



City of White House, Tennessee

Planning and Codes Department

105 College Street • White House, TN 37188

www.cityofwhitehouse.com/yourgovernment/planning-and-codes

Phone (615) 672-4350 ext. 2121 • Fax (615) 616-1050

"Valuing our Future while Protecting our Heritage"

Memo

To: City of White House Planning Commissioners

From: Ceagus Clark, Director of Planning & Codes

Date: 10/2/2023

Re: Cover Page for the Planning Commission Staff Notes; meeting scheduled 10/9/2023

There are nine items on the agenda:

- Item # 1 Copes Crossing-Phase 1B: Requests a one-year bond extension.
- Item # 2 Copes Crossing-Phase 2: Requests a one-year bond extension.
- Item # 3 Legacy Farms-Phase 1: Requests a one-year bond extension.
- Item # 4 Fields at Oakwood-Phase 1: Requests bond reduction and enter the one-year maintenance period.
- Item # 5 Fields at Oakwood-Phase 2.2: Requests bond reduction and enter the one-year maintenance period.
- Item # 6 Express Oil Change/Bohler: Requests Site Plan Approval for a 2,224 square foot Express Oil Change building.
- Item # 7 Marlin Pointe Subdivision/Dewey Engineering: Requests Final Plat Approval for a 40-lot single family residential development.
- Item # 8 Staff: Requests Recommendation to the Board of Mayor and Aldermen to amend the Zoning Ordinance, Article 4, Section 4.170, regarding Residential Agricultural Uses.
- Item # 9 Terex: Requests review regarding alternative fence height per Zoning Ordinance, Section 7.060, Exceptions to Setback Requirements.

Don't hesitate to give me a call.

615-672-4350 Ext 2119

Ceagus Clark
Director, Planning and Codes



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Item # 1: Copes Crossing-Phase 1B: Requests a one-year bond extension

Applicant or Representative- Overview:

Pulte

Overview:

Current Bond:

\$920,542.50

Tax Parcel and ID

NA

Zoning

NCRPUD

Ordinance Reference and Notes:

3-101.2

Finding of Fact:

Surety Increase to:

\$1,058,623.88.

The developer has not yet requested a deduction. The approved 15% increase to bond has been applied.

Staff Overview

Requests a one-year bond extension. Bond is for the coverage of street lights, stormwater, wastewater, sidewalk construction and asphalt costs.

ITEM	TOTALS
Street Lights	\$31,424.00
Stormwater	\$137,400.00
Sewer	\$283,240.00
Sidewalk / Curb	\$380,795.00
Asphalt	\$76,653.50
Landscape	\$11,030.00
Total	\$920,542.50

3-101.2 Surety Instrument

Moreover, whenever such bond or letter of credit is extended according to these regulations, the price of completing all bondable improvements must be reanalyzed and established by the City Planning Commission in order that the surety instrument be adequate to cover the cost of all improvements.



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Copes Crossing-Phase 2: Requests a one-year bond extension

Applicant or Representative- Overview:

Pulte

Overview:

Current Bond:

\$841,267

Tax Parcel and ID

NA

Zoning

NCRPUD

Ordinance Reference and Notes:

3-101.2

Finding of Fact:

Surety Increase to: **\$967,457.**

The developer has not yet requested a deduction. The approved 15% increase to bond has been applied.

Staff Overview

Requests a one-year bond extension. Bond is for the coverage of street lights, stormwater, wastewater, sidewalk construction and asphalt costs.

ITEM	TOTALS
Street Lights	\$23,568.00
Stormwater	\$86,750.00
Sewer	\$282,920.00
Sidewalk / Curb	\$371,310.00
Asphalt	\$65,219.00
Landscape	\$11,500.00
Total	\$841,267.00

3-101.2 Surety Instrument

Moreover, whenever such bond or letter of credit is extended according to these regulations, the price of completing all bondable improvements must be reanalyzed and established by the City Planning Commission in order that the surety instrument be adequate to cover the cost of all improvements.



