

**CITY OF WHITE HOUSE**  
Meeting of the  
**Municipal Planning Commission**  
**Monday, April 8, 2024**

**Call to order:** 7:00 p. m.

**Pledge of Allegiance:**

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

**Members Absent:** Daniel Whited

**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 Item # 1 will be removed. Staff stated that this was approved at last month's meeting. Staff stated that it would go to the Board of Mayor and Aldermen for approval.

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

**Approval of prior minutes dated:** from the March 11, 2024 Motion was made to approve by Dolly Peay, seconded by Linda Silver. Motion passed unanimously.

**Public Comment:** No one signed up to speak.

**CONSENT AGENDA**

**{Item 1-Removed}**

**Item # 1** **The Parks-Phase 3B/D R Horton:** Requests bond extension.

**AGENDA**

**Item # 2** **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

Staff stated that this is the final phase for Bridle Creek Subdivision. Staff stated the subdivision began in 2004. Staff stated that this is an R-15 Residential Cluster, Medium Density. Staff stated there were not any changes from the Final Master Development Plan other than a few lots were changed due to sewer line layout. Chairman McCormick asked Staff to discuss the subdivision deed restrictions

that were put in place 20 years ago. Staff stated that the plat submitted meets the deed restrictions in that there is a minimum of 50% brick or stone on the exterior elevation, and house size is minimum 1,600 square foot. Chairman McCormick asked representative for the project if the goal is to have 1 or 2- car garages? Representative stated the goal is to have 2-car garages. Staff stated the front setback would be 25 ft.

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

**Motion passed unanimously.**

**Item # 3** **WaWa Gas Station:** Request Site Plan Approval for a 5,915 sq ft commercial building with fuel canopy. Property is referenced as Robertson County Tax Map 106, Parcels 114 and 115. Property is zoned C-2, General Commercial and is located at 1007 and 1009 Highway 76.  
Owner: OV 17 Hwy 76 E., LLC

Staff stated that this site will be where the current Days Inn currently is located. Staff stated the developer would demolish the Days Inn, and keep the existing Mexican Restaurant. Staff stated that the Mexican Restaurant will stay on site for approximately 1 year, and then be demolished. Staff stated that TDOT has recommended some lane and signal timing that will be addressed when they get ready to begin construction. Rep for Wawa, Mr. Ahmed stated that they have stores in Murfreesboro and Clarksville. Mr. Ahmed stated that they currently have both properties under contract.

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

**Motion passed unanimously.**

**{Public Hearing}**

**Item # 4** **Matt Arnett:** Request Recommendation to the Board of Mayor and Aldermen for approval to annex 1.0 acres. Request is further made to rezone from Sumner County Residential to C-2, General Commercial. Property is referenced as Sumner County Tax Map 97, Parcel 41.00. Property is located at 170 Old Highway 31W.

Chairman McCormick stated there was no one signed up to speak for

the public hearing.

Staff stated that Mr. Arnett owns the adjacent properties north of Parcel 041.00, which is already inside the city limits. Ms. Collado stated concern with future development of commercial in this area with the residential along this section of Old Hwy 31W and potential traffic along this narrow road. Mr. Arnett stated that there is a gas easement that runs along the center of the adjacent property that he owns that would limit him on development. Mr. Arnett stated that he does not have any immediate plans to for the property as he is currently renting out the home on the property.

**Motion was made by Jennifer Collado to recommend approval to the Board of Mayor and Aldermen, seconded by Tim Murphy.**

**Motion passed unanimously.**

**{Public Hearing}**

**Item # 5     Bill Moss Road/Kimley Horn:** Request Recommendation to the Board of Mayor and Aldermen for approval to annex 85.12 acres. Request is further made to amend the Comprehensive Plan and approval of Preliminary Development Plan and to rezone from Agricultural to NCRPUD, Neighborhood Center Residential Planned Unit Development. Proposed use is for 262 single family homes, and 103 townhome units. Property is referenced as Robertson County Tax Map 95, Parcel 54.00. Property is located at Bill Moss Road. Owner: Wolfe Mountain, LLC. c/o Kimberly C. Wolfe

Chairman McCormick stated that he would have the developer speak, and then open up the public hearing.

