

CITY OF WHITE HOUSE
Meeting of the
Municipal Planning Commission
February 12, 2024

Call to order: 7:00 p. m.

Pledge of Allegiance:

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

Members Absent:

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 no changes.

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

Approval of prior minutes dated: from the December 11, 2023 Motion was made to approve by Tim Murphy, seconded by Daniel Whited. Motion passed unanimously.

Public Comment: No one signed up to speak.

CONSENT AGENDA

Item # 1 **Willow Grove-Phase 1:** Requests a one-year bond reduction.

Staff stated that City Public Services has inspected the applicants request to reduce the bond. The current bond amount is \$1,293,010. The reduced bond amount is \$304,823.55.

Item # 2 **Willow Grove-Phase 2:** Requests a one-year bond reduction.

Staff stated City Public Services has inspected the applicants request to reduce the bond. Staff stated the current bond amount is \$1,479,061. Staff stated the reduced bond amount is \$461,811.34.

Item # 3 **Stones Crossing/David Lee:** Requests a one-year bond extension.

Staff stated the bond is for coverage of street lights, stormwater, wastewater, sidewalk construction, and asphalt costs. Staff stated the developer has not yet requested a deduction. Staff stated the current bond amount is \$60,730. Staff stated the renewed increased bond amount is \$69,839.50.

Item # 4 Legacy Farms-Phase 2A/Forestar Real Estate Group:

Requests bond extension.

Staff stated the bond is for coverage of street lights, stormwater, wastewater, sidewalk construction, and asphalt costs. Staff stated the current bond amount is \$1,104,907.87. Staff stated the renewed, increased bond amount is \$1,270,644.

Item # 5 Legacy Farms-Phase 2B/Forestar Real Estate Group:

Requests bond extension.

Staff stated the current bond amount is \$516,901.47. Staff stated the renewed, increased bond amount is \$594,437.

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

Motion passed unanimously.

AGENDA

{Public Hearing}

Item # 6 Hubert Dale Broadrick: Request Recommendation to the Board of Mayor and Aldermen to annex 7.32 acres. Request is further made to rezone the 7.32 acres from AG-2, Agricultural to C-2, General Commercial. Property is referenced as Robertson County Tax Map 106, Parcel 011.00 and is located at 7769 Highway 76 E. Owner: Hubert Dale Broadrick

Chairman McCormick asked if there was anyone present to represent this request. Steven Artz stated he would be representing Mr. Broadrick. Chairman McCormick opened the public hearing.

Staff stated that this property aligns with Mr. Broadrick's other Parcels 129 and 130, that are already in the city limits and zoned C-2, General Commercial. Staff stated these parcels are directly across from White House Heritage High School. Staff stated these two parcels were annexed into the city several years ago, and are zoned C-2, General Commercial. Staff stated annexing this 7.32-acre parcel would allow more combined road frontage for commercial business along Highway 76. Staff stated there were no current plans submitted for immediate development for this request. City Administrator, Gerald Herman discussed the history with the two parcels that were previously annexed in several years ago, and that

he has spoken to Mr. Broadrick regarding his request for this parcel to be annexed into the city and that he would like to have additional road frontage along Hwy 76. Mr. Herman stated that Mr. Broadrick has already torn down the house and barn that were on the property, and would like to clean it up for future commercial use. Chairman McCormick asked if there were any public comment on this item. There being no one to speak to this item, the public hearing was closed. Mayor Corbitt stated that he did not see a problem with this property being commercial, but did have concern with a large retail commercial potentially developing on these parcels prior to Highway 76 being widened. Mr. Corbitt stated we don't know how long it may be until Highway 76 is widened, and would like to have a plan in place that we know this road will be widened. Chairman McCormick asked Staff where is city limits is along Highway 76. Staff stated the city maintains the street in front of the Broadrick's parcels. Daniel Whited asked if this part of the highway would be part of the discussion at the Board of Mayor and Aldermen study session Thursday. Mr. Herman stated no; discussion would be regarding Pleasant Grove Road and Highway 76. Staff and Commission had discussion that the property owner's request is for annexation, and for rezoning to C-2. Staff stated when a property is annexed, it comes in at the base zoning which is R-20, Low-Density Residential. Mr. Herman stated there is no sewer for this parcel, and the city would have to extend sewer at Dee Cee Road area and Highway 76. Staff stated there aren't sewer lines to the two parcels that are currently inside the city. Staff stated the closest sewer line is at Union Rd area. Jennifer Collado stated concern with the potential use for commercial on the parcels, and the high volume of traffic in this area and concern with students from Heritage School crossing the highway. Mr. Herman stated that prior to any commercial use approved, a site plan with traffic study would have to be approved. Staff stated the other two parcels that are close to 30 acres are already in the city and zoned commercial. Mr. Artz, representative for the owner, stated that the owner does not have any current plans for the parcels, but would just like to have it annexed and rezoned. Mr. Artz stated that they would have to do sewer and road improvements. Dolly Peay stated that with the other parcels are already inside the city, and this parcel wouldn't add much more acreage. Ms. Peay stated that the commercial use would not be as much of an impact as residential. Staff and Commission discussed that this property couldn't change to residential without it coming back before the Commission and Board of Mayor and Aldermen for approval. Mayor Corbitt stated that the Commission could request improvements such as cross walks in front of the school when a site