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Item # 3 Legacy Farms-Phase 1: Requests a one-year bond extension

Applicant or Representative- **Goodall Homes**

Overview:

Current Bond:

\$1,225,296

Tax Parcel and ID

NA

Zoning

SRPUD

Ordinance Reference and Notes:

3-101.2

Finding of Fact:

Surety Increase to: **\$1,409,090.**

The developer has not yet requested a deduction. The approved 15% increase to bond has been applied.

Staff Overview

Requests a one-year bond extension. Bond is for the coverage of street lights, stormwater, wastewater, sidewalk construction and asphalt costs.

ITEM	TOTALS
Street Lights	\$96,600.00
Sidewalk / Curb	\$497,950.00
Asphalt	\$320,246.27
Sewer	\$253,000.00
Stormwater	\$57,500.00
Total	\$1,225,296.27

3-101.2 Surety Instrument

Moreover, whenever such bond or letter of credit is extended according to these regulations, the price of completing all bondable improvements must be reanalyzed and established by the City Planning Commission in order that the surety instrument be adequate to cover the cost of all improvements.



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Item # 4: Fields at Oakwood- Phase 1 Requests Bond Reduction

Applicant or Representative- Overview:

Ryan Homes

Overview:

Current Bond:

\$341,123

Tax Parcel and ID

NA

Zoning

SRPUD

Ordinance Reference and Notes:

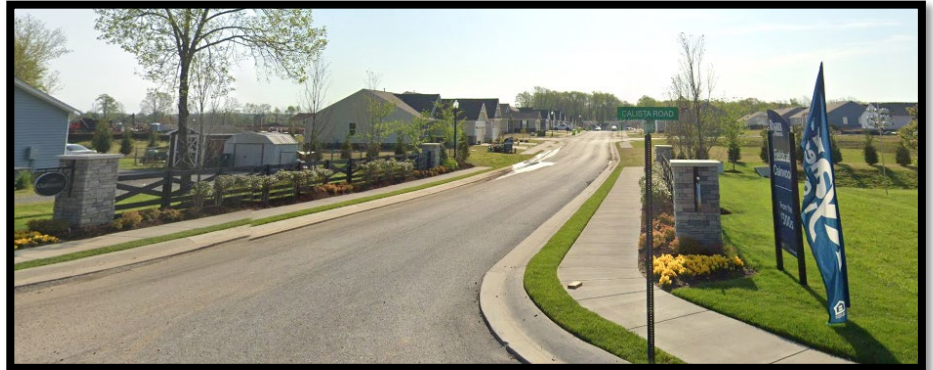
3-101.2

Finding of Fact:

Public Works has inspected the applicants request to reduce the bond of \$341,123 by 25% to \$255,843 for the maintenance period.

Staff Overview

Requests a bond reduction. Bond is for the coverage of street lights, stormwater, wastewater, sidewalk construction and asphalt costs.



3-101.2 Surety Instrument

Moreover, whenever such bond or letter of credit is extended according to these regulations, the price of completing all bondable improvements must be reanalyzed and established by the City Planning Commission in order that the surety instrument be adequate to cover the cost of all improvements.



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Item # 5: Fields at Oakwood- Phase 2.1 Requests Bond Reduction:

Applicant or Representative- Overview:

Ryan Homes

Overview:

Current Bond:

\$167,861

Tax Parcel and ID

NA

Zoning

SRPUD

Ordinance Reference and Notes:

3-101.2

Finding of Fact:

Public Works has inspected the applicants request to reduce the bond from \$167,861 by 25% to \$125,896 for the maintenance period.

Staff Overview

Requests a bond reduction. Bond is for the coverage of street lights, stormwater, wastewater, sidewalk construction and asphalt costs.

