a campground facility. Staff stated the owner did have a few questions regarding the city's recent zoning ordinance amendment for campground sites. Staff stated the owner had concerns with the city's requirement that the campground site size be 3,200 sq ft. Staff stated the property owner thought 1,600 sq ft would be sufficient. Staff stated that the owner had concern with the ordinance that it states that "no campfires when there is no manager on duty". Staff stated the owner would like us to reconsider this requirement. Staff stated the owner also asked if the city would reconsider changing the number of required bathrooms since the campers have showers. Staff stated the owner had a question regarding the number of days the campers would be allowed to stay which is limited to 30 days. Staff stated the owner said there may be instances where there are construction workers who would need long term sites. Staff stated that he worked on the set of campground guidelines that would protect the city. Staff stated he told the owner that he would bring his concerns and questions to the Commission to get some feedback on whether these items could be changed. Martha Wilkinson asked how the city's campground ordinance compares to other cities who have campgrounds. Staff stated the requirements are very similar. Staff stated that he told the owner that the city did not want a trailer park. Staff stated based on the size of the property that they would probably need two bathhouses. Staff and Commission discussed if they had different areas for the pull behind campers versus large RV's that they may not need another bathhouse. Staff stated that there are several city's who have recent ordinances that have newer requirements that may not apply to a campground that has been there for a long time. Commission and Staff discussed that they could limit the size of the pull behind campers. Paula Eller discussed the importance of having the required water pressure, water lines, and hydrants on site for fire protection. Staff and Commission discussed that there could be some lots that are 3,200 sq ft and others that are smaller with a percentage of different sizes. Staff stated a study session might be helpful for the property owner.

Meeting adjourned at 7:32 pm.



Addam McCormick, Chairman



Ceagus Clark, Planning Secretary

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