

**CITY OF WHITE HOUSE**  
Meeting of the  
**Municipal Planning Commission**  
**Monday, August 8, 2022**

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

**Pledge of Allegiance:**

**Roll call:** Tim Murphy, Dolly Peay, Mike Honeycutt, Clif Hutson, Mayor Farris Bibb, Chairman Addam McCormick, Martha Wilkinson

**Members Absent:**

**Staff Members Present:** Gerald Herman, City Administrator, Valerie Webb, City Attorney, Jason Reynolds, City Engineer, Ceagus Clark, Planning & Codes Director

**Changes/Additions to Agenda:** Staff requested Items #5, 8, and 9 be removed from the agenda. Motion was made to approve by Clif Hutson, seconded by Martha Wilkinson. Motion passed unanimously.

**Approval of meeting agenda:** Motion was made to approve by Clif Hutson, seconded by Dolly Peay. Motion passed unanimously.

**Approval of July 11, 2022 meeting agenda:** Motion was made to approve by Clif Hutson, seconded by Dolly Peay. Motion passed unanimously.

**Approval of prior minutes dated:** from the June 13, 2022. Motion was made to approve by Tim Murphy, seconded by Clif Hutson. Motion passed unanimously.

**Annual Election of Chairperson/Vice-Chairperson:** Motion was made by Dolly Peay to nominate Addam McCormick as Chairman. Motion was made by Dolly Peay to nominate Mike Honeycutt as Vice-Chairman. Mr. Honeycutt stated he appreciated the nomination, but he would like to gain some experience on the Commission before taking on that role. Motion was made by Dolly Peay to nominate Clif Hutson as Vice Chairman. Motion was seconded by Tim Murphy. Motion passed unanimously.

**CONSENT AGENDA**

**Item # 1    Concord Springs-Phase 1:** Requests subdivision bond extension.

**Item # 2    Summerlin-Phase 2:** Requests subdivision bond extension.

**Item # 3    Fields at Oakwood-Phase 1:** Requests bond extension.

**Item # 4    The Parks-Phase 3:** Requests bond reduction.

Staff discussed each consent item.

Item 1-Concord Springs-Ph 1 bond extension. Staff stated the developers requested a bond reduction August 2021. Staff stated that city staff

inspected this phase, and gave credit for all work done with an exception of the storm water facility. Staff stated that the bond was reduced from \$777,836 to \$30,000. Staff stated that the bond is now being increased to \$34,500 which includes 15% for inflation. Staff stated the remainder of the bond covers any stormwater maintenance until the city accepts the public infrastructure.

Item #2-Staff stated that city staff conducted an inspection for Summerlin-Phase 2 in January 2020. Staff stated that there are still remaining improvements not completed. Staff stated the current bond amount is \$105,613. Staff stated the bond increase including the 15% inflation is \$121,455.

Item #3-Staff stated that there are remaining improvements for Fields at Oakwood-Phase 1 Staff stated that the current bond amount is \$296,629. Staff stated the bond increase including the 15% inflation is \$341,123.

Item #4-Staff stated the developer requested a bond reduction in April 2022. Staff stated that Public Services Staff have reviewed and approved the deduction. Staff stated the bond reduction amount is \$609,858.

## **AGENDA**

### **(Deferred from July 2022 Planning Commission)**

**Item # 5** **Staff:** Requests Recommendation to the Board of Mayor and Aldermen to amend the Zoning Ordinance, Article V, Section 5.053.2 to add an Industrial Overlay District to include certain boundaries within I-1, Light Industrial.

**Item withdrawn by Staff.**

**Item # 6** **Staff:** Requests Recommendation to the Board of Mayor and Aldermen to amend the Zoning Ordinance to move Article V, Section 5.053.2, C-2, General Commercial, B. #22. "Automobile Sales" from a permitted use to permitted as a special exception after review and approval by the Board of Zoning and Appeals.

