

**CITY OF WHITE HOUSE**  
Meeting of the  
**Municipal Planning Commission**  
**Monday, February 14, 2022**

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

**Pledge of Allegiance:**

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

**Members Absent:** Jerry Summers, Addam McCormick, Martha Wilkinson

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

**Changes/Additions to Agenda** Staff stated Item 2 has been withdrawn by Staff. Staff has also withdrawn Item 3 and Item 5. Staff stated that Item 5 will not have to come before Planning Commission as it can be approved at Staff level.

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

**Approval of prior minutes dated:** from the January 10, 2022 Motion was made to approve by Bob Dorris, seconded by Clif Hutson. Motion passed unanimously.

**AGENDA**

**Item # 1    Settlers Ridge:** Requests a one-year bond extension.

Vice-Chairperson Eller discussed the process that the Commission looks at to approve a bond. Staff stated that the subdivision is completed. Staff stated that there are some remaining improvements which include: property boundary landscaping, sections of retaining walls, drainage ditch installation and alteration, drainage headwall replacements, and sidewalk ramp replacement. Staff stated that the City Public Services Director is actively working with the developer to complete these items. Staff stated the current bond amount is \$112,360 and the new bond including the 6% increase \$119,101.60. Commission asked when staff thought work would be completed. City Administrator, Gerald Herman stated that he intends for the remaining improvement items be wrapped up within the next 6 months. Commission and discussed if a 6-month bond could be requested. Staff stated that the city could pull the bond if the work is not completed within the 6-month period. Commission asked if they could ask above the 6% if there is a project that drags on for long period of time. Staff stated yes, that the ordinance allows for an increase in bond amounts. Mr. Herman stated that the city has the ability reevaluate a bond and access what the current cost would be

if the city had to complete the project. Andy Cieslak, City Public Services Director stated that the remaining sewer items will be looked at this week by city wastewater inspectors.

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

**Motion passed unanimously.**

{Deferred from January 10, 2022 Meeting} {Item withdrawn by Staff}

**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.

{Item withdrawn by Staff}

**Item # 3     Parker Wilkes/Bruce Rainey & Associates:** Requests Site Plan Approval for (2) two townhome buildings. Property is referenced as Sumner County Tax Map 077P, Group A, Parcel 004.00. Property is Zoned C-1R, Central Business District-Gateway Infill Residential and Is located at Highway 31W.  
Owner: David P. and Steven Wilkes

**Item # 4     Cardinal Point/TN Homesites.com/CSDG:** Requests Final Master Development Plan Approval for 212-apartment units. Property is referenced as Robertson County Tax Map 106, Parcel 190.00. Property is zoned NCRPUD, Neighborhood Center Residential Planned Unit Development and is located at N. Sage Road.  
Owner: TnHomesites.com

Staff stated that this item was looked at several times last year and also, a study session. Staff stated that it came before the Commission a few times prior to approval of PMDP. Staff stated the development will now consist of 10 two-story buildings and 3 three-story buildings with 212 units. Staff stated that there have been no changes since the PMDP was approved. Mike Stanton-representative with TN Homesites was present. Mr. Stanton stated one improvement made is that there is a separate entrance for each unit that can only be accessed in the interior corridor breezeway by a key fob which provides a higher degree of security. Mr. Stanton stated



the development could not be gated due to Madeline Way runs through it. Commission asked about what type of buffer would be provided between this development and adjacent homes. Jim Harrison, engineer with Civil Site was present. Mr. Harrison stated they would be preserving the existing trees to the west of the property, and adding buffer to the northern side. Mr. Harrison stated that the southern side has an existing tree mass and they are adding trees and buffering as well. Mr. Harrison stated that there are two homes on the northeast side that they would be planting most of the buffer which is an open field. Commission stated concern with protecting existing homes from excessive headlights from vehicles pulling in to the apartments. Mr. Harrison stated that they will be adding a slope there so that would help with headlight shining over on them. Commission asked Staff what amendments were required from developers at PMDP approval. Staff stated that some buildings had to be shifted on the northeast side. Staff stated that they reduced one of the 3-story buildings also. Commission asked what portion of the clubhouse would be used for commercial. Rob Turner contractor representative stated that originally the clubhouse was 5,000 sq ft, and they have increased it now to 6,000 sq ft with 1,000 sq ft of it to be commercial. Mr. Turner stated that the commercial space would be used as a coffee shop. Commission asked if there were elevation changes in the rear of the property for the 3-story buildings. Mr. Harrison stated the most western building has the most grade change. Mr. Harrison stated that buildings 9 and 10 have a lower area. Commission asked about the lighting requirements. Staff stated that the lumens cannot extend outside of area of the development. Commission asked about sidewalk connections. Mr. Herman stated the city already had plans drawn up to widen Sage Road from Madeline Way to Cardinal Drive with sidewalks on the western side.

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

**Motion passed unanimously.**

{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.

**Other Business:** Proclamation for Paula Eller. Alderman Hutson presented a proclamation to Paula Eller in recognition for her years of service as a regional planning commissioner.

**Meeting adjourned at 7:21 pm.**

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**Paula Eller, Vice-Chairperson**



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**Ceagus Clark, Planning Secretary**