

CITY OF WHITE HOUSE
Meeting of the
Municipal Planning Commission
Monday, September 11, 2023

Call to order: 7:00 p. m.

Pledge of Allegiance:

Roll call: Addam McCormick-Chairman, Martha Wilkinson, Linda Silver, John Corbitt-Mayor, Dolly Peay, and Jennifer Collado

Members Absent: Tim Murphy

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

Changes/Additions to Agenda Staff stated that there was an update to the August minutes to add the motions to Item 8.

Approval of meeting agenda: Motion was made to approve by Martha Wilkinson, seconded by Dolly Peay.

Approval of prior minutes dated: from the August 14, 2023 Motion was made to approve by Martha Wilkinson, seconded by Mayor Corbitt. Motion passed unanimously.

Public Comment: There was no one to speak.

Chairman McCormick requested a moment of silence in memory of September 11, 2001.

CONSENT AGENDA

Item # 1 **Fields at Oakwood-Phase 2.2:** Requests a one-year bond extension.

Item # 2 **Summerlin-Phase 3:** Requests a one-year bond extension.

Item # 3 **Concord Springs-Phase 2B/Real Estate Solutions Group, LLC:**
Requests a bond reduction.

Item # 4 **Concord Springs-Phase 3/Real Estate Solutions Group, LLC:**
Requests a bond reduction.

Staff explained bond process and extensions and that bond amounts are set by Public Services Staff. Staff stated when a development is inspected, and there are remaining improvements, the bond is recommended to be extended and the amount includes a 15% inflation per the city's subdivision regulations standards. Staff stated that Fields at Oakwood-Phase 2.2 has a current bond amount at \$244,023 and is recommended to be extended for one-year at \$280,626. Staff stated that Summerlin-Phase 3 Staff recommends a one-year bond extension with

an increase to \$199,179. Staff recommends a one-year maintenance bond with reduction from \$247,641 to \$33,628 for Concord Springs-Phase 2B. Staff recommends a one-year maintenance bond with reduction from \$401,449 to \$34,909. Mayor Corbitt asked if there had been some issues in Concord Springs-Phase 3 regarding lighting. Staff stated that there were some issues with the solar lighting, but developer has since corrected. Staff stated City Public Services Staff has signed off on this phase.

Motion was made by Dolly Peay to approve all Consent Agenda Items, seconded by Linda Silver.

Motion passed unanimously.

AGENDA

Item # 5 Gregory Pierce: Requests to subdivide one lot into four lots. The property consists of 1.95 acres and is referenced as Robertson County Tax Map 107-A, Group B, P/O of Parcel 93.00, 94.00. Property is zoned R-20, Low Density Residential and is located at 408 Hillwood Drive.
Owner: Gregory Pierce

Staff discussed that this item was withdrawn from the August Agenda, and that Staff wanted to do due diligence to make sure there wasn't anything missed. Staff stated that the city engineer brought to his attention that at the time the surveyor presented the survey the T-shape area was omitted. Staff stated that area was quit claim deeded to the neighbors. Staff stated that even though this was done through a quit claim deed it still needs to go through a formal approval process through the city. Staff stated that the property owner will retain lot 3. Staff stated that lots 1 & 2 will be built out by a local contractor. Staff stated that lot 1 will come off of Kennedy Dr., and lot 2 will come off of Hillwood Dr. Staff stated that there is a potential of stormwater issues with lot 1. Staff noted that the builder would have to adhere and meet all stormwater requirements. Staff stated that the lots are over 20,000 sq ft lots, and meet the city's zoning and subdivisions regulations. Mayor Corbitt asked about the notation above lot 1 on plat. Staff stated that is a gravity sewer line. Mayor Corbitt asked if these two lots were in line with the other lots in the subdivision. Staff stated yes, that there were not any deed restrictions for this subdivision regarding the lot sizes being 1 acre. Staff stated that the city attorney's office went through the records to validate this. Chairman McCormick asked about the 50 ft setback along the northern end of the lots. Staff

stated that is stormwater setback. Staff stated that both lots would have to meet the minimum building setbacks and stormwater requirements/setbacks. Chairman McCormick asked if the driveway for lot 1 would come off of Kennedy Drive. Martha Wilkinson stated importance of city checking setbacks and stormwater setbacks for lot 1 since it is in a low-lying area. Chairman McCormick asked if it could be looked at to have an easement for a driveway for lot 1 to come off of Hillwood Drive due to the low area and sight distance concern. Staff asked the owner, Gregory Pierce, if he could have the surveyor to show an access easement at lot 2 for access to Hillwood Dr. Mr. Pierce stated that he is the owner of lots 1 & 2 and has used the access from lot 1 onto Kennedy Dr, and has not had any issues.

Motion was made to approve by Dolly Peay, seconded by Mayor Corbitt.

Motion passed unanimously.

- Item # 6** **Cardinal Pointe Development/CSDG:** Requests Final Plat Approval to dedicate right-of-way for the extension of Madeline Way as well as public utility easements associated with the approved Cardinal Pointe Development. Property is referenced as Robertson County Tax Map 106 and Part of Parcel 190.06. Property is zoned NCRPUD, Neighborhood Center Residential Planned Unit Development and is located at Madeline Way. Owner: Cardinal Pointe Partners, LLC.

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

Motion was made to approve by Martha Wilkinson, seconded by Dolly Peay.

Motion passed unanimously.

- Item # 7** **Staff:** Requests Recommendation to the Board of Mayor and Aldermen to accept Concord Springs-Phase 1.

Staff discussed approval process. Staff stated that Public Services Staff has inspected the work needed to be done and recommends the city accept the remainder of road and stormwater infrastructure.

Motion was made to approve by Martha Wilkinson, seconded by Linda Silver.

Motion passed unanimously.

Martha Wilkinson stated that this is her last meeting to serve on the Planning Commission. Ms. Wilkinson stated that she had enjoyed her years on the Commission, and this year would mark 47 years she has worked/served in Land Use. Chairman McCormick welcomed new Commissioners Linda Silver and Jennifer Collado.

Meeting adjourned at 7:21pm



Addam McCormick, Chairman



Ceagus Clark, Planning Secretary