



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: 11/6/2023

Re: Cover Page for the Planning Commission Staff Notes; meeting scheduled 11/14/2023

There are eight items on the agenda:

- ~~Item # 1 — The Reserve at Palmers Crossing Phase 1: Requests a one-year bond extension. (removed)~~
- ~~Item # 2 — The Reserve at Palmers Crossing Phase 3: Requests a one-year bond extension. (removed)~~
- Item # 3 Summerlin-Phase 4: Requests a one-year bond extension.
- Item # 4 Legacy Farms-Phase 1: Requests bond reduction and enter one-year maintenance bond period.
(Moved down with Item 8)
- Item # 5 Dollar General #30433/GreenLid Design: Site Plan Approval.
- Item # 6 Staff: Request recommendation to the Board of Mayor and Alderman to amend Zoning Ordinance, Article 4, Section 4.170, regarding Residential Agricultural Uses.
- Item # 7 Publix: Requests review regarding alternative exterior building materials.
- Item # 8 Staff: Requests Recommendation to the Board of Mayor and Aldermen to accept Fields at Oakwood Phases 1 and 2.1.

Don't hesitate to give me a call.

615-672-4350 Ext 2119

Ceagus Clark
Director, Planning and Codes



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Item # 3: Summerlin Phase 4- Request bond extension

Applicant or Representative-
Goodall

Current Bond:
\$57,846.00

Tax Parcel and ID
NA

Zoning
SRPUD

Ordinance Reference and Notes:
3-101.2

Finding of Fact:

Surety Increase to: **\$66,523**
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.



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: Dollar General #30433/Green Lid Design:

Applicant or Representative-
Overview:

The Koin Group, LLC/Sweets Design Builds

Overview:

Requests Site Plan Approval

Tax Parcel and ID

Robertson County Tax Map 117K, Group A, Parcel 004.00

Location:

2319 Highway 31W

Zoning

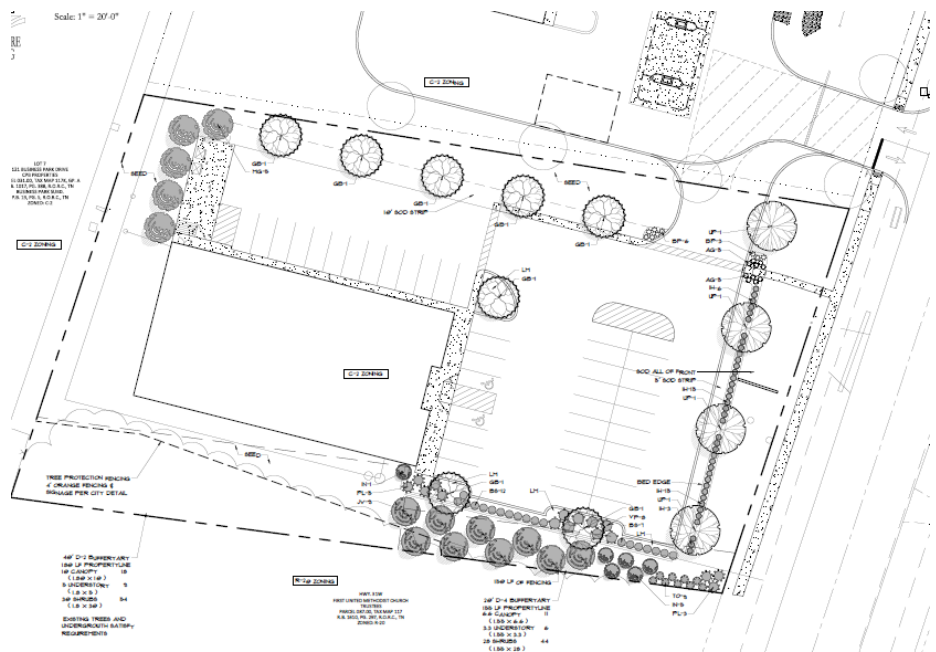
C-2, General Commercial

Finding of Fact:

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

Staff Overview

Requests Site Plan Approval for a 2,224 square foot retail store. This site will be located near the intersection of Business Park Dr, adjacent to the future Shell Station, currently under construction. The proposed Dollar General will have a shared access point onto Hwy 31W.





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November 6, 2023

City of White House
105 College Street
White House, TN 37188

Re: White House Dollar General Site Plan

The following is a written response of the emailed comments for White House Dollar General Site Plan, dated November 2, 2023:

1. This issue was discussed in the pre app meeting. All water from this site runs to the regional detention.
2. Location and tentative size water quality are shown and labeled on C 4.0. Front parking lot drains to curb inlets at driveway and enter the water quality unit.
3. All areas have been dimensioned.
4. All ADA items have been shown and called out.
5. Note has been added to C 4.0.
6. All sidewalk details can be found on sheet C 6.1.
7. Lighting details have been added to the submittal.
8. Utility plan has been revised and a more detailed utility plan to be submitted to WHUD following approval of the site plan.

If our office may be of further assistance to you on this project, please contact us at your convenience.

Sincerely,

A handwritten signature in black ink, appearing to read "John A. Leath".

