

CITY OF WHITE HOUSE
Municipal/Regional Planning Commission
STUDY SESSION

Monday, February 14, 2022

6:00 p.m.

Call to order: 6:00 p. m.

Roll call: Clif Hutson, Paula Eller, Bob Dorris, Richard Berry

Members Absent: Jerry Summers, Addam McCormick, Martha Wilkinson

Staff Members Present: Valerie Webb-City Attorney, Ceagus Clark-Planning & Codes Director, Gerald Herman-City Administrator

AGENDA

- Item # 1** Discussion regarding a proposed campground located at Union Road and potential zoning text amendments.

Vice-Chairperson Paula Eller opened up the study session meeting. Staff discussed that the city has had several people in the last year or so who have been interested in having a campground. Staff stated that there was no language in the zoning ordinance regarding campgrounds. Staff stated that he did research on surrounding cities and what types of ordinances they had in place for campgrounds. Staff stated that the city adopted campground guidelines a few months ago. Staff stated he was approached by Mr. Cox and a real estate agent about having a campground in the city. Staff stated that Mr. Cox had some questions regarding several items that were in the ordinance and would like to discuss those with the Commission. Staff stated that Mr. Cox has put together a complete packet of the campground development. Thomas Cox-applicant discussed his vision for the campground that would be geared toward a "Music City" theme and that his intent is not to have long-term campers. Mr. Cox stated that the campsite would encompass 125 lots. Gerald Herman, City Administrator asked Mr. Cox what his background experience is with owning a campground, building a campground, or staying/living at a campsite. Mr. Cox stated that he has not owned a campground, but did travel extensively as a salesman and stayed in campgrounds. Mr. Cox stated that he has tried to buy a local area campground site, but it did not work out. Mr. Cox discussed the different types of amenities he would like to have at the campground

which include: music stage area, swimming pool, weight room area, and a mini spa area. Paula Eller asked if he had been approached by any of the adjacent property owners regarding his intentions. Mr. Cox stated no. Paula Eller asked how he would prevent campers from staying longer than 30 days. Mr. Cox stated that there could be construction type workers who would stay for a more extended time. Richard Berry asked if there would be restrictions on type of trailers that could stay. Mr. Cox stated that they would not allow old campers. Richard Berry asked if the lots would be gravel or paved. Mr. Cox stated that the lots would be gravel, but he would like to eventually have them paved. Staff stated that a site plan would be required which would include parking, landscaping, drainage, and lighting plans. Paula Eller asked what type of barriers and landscape buffer would be installed to protect adjacent property owners. Mr. Cox stated he plans on fencing around the entire property, but is limited in doing all of it at the beginning. Ms. Eller stated that a physical barrier would help protect the adjacent properties. Mr. Cox stated that they plan on having a small store and a small restaurant on site. Mr. Cox stated that they plan on having daily activities, fire pit, and a stage with music. Mr. Herman asked about the lane sizes for campers. Mr. Cox stated that they would be pull in lanes at 30, 50, and 60 ft lengths. Commission reviewed each development standard for campgrounds. (A.) On-site management. Mr. Cox stated he would have on-site management. (B.) Personal Services. Mr. Cox stated he would have a store/check-in area. (2) Maximum density-ten (10) campsites. Mr. Cox asked for a maximum of 12 campsites with total of 144 lots. (3) Sanitary Facilities, including flush toilets and showers-within 300 ft walking distance of each campsite. Mr. Cox stated most modern RVs are equipped with toilets and showers, and every campsite would have potable water supply and sewer hookup. Mr. Cox stated if the RV does not have a working bathroom, they could rent a space within 300 ft to bathroom facilities. Mr. Cox stated that they would start out with a laundry room with 2 washers and 2 dryers. Mr. Cox stated that he would be remodeling the existing building on site which would include bathroom facilities. (5) Trash receptacle-1 for each 2 campsites. Mr. Cox stated that they would have someone pick up trash from each site every day and put in the main dumpster. Commission discussed that a trash receptacle for 2 campsites would be reasonable. Mr. Cox agreed to have a trash receptacle for every 2 campsites. (9) Fire extinguisher at administration building. Commission discussed if it would be adequate to have only one fire extinguisher for the entire campground. Staff and Commission discussed that most modern RV's have fire extinguishers.