ITEM	TOTALS
Street Lights	\$2,250.00
Sidewalk / Curb	\$107,250.00
Asphalt	\$17,427.36
Sewer	\$0.00
Stormwater	\$0.00
Total	\$126,927.36

3-101.2 Surety Instrument

Moreover, whenever such bond or letter of credit is extended according to these regulations, the price of completing all bondable improvements must be reanalyzed and established by the City Planning Commission in order that the surety instrument be adequate to cover the cost of all improvements.



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Item # 6: Express Oil Change/Bohler: Requests Site Plan Approval:

Applicant or Representative-

Overview:

**The Koin Group, LLC/Sweets
Design Builds**

Overview:

Requests Site Plan Approval

Tax Parcel and ID

**Robertson County Tax Map
106E, Group A, Parcel 018.00**

Location:

608 Highway 76

Zoning

C-2, General Commercial

Finding of Fact:

This site is zoned C-2 which gives By-Right zoning for the permitted use. The Developer has responded to all staff comments.

Staff Overview

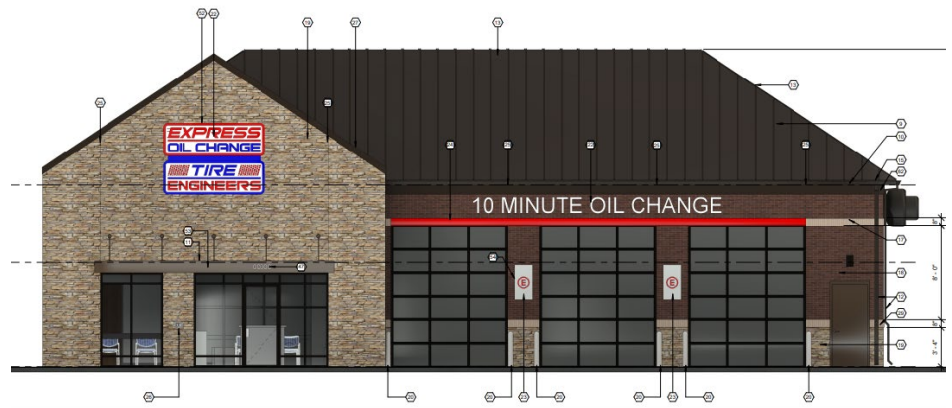
Requests Site Plan Approval for a 2,224 square foot Express Oil Change building. Applicant received approval from the Board of Zoning Appeals to have street facing bays. Additional building on property will be demolished and replaced to match proposed building. Applicant also agreed to use muted colors, such as a brown roof as opposed to blue, to align with the city's design standards. Staff has reviewed impact See response letter on next page.

The below information illustrates the traffic volume this site will have. No offsite improvements warranted. This is replacing an existing business with similar use.

Hours of Operation:

- 8-6 Monday – Saturday
- Closed on Sunday
- Average Daily car Count 53
- Top Car Count store out of 400 chain stores – 106 cars per day
- Average Hourly car Count: 6
- Average 3 in bays and 2-3 for stack
- Average time in each bay 12 min per vehicle

Elevation Plans:





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BOHLER //

209 10th Avenue South, Suite 112
Nashville, TN 37203
629.235.4040

September 27, 2023

White House Tennessee
Planning and Codes
105 College Street
White House, TN 37188

Attention: Mr. Ceagus Clark

Re: **Express Oil Change**
608 Highway 76
White House, TN 37188
Parcel ID: 074 106E A 1800 000

Dear Mr. Clark:

Enclosed please find our Site Plan Submittal (Rev. 1, dated 09/27/2023) which have been revised pursuant to the City comments dated September 12, 2023 received from your office. Please note that we have itemized our responses to each comment to the furthest extent possible below.

1. *Revise driveway width city regulation, 24-36' depending on conditions.*

Response: Driveway has been revised to now be 28' wide to meet city regulations.

2. *Provide details of the driveway entrance improvements that meet City & TDOT regulations (different section required on public ROW side)*

Response: Detail RP-D-16 added to show driveway entrance improvements. Our driveway will match the construction of the adjacent property's driveway located at 610c Highway 76.

