

CITY OF WHITE HOUSE
Meeting of the
Municipal Planning Commission
Monday, March 11, 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 Items # 1 and 5 have been removed from agenda. Item 1 has already been accepted by the city, and Item 5 the construction plans have not been completed.

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

Approval of prior minutes dated: from the February 12, 2024 Motion was made to approve by Jennifer Collado, seconded by Daniel Whited. Motion passed unanimously.

Public Comment: No one signed up to speak.

CONSENT AGENDA

Removed

Item # 1 **Villages at Honey Run Springs/Tennessee Construction**

Associates: Requests bond extension.

Item # 2 **Summerlin-Phase 5/Goodall Homes:** Requests a one-year bond extension.

Item # 3 **Summerlin-Phase 1/Goodall Homes:** Requests a one-year bond extension.

Item # 4 **The Parks-Phase 4/D. R. Horton, Inc.:** Requests a one-year bond extension.

Staff stated Item #2 is a bond extension. Staff stated the current bond amount is \$257,691, and the increase with 15% is \$296,345. Staff stated Item #3 is a bond extension. Staff stated the current bond amount is \$239,046, and the increase with 15% is \$274,903. Staff stated Item #4 is a bond extension. Staff stated the current

bond amount is \$6,043,474.46, and the increase with 15% is \$6,949,995.63.

Motion was made by Tim Murphy to approve Items 2-4, seconded by Linda Silver.

Motion passed unanimously.

AGENDA

Withdrawn

Item # 5 **Bridle Creek:** Request Final Plat for 70 single family lots. Property is referenced as Sumner County Tax Map 96, Parcel 20.00 and is zoned R-15, Medium Density Residential. Property is located at Thoroughbred Way and Grayson Lane.
Owner: Jab Bldrs., LLC

Item # 6 **Tate Ornamental:** Request Site Plan Approval for a 56,500 sq ft warehouse facility. Property is referenced as Robertson County Tax Map 95, Parcel 75. Property is zoned I-2, Heavy Industrial, and is located at 131 Center Drive.
Owner: HST Holdings, LLC. Tennessee Ltd Liability Co. c/o Harold and Sarah Tate

Staff discussed that the owner's would be moving the granite facility to this location. Staff stated that the I-2 zoning is appropriate for this use. Mayor Corbitt asked if this would replace the existing millwork facility at Sage Road. Staff stated that staff notes were incorrect, and that this item would be for the granite facility. Mr. Snyder, a representative with HST Holdings, was present to discuss item. Mr. Snyder stated that the existing granite facility would be moved to this new, proposed site. Staff noted that he had them add buffer between this property and adjacent farmland.

Motion was made to approve by Tim Murphy, seconded by Linda Silver.

Motion passed unanimously.

Item # 7 **Tate Ornamental Expansion:** Request Site Plan Approval for a 100,000 sq ft manufacturing facility. Property is referenced as Robertson County Tax Map 95, Parcel 69.00. Property is zoned I-1, Light Industrial and is located at 418 Industrial Drive.
Applicant/Developer: Cast Development

Staff stated that this facility would replace the millwork facility at Sage Road. Staff stated this building would back up to I-65 and would be close to the City Wastewater facility. Staff stated that this building would complement the existing Tate Ornamental building. Jennifer Collado asked if the dumpster pad would be screened. Staff stated yes.

Motion was made to approve by Jennifer Collado, seconded by Linda Silver.

Motion passed unanimously.

Item # 8 **Concord Springs-Phase 2:** Request Recommendation to the Board of Mayor and Aldermen for acceptance.

Staff stated that City Public Services has inspected the applicants request to reduce the bond. Staff stated a maintenance bond would be in place that would be 10% of the total original bond, and would be in place for one-year.


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

Motion passed unanimously.

Meeting adjourned at 7:11 pm



Addam McCormick, Chairman



Ceagus Clark, Planning Secretary