Commission discussed that Mr. Cox could make that part of his regulations that they have a working fire extinguisher in RVs. Mr. Cox stated he has spoken to city fire inspector, and it may be that he can move one of the existing fire hydrants over to the campground entrance and the fire department could access from there. Staff stated that city fire inspector would have to review plans and fire flows for site. Commission discussed that it might be safer alternative to have a fire pit at a central location at the campsite that is maintained and put out by campground staff. (9) Public Telephone. Commission discussed that most people now have a cellular phone, and that a central phone might not be needed. Commission discussed that they have a call box for emergency calls on site. Commission discussed it might be good to have a defibrillator. Staff stated he would research to see if there is something in the Code that would require it based on occupancy load.

(1) Vegetation screen or ornamental fence. Mr. Cox asked if he could have a year to install a fence between his property and adjacent property with no house. Mr. Cox stated he could install a fence right away between property and adjacent property with house. Commission discussed that he would need to meet the landscape/buffer requirements per the zoning ordinance. Commission discussed that they would need to be consistent as with any other planned development. (2) 25% of total area as natural open space excluding perimeter screening. Mr. Cox asked for clarification on open space requirement. Commission stated that he would need to meet zoning ordinance requirement regarding open space. (5) Each separate campsite shall contain a minimum of 3,200 sq ft. Mr. Cox stated he is not aware of any campsite that are that large. Mr. Cox stated he would request a minimum campsite of 2,080 sq ft. (10) No camping vehicle or camping equipment shall be used for human habitation for a period exceeding 30 consecutive days. Commission asked how this would be enforced. Mr. Cox stated that they would like to accommodate people who are from out of town and working on local construction sites or other jobs that would require them to stay for a longer period. Commission discussed concerns with people staying at the campground as permanent residents. Mr. Cox stated the lease/rent price would eliminate campers who would want to have a permanent residence. Commission discussed that he could have a prepaid lease for campers such as contractors, and that they could prepay for 3 months so that there would be a lease start and end time instead of a continual monthly rental. Mr. Cox discussed that he could possibly look at having only 25% of campers who could stay/lease for a period of a month. Commission discussed that

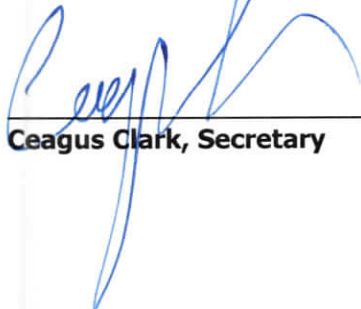
he could check with other successful campground sites and see how they enforce time limits. Commission and Staff had discussion on difficulty in enforcement which would involve Codes Dept. who would have to verify check-in/check-out dates. Commission asked if there would be any video/security surveillance on the property. Mr. Cox stated that the main building on the campground would have security surveillance. (13) All parking and driving surface will be required to be paved to City of White House parking lot and roadway design specifications. Mr. Cox stated that he plans to pave all driving aisles, and gravel inner roads. Mr. Cox stated he would like to use a gravel product such as asphalt millings. Chairperson Eller stated that if this development were to be approved and come in there is potential for new businesses such as towing, repairs, RV wash/detail sites. Chairperson Eller asked if the main building would have to be sprinkled. Staff stated if the building is over 10,000 sq ft it would have to be sprinkled. Mr. Cox said that the main building would be 2,100 sq ft. Staff stated the building would have to meet the city's design standards.

Meeting adjourned at 7:00 p.m.

ATTEST:



Paula Eller, Vice Chairperson



Ceagus Clark, Secretary