3. *Add drainage note per TDOT requirements, no additional flow onto ROW thru 50 year event*

Response: Note has been added to sheet C-402.

4. *Add a note that all pedestrian facilities constructed onsite shall meet ADA standards*

Response: Note has been added to sheet C-301.



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BOHLER //

Express Oil Change
608 Highway 76
White House, TN 37188
Parcel ID: 074 106E A 1800 000
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5. *Dumpster enclosure material must match building material. Show call-out on revised site plan*

Response: Call out added to sheet C-301.

6. *The additional building on the property will be required to be of the same material as primary building. Please provide elevations for the existing building on the site*

Response: Existing Building B will now be demolished and replaced. New Arch plans and elevations have been provided as part of this submission.

7. *Preferred wall materials are restricted to brick, natural and cultured masonry stone, hardi-board, and painted wood clapboard (similar to White House historical structures). Brick and stone materials shall be masonry material. Revise elevations to show brick tones be compatible across the front elevations with the brown natural brick design look. The large grey block (even if large brick) does not meet the intent of the design standard with the*

Split-face concrete block is permitted as a primary material and shall cover no more than 75% of exterior walls, excluding windows and doors, only when the secondary materials are constructed of a preferred material or 60% of exterior walls excluding windows and doors, when used with a secondary material constructed of stucco. The stucco shall be limited to 20% of exterior walls, excluding windows and doors. The remaining 20% of exterior walls shall be constructed of a preferred material.

Response: Wall materials have been revised per the city's comments. Please see the revised building elevations.

8. *Primary colors should be muted, and bright colors used sparingly, per our design standards. I am requesting that the roof color be of a brown tone, similar to the below image.*





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Express Oil Change
608 Highway 76
White House, TN 37188
Parcel ID: 074 106E A 1800 000
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Response: Roof color has been revised per request. Please see updated building elevations.

If you have any questions or require additional information, please feel free to contact our office.

Sincerely,

BOHLER ENGINEERING TN, LLC

Kevin Eakes, P.E.
Director of Land Development



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Item # 7: Marlin Pointe Subdivision/Dewey Engineering: Requests Final Plat Approval

Applicant or Representative- Overview:

Marlin Pointe, LLC

Overview:

Requests Final Plat Approval

Tax Parcel and ID

**Sumner County Tax Map 96,
Parcel 60.02**

Zoning

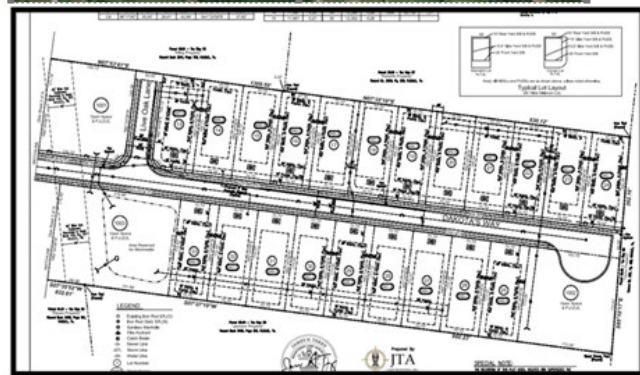
**R-15, Medium Density
Residential**

Finding of Fact:

The Final Plat is consistent with
the FDMP.

Staff Overview

Requests Final Plat Approval for a 40-lot single family residential development. Marlin Pointe is on 17 acres and consists of 40 residential lots, 4 open space lots, and a dedication to public right of way.





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Item # 8: Staff: Requests Recommendation to the Board of Mayor and Aldermen to amend Zoning Ordinance

Applicant or Representative-

Overview:

Staff

Overview:

Amending the Zoning Ordinance to allow "backyard chickens"

Tax Parcel and ID

NA

Zoning

NA

Ordinance Reference and Notes

4.170 Residential Agricultural Uses

Staff had direction to compile two ordinances to keep the remaining ordinance in place, but enhancing the language for clarity of what specifically is allowed and prohibited, and the other to allow chickens with different criteria for each zoning district. The Planning Commission will make a recommendation to the Board of Mayor and Alderman on either one of these proposed ordinances.

