

**CITY OF WHITE HOUSE**  
Meeting of the  
**Municipal Planning Commission**  
**Monday, July 10, 2023**

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

**Pledge of Allegiance:**

**Roll call:** Addam McCormick-Chairman, Martha Wilkinson, Tim Murphy, John Corbitt-Mayor, and Dolly Peay

**Members Absent:**

**Staff Members Present:** Ceagus Clark-Planning and Codes Director, Chance Williams- City Attorney

**Changes/Additions to Agenda** Chairman McCormick recommended to move Items 5 & 6 to Consent Agenda. Staff stated Item # 3 should have the current bond at \$201,000, and the bond increase is \$231,000.

**Approval of meeting agenda:**

**Approval of prior minutes dated:** from the June 12, 2023 Motion was made by Martha Wilkinson, seconded by Tim Murphy. Motion passed unanimously.

**CONSENT AGENDA**

**Item # 1** **Copes Crossing-Phase 1A:** Requests a one-year bond extension. Staff stated the current bond amount is \$379,889.50, and will increase by 15% to reflect inflation. The new bond amount will be \$436,874.

**Item # 2** **Fields at Oakwood-Phase 3 & Phase 4.1:** Requests a one-year bond extension. Staff stated that the current bond amount is \$140,620, and will increase to \$161,713.

**Item # 3** **Summerlin-Phase 7:** Requests a one-year bond extension. Staff stated the current bond amount is \$201,000. Staff stated the new bond amount is \$231,000.

**Item # 5** **Summerlin Subdivision-Phase 9/Dewey Engineering:** Requests Final Plat approval for 12.9 acres consisting of 35 single family lots. Property is referenced as Sumner County Tax Map 96, Parcel 55.00. Property is zoned SRPUD, Suburban Residential Planned Unit Development and is located at McCurdy Road. Owner: Clayton Properties Group, Inc.

**Item # 6** **Drew Christenson Development/Green LID Design:** Requests Final Plat Approval for 14-single family units, and 4 Town-home units. Property is referenced as Sumner County Tax Map 077G, Group A, Parcel 006.00. Property is located at 202 Portland Road.

Owner: Drew Christenson

**Motion was made by Dolly Peay to approve all consent items 1-3, 5, and 6, seconded by Martha Wilkinson.**

**Motion passed unanimously.**

### **AGENDA**

(Public Hearing)

**Item # 4** **Raymond Hirsch Parkway Commercial PUD/Kimley-Horn:** Requests Recommendation to the Board of Mayor and Aldermen to rezone 22.83 acres from R-20, Low Density Residential to CPUD, Commercial Planned Unit Development. Request is further made for Preliminary Plat Approval for a mixed-use development consisting of commercial and residential uses. Property is referenced as Robertson County Tax Map 107I, Parcels 75, 76, and 77. Property is currently zoned R-20, Low Density Residential and is located at Raymond Hirsch Parkway and Highway 31W.

Owner: Patricia Jones

Owner: Shrihari, LLC

Staff discussed history of this project and included that they have come before the Commission before as a townhome development. Staff stated that this is a proposed mixed-use plan which includes (8) eight commercial lots with approximately 52,000 square feet of commercial retail and office space. Staff stated that it also includes proposed 70-multi-family units. Staff stated the multi-family units would have alley-loaded garage entries. Staff stated based on the city's comprehensive plan the CPUD zoning would be an appropriate use.

Chairman McCormick opened the public hearing.

Debbie Webb-2945 Highway 31W-discussed her concern with the city's growth. Ms. Webb stated that she would like to know if the developer's intention is to just rezone at this time, or to go forward with construction. Ms. Webb stated concern that the city currently has vacant store fronts. Ms. Webb stated concern with protecting her mother's property which is adjacent to the proposed development.



Ms. Webb stated concern with the proposed development having adequate buffer to protect her mother's property.

Nikki Taylor-3449 Calista Rd.-Ms. Taylor asked if the graphs/maps that are shown on power point could be included with Staff's notes on city website. Ms. Taylor stated she would like to be able to see where agenda items are located. Ms. Taylor stated that she is for the commercial component, but against any more townhomes.

There being no one else to speak to this item-Chairman McCormick closed the public hearing.

