

CITY OF WHITE HOUSE
Meeting of the
Municipal Planning Commission
Monday, September 12, 2022

Call to order: 7:00 p. m.

Pledge of Allegiance:

Roll call: Tim Murphy, Dolly Peay, Mike Honeycutt, Clif Hutson, Chairman Addam McCormick

Members Absent: Mayor Farris Bibb, Martha Wilkinson

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 Item #7 be removed from the agenda. Motion was made to approve by Chairman McCormick, seconded by Clif Hutson. Motion passed unanimously.

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

Approval of prior minutes dated: from the August 8, 2022. Motion was made to approve by Martha Wilkinson, seconded by Dolly Peay. Motion passed unanimously.

CONSENT AGENDA

Item # 1 The Parks-Phase 2: Requests subdivision bond extension.

Item # 2 Fields at Oakwood-Phase 2.2: Requests subdivision bond extension.

Item # 3 The Parks-Phase 3A: Requests subdivision bond extension.

Item # 4 Summerlin-Phase 3: Requests subdivision bond extension.

Item # 5 Concord Springs-Phase 2B: Requests subdivision bond extension.

Item # 6 Concord Springs-Phase 3: Requests subdivision bond extension.

Motion was made to approve Consent Agenda Items 1-6 by Dolly Peay, seconded by Tim Murphy.

Motion passed unanimously.

AGENDA

- Item # 7** **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Item withdrawn by Staff.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 # 8** **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 guidelines of the moving Automobile Sales from a permitted use in C-2, General Commercial to a permitted use as a special exception after review and approval by the Board of Zoning and Appeals. Tim Murphy asked for clarification regarding the auto sales. Staff explained that they are changing that as well to align the ordinance to go along with what was requested to move permitted us for Major Motor Vehicle Service and Repair into special exception at the June Planning Commission Meeting.

Motion was made to approve by Tim Murphy, seconded by Mike Honeycutt.

Motion passed unanimously.

- Item # 9** **Calista Farms/Klober Engineering:** Requests Final Master Development Plan Approval for 345 single-family lots. Property is referenced as Robertson County Tax Map 096, Parcels 32 and 33. Property is zoned SRPUD, Suburban Residential Planned Unit Development and is located at Calista Road. Owner: Stage Coach Development

Property is zoned SRPUD, Suburban Residential Planned Unit Development and is located at Tyree Springs Road.
Owner: Farmstead Development, LLC

Staff stated that there was no change from the submitted PDMP. Dolly Peay asked if this was approved before they made it requirement to put garages on side of houses. Staff stated yes. Staff stated that the applicant is requesting to annex in 34.6 acres and rezone an existing 93 acres to SRPUD. Staff stated the former plan consisted of 401 units which includes 201 townhomes and 200 single family units. Staff stated the proposal is for 305 units at 2.4 units per acre. Staff stated the site plan outlines amenities and has connections to the surrounding subdivisions. Chairman McCormick asked about the Calista Road improvements and the developer contributing \$500,000 for road improvements. Staff stated that the funds for the road improvements have not been collected yet from the developer. Clif Hutson stated that the buffer would need to be added. Staff stated that buffer could be added as a stipulation. Clif Hutson stated that there would need to be a tree line buffer around the lot that is located outside the city. Chairman McCormick asked if there had been any road improvements for Phase One. Staff stated none yet. Chairman McCormick asked if permits would be issued before road improvements happen. Chairman McCormick asked how many homes would be in phase 1. Staff stated approximately 45 lots. Dolly Peay asked when phase 2 would begin and what type of improvements would be required. Staff discussed phases of development and improvements based on city's time line. Gerald Herman, City Administrator discussed that the city would like to connect sidewalks to each neighborhood and hopefully take them as far to connect to the Greenway at Highway 31W. Chairman McCormick discussed that it would be important that the developer agrees to improvements and gives a timeline for improvements. Sam Lamberth, developer for the project was present. Mr. Lamberth stated that they are having difficulties getting transformers. Commission discussed if improvements would be completed prior to home completion. Staff stated that it would take several years for this development to be completed, approximately 7 years.

Motion was made to approve by Mike Honeycutt, seconded by Tim Murphy.

Motion passed unanimously.

Meeting adjourned at 7:45 pm.



Addam McCormick, Chairman



Ceagus Clark, Planning Secretary