

**CITY OF WHITE HOUSE**  
Meeting of the  
**Municipal Planning Commission**  
**Monday, December 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, Mayor Farris Bibb, 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**Changes/Additions to Agenda:** Staff stated that Item # 7 and Item # 12 would be withdrawn from the agenda. Staff stated that Item # 7 had previously been approved by Board of Mayor and Aldermen.

**Approval of meeting agenda:** Motion was made to approve by Mike Honeycutt, seconded by Martha Wilkinson. Motion passed unanimously.

**Approval of prior minutes dated:** from the November 14, 2022. Chairman McCormick stated that Planning Staff made a correction from last month's minutes regarding the roll call for Item # 11, and made a copy for the Commissioners. Motion was made to approve by Tim Murphy, seconded by Mike Honeycutt.

**CONSENT AGENDA**

**Item # 1** **Summerlin-Phase 4/Goodall Homes:** Requests Subdivision Bond Extension.

**Item # 2** **The Reserve at Palmers Crossing-Phase 1/Tenn Properties:** Requests Subdivision Bond Extension.

**Item # 3** **The Reserve at Palmers Crossing-Phase 3/Tenn Properties:** Requests Subdivision Bond Extension.

**Item # 4** **The Parks-Phase 4/Section B./Ragan Smith & Associates:** Requests Final Plat Approval for 65 single family lots. Property is referenced as Robertson County Tax Map 095, Parcel 139.02. Property is zoned NCRPUD, Neighborhood Center Residential Planned Unit Development and is located at Pinson Lane. Owner: D R Horton

**Item # 5** **Willow Grove-Phase 2/Ragan Smith & Associates:** Requests Final Plat Approval for 37-single family units. Property is referenced as Sumner County Tax Map 96, Parcel 53.00. Property is zoned

SRPUD, Suburban Residential Planned Unit Development and is located at South Palmers Chapel Road.  
Owner: Lennar Homes of Tennessee, LLC

**Item # 6** **Staff:** Requests Approval of the 2023 Planning Commission Calendar.

**Motion was made by Mike Honeycutt to approve Items 1-6 on the Consent Agenda, seconded by Martha Wilkinson.**

**Motion passed unanimously.**

**{Withdrawn by Staff}  
(Public Hearing)**

**Item # 7** **Staff:** Requests Recommendation to the Board of Mayor and Aldermen to approve the right-of-way dedication for Harpers Way.

**(Public Hearing)**

**Item # 8** **Staff:** Requests Recommendation to the Board of Mayor and Aldermen to approve street acceptance for Cambria-Phase 3A.

Chairman McCormick opened the public hearing. There being no one to speak to this item, the public hearing was closed.

Staff stated that Cambria Subdivision-Phase 3A consists of two lots. Staff stated the infrastructure including the street lights, sidewalks, and roadway have been inspected by City Public Services Staff, and recommend the city accept the remainder of the road and stormwater infrastructure.

**Motion was made by Clif Hutson to recommend approval to the Board of Mayor and Aldermen, seconded by Tim Murphy.**

**Motion passed unanimously.**

**(Public Hearing)**

**Item # 9** **Staff:** Requests Recommendation to the Board of Mayor and Aldermen to approve the amended City Zoning Map.

Chairman McCormick opened the public hearing. There being no one to speak to this item, the public hearing was closed.

Staff stated that typically the City Zoning Map is approved yearly.

Staff stated there was only one rezoning in 2022 which was the Drew Christenson property located at Portland Road. Staff stated there were no annexations in 2022.

**Motion was made by Clif Hutson to recommend approval to the Board of Mayor and Aldermen, seconded by Mike Honeycutt.**

**Motion passed unanimously.**

**(Public Hearing)**

**Item # 10 Kimber Dills:** Requests Recommendation to the Board of Mayor and Aldermen to rezone 1.23 acres from R-20, Low Density Residential to C-2, General Commercial. Property is referenced as Robertson County Tax Map 106, Parcel 201.00. Property is located at 2811 Highway 31W. Owner: Kimberly Dills

Staff stated that the applicant is requesting to rezone this property from R-20, Residential to C-2, General Commercial. Staff stated that the property owner discussed with Staff that she would like to have the property rezoned to Commercial prior to selling the property. Staff stated the property owner does not have plans or intent to show with this request. Staff stated that this request fits with the Highway 31W Corridor Future Land Use Plans. Staff stated the majority of the properties along Highway 31W are commercial. Staff and Commission discussed that the properties located around this property is commercial.

Chairman McCormick stated that no one had signed up to speak, but asked if anyone had any questions.

Ms. Taylor asked if the house could still be used as a single family dwelling if rezoned to commercial. Staff stated yes, and that it would be considered a non-conforming use.

**Motion was made by Mike Honeycutt to recommend Approval to the Board of Mayor and Aldermen, seconded by Martha Wilkinson.**

**Motion passed unanimously.**

**Item # 11** **City of White House/CSR Engineering:** Requests Site Plan Approval for a parking lot expansion for the city soccer complex. Property is referenced as Sumner County Tax Map 097, Parcel 05.00. Property is zoned Low-Density Residential and is located at 2760 Highway 31W South.

Staff stated that this project will be funded by a grant which is required to show documentation of an approval or denial by the Commission. Chairman McCormick asked if this area is currently graveled.

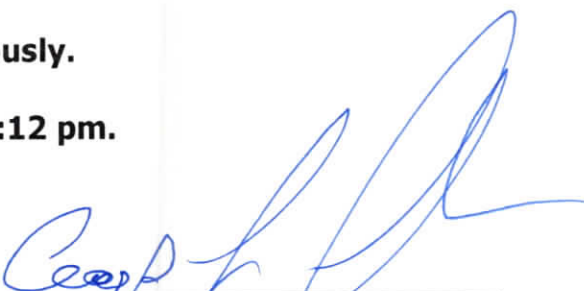
Jason Reynolds, City Engineer discussed the project and noted that this expansion area would be a lot larger than what is currently there. Mr. Reynolds stated that the expansion would add approximately 600 parking spaces. Gerald Herman, City Administrator discussed that when this was being designed the city wanted to continue to have the City Americana Event and be able to accommodate buses, and also this will help with parking as the city hosts several soccer tournaments a year. Mr. Herman stated this would be a 50/50 grant with the State. The State will match up to \$500,000. Mr. Herman stated this would at a cost of 1.2 million. Mr. Herman stated that this would be a great addition to the city for many years. Chairman McCormick asked if TDOT was looking at an additional turn lane. Mr. Reynolds stated they have not consulted with them yet. Mr. Herman stated this is the first step in the grant process, and then they will make their review for the construction plans.

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

**Motion passed unanimously.**

**Meeting adjourned at 7:12 pm.**

  
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Addam McCormick, Chairman

  
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Ceagus Clark, Planning Secretary