Staff Overview

Requests Recommendation to the Board of Mayor and Aldermen to amend the Zoning Ordinance, Article 4, Section 4.170, regarding Residential Agricultural Uses. The mayor requested staff hold a study session in August 2023, to allow discussion between citizens and members of the Planning Commission, BZA, and BOMA. A concern from board members was the enforcement and regulation of chickens, including the number of chickens and maintaining proper care of them. The Planning/Codes Department would remain the responsible department for regulation and enforcement. Staff was tasked with providing two potential ordinances: One with language reinforcing the existing Residential Agricultural Use, and another ordinance to allow chickens in city limits. This was compiled by referencing neighboring city's ordinances, Hendersonville, Gallatin, and Metro Nashville, and then shaped to best suit White House.





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Proposal for chickens to be allowed within city limits:

4.170 Residential Agricultural Uses

Regulations for chickens on properties designated as R-40 and R-20 Residential Zoning Districts on the official zoning map:

1. Up to six (6) chickens may be allowed.
2. Only female chickens (hereinafter "hens") are allowed. There is no restriction on domestic chicken breeds. Roosters shall be prohibited. Breeding of licensed hens shall be prohibited on property premises.
3. Hens shall be kept for personal use only; no person shall sell eggs or engage in chicken breeding or fertilizer production for commercial purposes.
4. Henhouses and enclosures shall be prohibited in front yards.
5. Hens must be kept in a fenced enclosure at all times, and no enclosure shall be within 10 ft of property line.
6. Fenced enclosures and henhouses must be properly ventilated, clean, dry, and odor free, kept in a neat and sanitary condition at all times, in a manner that will not disturb the use or enjoyment of neighboring lots due to noise, odor or other adverse impact.
7. Provision must be made for the storage and removal of chicken manure. All manure for composting or fertilizing shall be contained in a well aerated garden compost pile. All other manure not used for composting or fertilizing shall be removed. In addition, the henhouse and surrounding area must be kept free from trash and accumulating droppings.

Regulations for chickens on properties designated as R-15, SRPUD and NCRPUD Residential Zoning Districts on the official zoning map:



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1. Up to four (4) chickens may be allowed.
2. Only female chickens (hereinafter "hens") are allowed. There is no restriction on domestic chicken breeds. Roosters shall be prohibited. Breeding of licensed hens shall be prohibited on property premises.
3. Hens shall be kept for personal use only; no person shall sell eggs or engage in chicken breeding or fertilizer production for commercial purposes.
4. Henhouses and enclosures shall be prohibited in front yards.
5. Hens must be kept in a fenced enclosure at all times, and no enclosure shall be within 10 ft of property line.
6. Fenced enclosures and henhouses must be properly ventilated, clean, dry, and odor free, kept in a neat and sanitary condition at all times, in a manner that will not disturb the use or enjoyment of neighboring lots due to noise, odor or other adverse impact.
7. Provision must be made for the storage and removal of chicken manure. All manure for composting or fertilizing shall be contained in a well aerated garden compost pile. All other manure not used for composting or fertilizing shall be removed. In addition, the henhouse and surrounding area must be kept free from trash and accumulating droppings.

The purpose of this section is to provide standards for the keeping of domesticated chickens. It is intended to enable residents to keep a small number of female chickens on a noncommercial basis while limiting the potential adverse impacts on the surrounding neighborhood. The city recognizes that adverse neighborhood impacts may result from the keeping of domesticated chickens as a result of noise, odor, unsanitary animal living conditions, unsanitary waste storage and removal, the attraction of predators, rodents, insects, or parasites, and nonconfined animals leaving the owner's property. This section is intended to create licensing standards and requirements that ensure that domesticated chickens do not adversely impact the neighborhood surrounding the property on which the chickens are kept.