Staff discussed moving the permitted use for Major Motor Vehicle Service and Repair to "allowed by special exception from the Board of Zoning and Appeals". Staff stated that he would like to work on a list of performance standards to add to the Zoning Ordinance amendment. Commission discussed that they would like to review performance standards prior to staff taking to the Board of Mayor and Aldermen.

**Motion was made to defer by Martha Wilkinson, seconded by Tim Murphy.**

**Motion to defer passed unanimously.**

**Item # 7** **Cox's Place/Gretchen Cox:** Requests Recommendation to the Board of Mayor and Aldermen to annex approximately 21.27 acres And Preliminary Plat Approval. Request is further made to rezone Properties from Agricultural Residential to R-40, Large Lot Residential District. Property is referenced as Robertson County Tax Map 095, Parcels 095.00, 096.00, and 097.00. Property is located at Pleasant Grove Road.  
Owner: Douglas P. and Gretchen Cox

Chairman McCormick opened the public hearing.

Debra French- 3421 Pleasant Grove Road- Ms. French stated that this property is adjacent to hers. Ms. French discussed that the owners have drained an existing pond that previous owners had built that captures water run-off from Holly Tree Subdivision and filled it in with dirt. Ms. French stated that the water is now draining onto her property and causing erosion damage. Ms. French stated that she contacted Robertson Co. Planning Office, and they came out and inspected the property and issued a violation. Ms. French stated that the county told owners that they would need to reroute pipe so that water goes to the road, not onto her property. Ms. French displayed photos that she obtained from Google Earth that show earth work that owners have performed and pipes that have been installed.

James Hannah-3431 Pleasant Grove Road- Mr. Hannah stated that he is the next-door neighbor to Ms. French. Mr. Hannah stated the pond that was previously on property in question served as a catch basin for water run-off from Holly Tree. Mr. Hannah stated that are now getting water run off which causes erosion damage.

Shane Troop-Bill Moss Road- Mr. Troop asked why the property owners have requested annexation into the city? Staff discussed annexation process, and that the owners wanted to have city services such as city sewer, police and fire services. Mr. Troop stated that he is having erosion problems on his property due to grading work from property in question.

Staff stated that city staff have not gotten to the stage at this point where stormwater plans have been reviewed that would be done at a later stage if approved with construction plans. Staff stated that the request tonight is for recommendation to the Board of Mayor and Aldermen to approve annexation and rezoning of the property. Staff stated in 2020 the owners were looking at annexing an existing triplex which is adjacent to this property. Staff and Commission had lengthy discussion on city's process on approving annexations, and city's level of stormwater requirements are at a higher level than the counties.

Dan Weiholtz-Bill Moss Rd- representative for the owners was present. Mr. Weiholtz discussed current work that is being performed to help with water runoff on property. Mr. Weiholtz stated that they have installed silt fencing and that they have hired Klobner Engineering to review installation of possible detention ponds on property.

Debra French- stated that concern with her property being damaged. Ms. French stated that the county stated they would not issue permits until the drainage issues have been corrected. Chairman McCormick stated that he would not recommend that the Commission approve preliminary plan until all drainage issues have been corrected. Martha Wilkinson recommended that this item be withdrawn from the agenda until stormwater issues are corrected. City Attorney, Valerie Webb stated that this item would need to be approved, denied, or deferred.

**Motion was made to deny by Martha Wilkinson, seconded by Mike Honeycutt.**

**Motion passed unanimously to deny this item.**

**{Withdrawn by Applicant}**

**Item # 8** **Dorris Farm at Willow Springs-Phase 1, Section 1:** Requests Final Plat Approval for 86 single family lots. Property is referenced as Sumner County Tax Map 96, Portion of Parcels 5.00, 5.01, a& 5.04. Property is zoned SRPUD, Suburban Residential Planned Unit Development and is located at Tyree Springs Road. Owner: Farmstead Development, LLC