Josh Rowland-representative with Kimley-Horn was present. Mr. Rowland gave an overview of the proposed mixed-use development. Mr. Rowland stated that this property is an ideal location for commercial, and would include a proposed gas station/market located at the corner of 31W/Hirsch Parkway, north of this would be a fast-food restaurant. Mr. Rowland stated that they have been in discussion with Goodwill for one of the spaces. Mr. Rowland stated that they cannot get a commitment from any of the businesses until a rezoning is approved. Mr. Rowland stated that they have also been in discussions with medical facilities and other retail. Mr. Rowland stated that the townhomes would be located to the back of the development, and would provide walkability to the commercial and city greenway. Mr. Rowland stated that the townhomes have rear alley entrances and walkways. Mr. Rowland stated they will install city required buffer along the greenway. Commission had discussion including: if the developer had any business commitments without rezoning. Mr. Rowland stated there have been no commitments at this time. Commission had concerns regarding (3) three access points on Hirsch Parkway. Mr. Rowland stated that they would look at reducing access points at Hirsch Parkway to (2) two. Staff stated that there are (2) two access points at 31W; TDOT would approve accesses at 31W. Commission discussed concern with residential units, and asked if they could be reduced. Mr. Rowland stated that they could reduce the number of residential units, and bring back with changes. Jason Reynolds, city engineer, discussed that a traffic study was done, and that there would be little effect from the proposed development on access roads. Mr. Reynolds stated that TDOT would have to review/approve design, and any changes would be per TDOT. Staff noted that they could not bring more residential density if approved. Mayor Corbitt stated that he liked the overall development, but not the residential units. Tim Murphy stated he also did not have a problem with the commercial, but would like the

residential left out. Dolly Peay stated that the Commission previously asked the developer to come back with a plan with more commercial and they have done so with reducing residential units. Ms. Peay stated that she liked the residential having driveways to the rear. Ms. Peay stated she had concerns with the number of access points, but Staff has noted that will get resolved with TDOT review and approvals. Ms. Wilkinson stated that she had concern with access points as well. Mr. Rowland stated that Staff has asked them to reduce an access point at Hirsch Parkway, and that they are in agreement to do so. Staff noted that this could be put into the motion as a stipulation. Chairman McCormick stated that he would like to see the reduction of one of the access points at the northern end of Hirsch Parkway, and tying in the proposed gas station access point at 31W with the lot next to it. Chairman McCormick stated that he did not have a problem with the residential, and the site is a good location for commercial.

**Motion was made by Dolly Peay to recommend approval to the Board of Mayor and Aldermen with the stipulation that the access points are reduced at Raymond Hirsch Parkway and Highway 31W, seconded by Chairman McCormick.**

**Dolly Peay-voted yes, Chairman McCormick-voted yes. Mayor Corbitt-voted no, Tim Murphy-voted no, Martha Wilkinson-voted no. Motion failed.**

Mr. Rowland asked if he could reduce the residential from 70 units to approximately 50 units. Commission discussed that the plan could be changed and bring it back to next month's Commission Meeting. Chairman McCormick stated if the developer wants to revise the plan, and bring back next month that the Commission could review. Tim Murphy stated that he would like to see the residential reduced by half. Chairman McCormick asked Gerald Herman, City Administrator if he thought that it would need to go on to the Board of Mayor and Aldermen since the Commission has made a recommendation to not approve. Mr. Herman stated that the Planning Commission makes recommendation to the Board of Mayor and Aldermen, and that typically the Board of Mayor and Aldermen votes with recommendation of the Commission. Chairman McCormick stated that the Commission's responsibility is to make recommendation, or not to the Board of Mayor and Aldermen not to negotiate details. Tim Murphy asked if the townhome units were reduced would they come back with a different type of product. Mr. Rowland stated that more than likely it would be a different type like

maybe a single family, or a duplex style. Mayor Corbitt stated that unless they made the change to single family homes with the reduction in total residential, it would be an uphill battle to get approved at the Board of Mayor and Aldermen. Dolly Peay stated that the townhomes would be single family, but not attached. Mr. Rowland stated that they could come back with possibly duplex type single family homes. Commission stated concern with duplexes. Mr. Herman stated that the developer has the right to take this plan with Commission's recommendation to the Board of Mayor and Aldermen. Mr. Rowland stated that they would not want to bring a recommendation that is not in agreement.

**Motion was made by Dolly Peay to rescind previous motion to recommend denial and motion was made to defer, seconded by Chairman McCormick.**

**Motion passed unanimously.**

**Item # 7** **The Smile Center/GreenLID Design:** Requests Site Plan approval for a proposed 5,000 square foot building. Property is referenced as Robertson County Tax Map 107I, Group B Parcel 080.02. Property is zoned C-2, General Commercial and is located at 2901 Highway 31W.  
Owner: BT White House Associates, LLC

Staff stated this property would be in front of the Tractor Supply. Staff stated that it meets all criteria requirements. Staff stated it would use the existing Tractor Supply access at 31W. Dakota Beasley with GreenLid Design was present. Commission asked where the signage would be located on the property. Staff stated that they would have a monument sign. Staff stated it would have to be 100 ft from the existing Tractor Supply sign.

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

Motion passed unanimously.

**Meeting adjourned at 7:49 pm.**

  
Addam McCormick, Chairman

  
Ceagus Clark, Planning Secretary