John A. Leath, P.E.
GreenLID Design



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Item # 6: 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

Deferred at October Meeting

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 in Residential Zoning Districts on the official zoning map:

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.
8. Chickens must be provided with adequate food, water, and veterinary care, and must be kept in good health to prevent the spread of disease. All food should be stored securely to keep from rodent infestation.
9. The slaughtering of chickens is prohibited.



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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.

(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.



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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 rodent 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.
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 # 7: Publix

Applicant or Representative-
Overview:

**Publix/Sembler
Cuhaci/Peterson**

Overview:

**Request review regarding
alternative exterior building
materials**

Tax Parcel and ID

**Robertson County Tax Map
107I, Group B, Parcel 054.00**

Zoning

C-2 General Commercial

Finding of Fact:

The Planning Commission has the authority to approve or deny this change.

Staff Overview

The developer/architect is requesting a change to the approved elevation material previously approved by the Planning Commission. The following page has a detailed description of the requested change, which is a request to change the rear material from hardiboard to an EIFIS finish.



Rear Elevation

Current Elevations- Rear



Rear Elevation

Proposed Elevations- Rear



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November 2nd, 2023

City of White House
Planning & Codes Administrative Assistant
105D College Street
White House, TN 37188
(615) 672-4350

Publix Shopping Center
Raymond Hirsch Pkwy & TN Hwy 76
Whitehouse, Tennessee 37188

CP: 2220048

Application Permit Number: VAR-000011-2023

This letter is a narrative of proposed changes to the rear service area elevations for the Publix and adjacent retail for the shopping center located at Raymond Hirsch Pkwy & TN Hwy 76 in White House Tennessee.

Due to the heavy landscape buffer at the rear of the shopping center [Reference 'Existing Aerial.pdf' and 'White House Rendering.pdf'] we are proposing a change from hardiboard siding to an EIFS finish at the south facades of the Publix and Retail A as well as the west façade of the Publix. The other facades remain unchanged.

Please reference '2220048 Current Publix Elevations.pdf' for the currently approved façade design and '2220048 VE Options Publix Elevations.pdf' for the proposed changes at these facades. Due to the heavy landscape screening at the rear, we believe these service area facades will have limited to no visibility from the public which is the reason for this variance. The EIFS finish we propose is designed in a way to stay consistent with the architectural features on the other facades with similar trims, projections and color changes to maintain a cohesive design around the building.

Please contact me should you have any further questions or comments.

Sincerely,

Christopher R. Thie

Christopher R. Thie

Program Director

407-661-9100

christopher.thie@c-p.com



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DESIGN STANDARDS – ARCHITECTURAL STANDARDS

Building Materials and Colors

The combination of building materials and colors used within the City of White House will also have an impact on the overall character of the development. While the use of a variety of materials and colors is permitted, it is important that each building utilizes them in a manner that creates an aesthetically pleasing composition and is compatible with the materials and colors of adjacent buildings and streetscape elements. The materials and colors proposed for each building are subject to review and approval by the City and should be specified on all plans submitted to the City.



1. All exterior walls, other than windows and doors, shall be comprised primarily of one material. Complementary secondary materials are recommended to provide detail and scale. The architectural treatment shall extend to all sides of the building, and to all accessory structures. The primary material shall extend over a minimum of fifty (50) percent of the exterior wall, excluding windows and doors.

2. Buildings on the same site shall be compatible in material and color selection.

3. Primary colors should be muted, and bright colors used sparingly.

4. Fences and screens that are attached, or extend from the building, shall be comprised of permitted materials that match or compliment the building facades.

5. Preferred wall materials are 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. (Amended by Ord 21-20, Sept. 2021-removed "are restricted to" brick, natural and cultured masonry stone, etc.)



6. Stucco (including synthetic stucco) is permitted as a secondary material and shall cover no more than 40 % of exterior walls, excluding windows and doors, only when used with a primary material constructed of a preferred material or shall cover no more than 20% of exterior walls, excluding windows and doors, when used with a primary material constructed of split face block. Where stucco is used, a masonry base shall be provided at a minimum of five (5) feet in height.

7. Metal roofs are acceptable and decorative metal wall materials are also acceptable when used as accents to create interest are permitted but shall not exceed fifteen (15%*) percent of building walls. Concrete block shall be painted to match the primary material and shall be relegated to the rear of the building only and where it is not visible. (Amended by Ord 21-20, Sept. 2021-removed "Metal panels shall be prohibited")



8. 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.



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Item # 8: Staff: Requests recommendation to BOMA to accept Fields at Oakwood Phase 1 and 2.1

Applicant or Representative- Staff

Overview:

Phase 1 current bond:

\$341,123.00

Phase 2.1 current bond:

\$167,861.00

Tax Parcel and ID

NA

Zoning

SRPUD

Finding of Fact:

Public Services has inspected the applicants request to reduce the bond. This is consistent with reasons to approve this request.

Staff Overview

Requests a bond reduction and enter the one-year maintenance bond period. 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 # 4: Legacy Farms-Phase 1: Requests bond reduction

Applicant or Representative-

Overview:

Dr Horton

Overview:

Current Bond:

\$1,225,296

Tax Parcel and ID

NA

Zoning

NCRPUD

Ordinance Reference and Notes:

3-101.2

Finding of Fact:

Public Services has inspected the applicants request to reduce the bond. This is consistent with reasons to approve this request.

Staff Overview

Requests a bond reduction and enter the one-year maintenance bond period. 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.