plan comes before the Commission for approval. Mr. Herman discussed the history of the Improv Act which was approved several years ago to widen Highway 76 which has not yet taken place. Mr. Herman stated that as commercial is developed along Highway 76 the city can control access points, and turn lane improvements, and the city works with TDOT on their requirements as well. Staff stated that he had spoken with Mr. Philip Kelley, property owner adjacent to this parcel. Staff stated that Mr. Kelley has concern regarding potential water runoff if this property is developed in the future.

Motion was made by Tim Murphy to recommend approval to the Board of Mayor and Aldermen, seconded by Dolly Peay.

Motion passed unanimously.

Item # 7 **McInerney Industrial Site:** Request Site Plan Approval for a 20,000 sq. ft. industrial building. Property is referenced as Robertson County Tax Map 106, Parcel 184.02. Property is zoned I-1, Light Industrial and is located at 2879 Union Road.

Staff stated that this company is currently located in Nashville, and would like to relocate to White House. Staff stated that the site plan request is for a 20,000 sq ft industrial building. Staff stated that the company would provide a range of industrial glass services. A representative from the company was present, and discussed the types of services they provide which include: industrial glass services such as curtainwalls, storefronts, windows, and window walls. Staff stated there would be limited traffic to the business. Staff stated that construction plans are almost complete for this project, and they will be ready for a building permit after construction plan review is completed. Staff stated that he discussed this project with Philip Kelley, adjacent property owner, and told him that the city would ensure property does not cause water runoff on his property.

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

Motion passed unanimously.

Item # 8 **Legacy Farms-Phase 3/Wilson Engineers:** Request Final Plat Approval for 103 single family lots. Property is referenced as Robertson County Tax Map 95, Parcel 141. Property is zoned SRPUD, Suburban Residential Planned Unit Development and

is located at Pinson Road.

Staff stated that there were no changes from the Final Master Development Plan.

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

Motion passed unanimously.

Item # 9 The Parks-Phase 3B/Heritage Development: Request Recommendation to the Board of Mayor and Aldermen to accept The Parks Subdivision-Phase 3B.

Staff stated the city recently accepted The Parks-Phase 3A. Staff stated that City Public Services has inspected this phase. City Public Services approves to reduce the bond, and enter a one-year Maintenance bond period.


Motion was made by Dolly Peay to recommend approval to the Board of Mayor and Aldermen, seconded by Daniel Whited.

Motion passed unanimously.

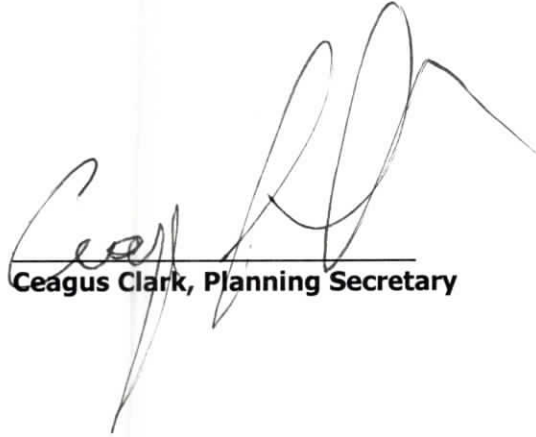
Item # 10 Staff: Discussion regarding commercial use on an existing commercial lot.

Staff stated the property to be discussed is the small engine shop located at 434 North Palmers Chapel Road. Staff stated this business was here prior to the city being incorporated. Staff stated the zoning shown was drawn around the footprint of the building. Staff stated the remainder of the lot is R-20, Low Density Residential. Staff stated the property owner re-subdivided the lot into 2 lots. Staff stated the lot containing the small engine shop shows a split zoning which includes R-20 and C-2. Staff stated the owners are paying commercial taxes for the lot, and have requested the lot be rezoned to C-2. Staff stated he would recommend a CPUDL, Commercial PUD Limited which would be a better fit than the permitted uses of C-2. Staff stated that he has discussed with the owners that he would advise to contact a project manager. Staff stated once they decide what use they would like to have on the property, it would then come before Commission for a rezoning recommendation to the Board of Mayor and Aldermen.

Meeting adjourned at 7:34 pm



Addam McCormick, Chairman



Ceagus Clark, Planning Secretary