

CITY OF WHITE HOUSE
Meeting of the
Municipal Planning Commission
Tuesday, October 10, 2023

Call to order: 7:00 p. m.

Pledge of Allegiance:

Roll call: Addam McCormick-Chairman, Daniel Whited, Linda Silver, John Corbitt-Mayor, Dolly Peay, Jennifer Collado, Tim Murphy

Members Absent:

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

Changes/Additions to Agenda Staff stated that there were no changes/additions to agenda.

Approval of meeting agenda: Motion was made to approve by Linda Silver, seconded by Jennifer Collado.

Approval of prior minutes dated: from the September 11, 2023 Motion was made to approve by Tim Murphy, seconded by Jennifer Collado. Motion passed unanimously.

Public Comment: There was no one to speak.

Chairman McCormick welcomed new Commissioner, Daniel Whited.

CONSENT AGENDA

Item # 1 **Copes Crossing-Phase 1B:** Requests a one-year bond extension. Staff stated that the current bond amount is \$920,542.20, and the Increase including the 15% for inflation would be \$1,058,623.88.

Item # 2 **Copes Crossing-Phase 2:** Requests a one-year bond extension. Staff stated the current bond amount is \$841,267. The bond increase including the 15% for inflation is \$967,457.

Item # 3 **Legacy Farms-Phase 1:** Requests a one-year bond extension. Staff stated the current bond amount is \$1,225,296. The bond increase including the 15% for inflation is \$1,409,090.

Item # 4 **Fields at Oakwood-Phase 1:** Requests a bond reduction and enter the one-year maintenance period. Staff stated that City Public Services has inspected and approved the bond reduction, and recommend a reduction from \$341,123 to \$255,843.

Item # 5 **Fields at Oakwood-Phase 2.1:** Requests bond reduction and enter the one-year maintenance period. Staff stated that City Public Services has inspected and approved the bond reduction, and recommend a reduction from \$167,861 to \$125,896.

Motion was made by Dolly Peay to approve Consent Agenda Items 1-5, seconded by Jennifer Collado.

Motion passed unanimously.

AGENDA

Item # 6 **Express Oil Change/Bohler:** Requests Site Plan approval for a 2,224 square foot express oil change building. The property is referenced as Robertson County Tax Map 106E, Group A, Parcel 018.00. Property is zoned C-2, General Commercial and is located at 608 Highway 76.
Owner: The Koin Group, LLC/Sweets Design Builds

Staff stated that this property was formerly Rods Tires. Staff stated that the applicant received approval from the Board of Zoning & Appeals to have street-facing bays. Staff stated that the applicant prepared a small traffic analysis which shows that it would not affect traffic on Highway 76. Staff stated that the additional building on the property would be demolished and replaced to match proposed building and meet city design standards. Staff stated that there is existing buffer between this property and residential that will go towards meeting landscaping requirement. Representatives with Bohler were present to answer questions. Tim Murphy asked if there would be a tire service at the rear of the property. Representative stated yes. Commission asked about onsite parking. Bohler representative stated that they have exceeded the required parking spaces. Staff stated that there would be 3 bays and 2 to 3 cars could stack. Commission asked about the full-service auto care, and what that would encompass. Bohler rep stated that it would be minor car repair. Bohler rep stated that they do not want to store cars onsite. Staff noted that applicant agreed to use muted colors, such as a brown roof opposed to a blue that they typically use. Staff stated this aligns with the city's design standards. Commission asked how many stores do they have. Bohler rep stated 400. Commission asked about the turn over time for tire disposal. Bohler rep stated that the pick up is every 2 to 3 days. Commission asked where their closest store is

to White House. Bohler rep stated they have stores in Hendersonville and Gallatin.

Motion was made to approve by Tim Murphy seconded by Dolly Peay.

Motion passed unanimously.

- Item # 6** **Marlin Pointe Subdivision/Dewey Engineering:** Requests Final Plat Approval for a 40-lot single family residential development. Property is referenced as Sumner County Tax Map 96, Parcel 60.02. Property is zoned R-15, Medium Density Residential. Property is located at Marlin Road. Owner: Marlin Pointe, LLC

Staff stated that there are no changes from the Preliminary Plat. Staff stated one concern is to note that a temporary turnaround would be required. Commission asked if this was based on a Master Plan. Staff stated that it is zoned R-15 cluster development. Staff asked Dewey Engineering rep who the builder is for this development. Rep stated that he was not sure if it would be Smith Douglas or Goodall Builders. Commission asked if the houses would have front loaded garages. Staff stated that the development would look similar to Summerlin Subdivision.