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(If voted to keep ordinance as is):

Amend the Zoning Ordinance to say:

4.170 Residential Agricultural Uses

Regulations for properties under one (1) acre:

1. No agricultural use permitted on lots under one (1) acre
2. This includes but is not limited to: poultry, swine, horses, sheep, goats

Regulations for properties between (1) and (5) acres:

1. Residential property must be designated as R-40, R-20, and R-15, Residential Zoning Districts on the official zoning map.
2. Property must be over one (1) acre in size. IV-56
3. Agricultural use shall be an accessory to residential use and shall only be a personal use by residents of the property.
4. Property must not be located within a suburban or urban residential and commercial area as determined by the Board of Zoning and Appeals to prevent adverse effects to adjoining properties and uses, including but not limited to, odors and rodents infestation.
5. The land area reserved for the agricultural use and number of animals shall be determined by the Board of Zoning based on type of agricultural use proposed, acreage of the property, and adjoining property uses.
6. The agricultural use of the property shall not injuriously affect public health or become a nuisance because of noise, odor, etc.



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7. All animals shall be within an enclosure and shall not run at large. The locations of enclosures and cages shall be determined by Board of Zoning and Appeals including preventing animal cages from being located in front yard and requiring adequate setbacks of animal enclosures from adjacent houses and property lines. No enclosure of poultry shall be within 10 ft of property line



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Item # 9: Terex: Requests review regarding alternative fence height

Applicant or Representative-
Overview:
Staff

Tax Parcel and ID
**Robertson County Tax Map
106, Parcel 062.00**

Zoning
C-2 General Commercial

Location Overview:
200 Eden Way

Terex is requesting the Planning review alternative height for a fence requested to be moved to a portion of the front yard. This is unique in that the building sits 175' approx from the main street Eden Way. The height for fences in the front yard is 4'. Terex would be fencing in vehicles. My recommendation/suggestion is to allow a 6' wrought iron fence, with landscaping in front for screening. This site sits an abnormal distance from the road. This review is not related to site plan or anything that will impact traffic. The following page is language from Article 7 of the zoning ordinance.

Staff Overview

Terex is requesting to construct a fence with a height of greater than 4 feet, located between their building and the primary street (Eden Way). The fence would be in front of the parking lot on the north side of the property that extends past the front of their building. The purpose of the fence is to protect the vehicles that would be parked there overnight. These vehicles currently park on the property next to Terex, with the owner's permission, however, that property is now for sale and they must move the vehicles to the front parking lot. Suggested fence would be decorative wrought iron fence with landscaping to screen.



Location of parking lot



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7.060 Exceptions to Setback Requirements

The front setback requirements of this ordinance for dwellings shall not apply to any lot where the average depth of existing setbacks on the developed lots located within one hundred (100) feet of each side of such lot is less than the minimum required front yard depth. In such cases, the front yard setback may be less than required but not less than the average of the existing depth for front yards on developed lots within one hundred (100) feet on each side of the lot. In residential districts, however, the setback shall in no case be less than fifteen (15) feet from the street right-of-way line.

Retaining walls, walls, fences, driveways, pads, mailboxes and similar structures are permitted to be installed or constructed over minimum building setbacks. Structures regulated by this section over eight (8ft) feet in height and any structure used as the foundation support wall for a connected building and structure not regulated in this section are required to be a minimum of five (5ft) feet or the distance determined by the recorded property easement from the property line. The setback exceptions listed in this section does not permit easements to be blocked or limited for drainage or access to utilities as determined by city staff.

Fences and above grade walls located between structures and primary streets shall be limited to four (4) feet in height and six (6) feet in height between the structures and secondary street in the case of corner lots or shall meet the requirements of Commercial Design Standards when applicable. The fence or wall located between structure and streets shall be constructed with the finish side of the fence or wall visible from the exterior of the fence or wall. **Planning Commission may review an alternative height with decorative fence and wall designs.**



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The City of White House is working towards the daily pursuit of excellence in management and delivery of services; while balancing the preservation of our small town atmosphere by nurturing orderly, proactive growth.