**{Withdrawn by Applicant}**

**Item # 9** **Dorris Farm at Willow Springs-Phase 1, Section 2:** Requests Final Plat Approval for 41 single family lots. Property is referenced as Sumner County Tax Map 96, Portion of Parcels 5.00, 5.01, & 5.04. Property is zoned SRPUD, Suburban Residential Planned Unit



Development and is located at Tyree Springs Road.  
Owner: Farmstead Development, LLC

- Item # 10** **Summerlin-Phase 8:** Requests Final Plat Approval for 32 single-family lots. Property is referenced as Sumner County Tax Map 96, Portion of Parcel 55.01. Property is zoned SRPUD, Suburban Residential Planned Unit Development and is located at McCurdy Road.  
Owner: Clayton Properties Group, Inc.

Staff stated the plat is consistent with the approved Final Master Development Plan.

**Motion was made to approve by Martha Wilkinson, seconded by Mike Honeycutt.**

**Motion passed unanimously.**

- Item # 11** **Cope's Crossing-Phase 1A:** Requests Final Plat Approval for 7 Single family lots. Property is referenced as Sumner County Tax Map 77, Parcel 84. Property is zoned NCRPUD, Neighborhood Center Residential Planned Unit Development and is located at Tyree Springs Road.  
Owner: Pulte Homes Tennessee Limited Partnership

Staff stated the plat is consistent with the approved Final Master Development Plan. Chairman McCormick asked if cemetery dedicated access easement could be shown on plat. Staff stated that the plat shows a 10 ft access easement, but not dedicated. Commission and Staff discussed that it would be good to show this on the final Plat.

**Motion was made to approve by Tim Murphy, seconded by Clif Hutson.**

**Motion passed unanimously.**

**Meeting adjourned at 7:36 pm.**

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Clif Hutson, Vice-Chairman

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Ceagus Clark, Planning Secretary



Development and is located at Tyree Springs Road.  
Owner: Farmstead Development, LLC

- Item # 10** **Summerlin-Phase 8:** Requests Final Plat Approval for 32 single-family lots. Property is referenced as Sumner County Tax Map 96, Portion of Parcel 55.01. Property is zoned SRPUD, Suburban Residential Planned Unit Development and is located at McCurdy Road.  
Owner: Clayton Properties Group, Inc.

Staff stated the plat is consistent with the approved Final Master Development Plan.

**Motion was made to approve by Martha Wilkinson, seconded by Mike Honeycutt.**

**Motion passed unanimously.**

- Item # 11** **Cope's Crossing-Phase 1A:** Requests Final Plat Approval for 7 Single family lots. Property is referenced as Sumner County Tax Map 77, Parcel 84. Property is zoned NCRPUD, Neighborhood Center Residential Planned Unit Development and is located at Tyree Springs Road.  
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Staff stated the plat is consistent with the approved Final Master Development Plan. Chairman McCormick asked if cemetery dedicated access easement could be shown on plat. Staff stated that the plat shows a 10 ft access easement, but not dedicated. Commission and Staff discussed that it would be good to show this on the final Plat.

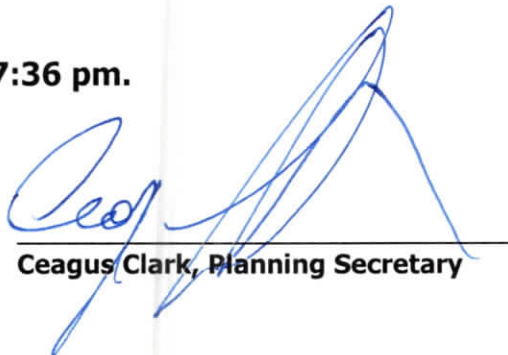
**Motion was made to approve by Tim Murphy, seconded by Clif Hutson.**

**Motion passed unanimously.**

**Meeting adjourned at 7:36 pm.**



Addam McCormick, Chairman



Ceagus Clark, Planning Secretary