Motion was made to approve by Tim Murphy, seconded by Jennifer Collado.

Motion passed unanimously.

- Item # 7** **Staff:** Requests Recommendation to the Board of Mayor and Aldermen to amend the Zoning Ordinance, Article 4, Section 4.170, regarding Residential Agricultural Uses.

Chairman McCormick stated that this item is a public hearing, but no one had signed up to speak.

Staff stated there was a study session August 2023 to allow discussion between citizens and members of the Planning Commission, Board of Zoning & Appeals, Board of Mayor and Aldermen concerning residential agricultural uses-chickens. Staff stated a concern from board members was the enforcement and regulation of chickens, including the number of chickens allowed, and maintaining proper care for them. Staff was tasked with providing two potential ordinances: One, with language reinforcing

the existing Residential Agricultural Use, and another ordinance to allow chickens within the city limits. Staff stated this was compiled by referencing neighboring city's ordinances-such as Hendersonville, Gallatin, and Metro Nashville. Staff noted that if the ordinance were to be approved by BOMA to allow chickens within the city limits, staff would include residential zonings R-10, and R-15. Staff stated that Commissioner Collado provided for reference a hen permit that Metro Nashville uses for permitting chickens. Dolly Peay stated that she has concern with chickens in neighborhoods. Jennifer Collado stated concern with chickens being a nuisance and increase of rodents, and disease control. Staff and Commission discussed if the ordinance stayed as it is, it would allow chickens-but property would have to be (1) acre, and would still require approval by the Board of Zoning & Appeals. Staff stated that the HOA's would be more restrictive. City Attorney, Valerie Webb discussed that HOA's have authority over the city to regulate chickens. Chairman McCormick asked the Commission if they would like to see other amendments, or keep the ordinance as it is. Dolly Peay stated that she would like to see the ordinance kept as it is with at least 1 acre, and have to receive BZA approval. Tim Murphy stated that he did not see that the approval of the zoning amendment to allow chickens would cause more requests for chickens. Jennifer Collado stated concern with the large number of chickens that could potentially be in the city if each house hold were allowed to have them. Mayor Corbitt stated he understands concern, but he doesn't think there would be a large increase in chickens within the city. Mayor Corbitt stated that the amended ordinance would allow citizens who currently have chickens to be in compliance. Mayor Corbitt stated that the ordinance may have to be amended regarding the number of chickens allowed. Mayor Corbitt stated that he is not opposed to citizens having chickens. Chairman McCormick asked Commission if they would like to defer if there are additional items that would like to be added or changed. Commission discussed limiting the number of chickens based on the lot size.

Motion was made to defer by Dolly Peay, seconded by Jennifer Collado.

Motion passed unanimously.

Item # 9 **Terex:** Requests review regarding alternative fence height per Zoning Ordinance, Section 7.060, Exceptions to Setback Requirements.

Staff stated the request includes moving a portion of the fence to a portion of the front yard. Staff stated that the building sits approximately 175 feet from Edenway. Staff stated that fences in the front yard are to be 4 feet in height per city zoning ordinance. Staff stated that Terex would be fencing in company vehicles. Staff stated that he would recommend to allow a 6 ft wrought iron fence, with landscaping in front for screening. Staff stated that this site sits back a good distance from the road. Staff stated that this review is not related to a site plan or anything that would impact traffic. Michelle Boatwright, owner was present to discuss request. Ms. Boatwright stated that they would like to have a 6 ft. fence over the length of the property. Ms. Boatwright explained that the rear northeast corner of the property is wet, and they are unable to park utility vehicles there. Ms. Boatwright stated that they would install a fence similar to rendering shown which is a black wrought iron. Commission had discussion on whether to require the brick columns within the fence or add landscaping. Commission discussed that adding landscaping would break up the fencing area. Commission discussed allowing them to install up to an 8 ft height rod iron fence.

Motion was made by Dolly Peay to approve a (6) six-foot wrought iron fence with landscaping, and not to exceed (8) eight foot in fence height, seconded by Linda Silver.

Motion passed unanimously.

Meeting adjourned at 7:35 pm



Addam McCormick, Chairman

Ceagus Clark, Planning Secretary