Josh Rowland with Kimley Horn was present. The Vice-President with LGI was present. Rep. stated that they are actively building in the Nashville area as well as their first development in White House. Rep. stated that they are a developer/builder. Rep. stated that this development would provide a variety of home sizes and lot sizes for different family segments. Tim Murphy asked where the development that they are currently building is located. Rep. stated Springbrook Subdivision. Mr. Rowland gave an overview of the development including different housing types, open space, the rezoning to NCRPUD which would allow for smaller lots sizes. Mr. Rowland stated with the higher density would allow for more amenities such as trails and playground areas. Mr. Rowland stated

that there is water and sewer and they would be able to tap onto with some upgrades. Mr. Rowland stated they performed a traffic study of the area which showed no negative impact on several of the existing intersections. Mr. Rowland stated that the intersection of SR76/Pleasant Grove Rd is currently operating at an unacceptable level of service. Mr. Rowland stated that they would like to contribute to that intersection since this development would be adding more trips. Mr. Rowland stated that the development would consist of 4 units per acre which would consist of 50 ft wide homes and 40 ft wide homes. 25% consist of the 50 ft wide homes and 50% of the 40 ft wide homes. Mr. Rowland stated the town home units would be located closer to Bill Moss Road. Mr. Rowland discussed the open spaces which consist of parks for every neighborhood, green space, and trail system. Mr. Rowland stated that they have approximately 40% of open space. Ms. Collado asked if the playground areas were specifically playgrounds or open space areas. Mr. Rowland stated they are playgrounds and showed samples. Mr. Rowland stated that they would have amenities for empty nesters such as a pickle ball courts, dog park, and pavilion area. Mr. Rowland stated they have 5 open spaces for parking. Ms. Collado stated concern with not enough available parking for citizens to park. Ms. Collado stated that it would be nice to see a larger garden park to service the community and if the trails would encompass the entire development. Mr. Rowland discussed the different type of architectural designs for houses and that they would have 2-car garages.

Chairman McCormick opened the public hearing.

Per Thomas-7959 Bill Moss Rd.-Mr. Thomas stated that he is not in favor of another large residential development, and that it is not the best use of the property due to the volume/capacity. Mr. Thomas stated concern with traffic at Bill Moss Rd/Pleasant Grove Rd.

Davis Taylor-7902 Bill Moss Rd.- Mr. Taylor stated he has lived at location 30 years. Mr. Taylor stated that his property borders this property on both sides, and that he has an easement that runs through the proposed property that has not been addressed. Mr. Taylor stated that he did not feel that this development is a good fit for the city. Mr. Taylor stated there is only 1 house located within the city limits that is located at Bill Moss Rd close the wastewater treatment plant, and the rest are in the county and have at least 1 acre and larger.

Morgan Holloway-420 Artesa Dr. Ms. Holloway stated concern with all the growth in the city, and that infrastructure needs to keep up before annexing any more properties.

Randy Nacken- 109 Sundance. Stated concern with traffic on Bill Moss Rd. and too small of an area for this development.

Amy Padgett-7445 Boyles Rd. Ms. Padgett stated concern with schools being full, and there are no plans to build a new middle school in White House. Ms. Padgett stated concern with traffic and intersection at Pleasant Grove Rd/Hwy 76. Ms. Padgett stated concern with tax payers paying for traffic improvements, and then add to it with annexing more property. Ms. Padgett stated that she would like to see city wait on annexing any property until the traffic light is put in at Pleasant Grove Rd/Hwy 76, and then have another traffic study done to see if city can accommodate more growth.

Randy Lawyer-7810 Bill Moss Rd.-Mr. Lawyer stated that he developed the 36 acres next to this property, and built his home on 18 acres of it. Mr. Lawyer stated concern with the narrow, winding Bill Moss Rd and water that runs off the southeast of the proposed property that floods over the road. Mr. Lawyer stated whenever there are traffic tie ups on Hwy 76, Bill Moss Road is used as a way around for traffic to get back to Hwy 76.

Doug Prentice-7949 Bill Moss Rd.- Mr. Prentice stated concern with traffic on Bill Moss Rd. and water runoff of from the proposed property onto Bill Moss Rd.

David Lee- Bill Moss Rd.-Mr. Lee stated his property is adjacent to the proposed property on the east side. Mr. Lee stated that he is not opposed to the community growing, but the density of the proposed development and location are out of place. Mr. Lee stated he raises cattle, and has concern with residents/children coming into his fields.

Mr. Rowland discussed the easement, and that the developments main drive way entry would follow the easement line and they will have allocated for a driveway where the adjacent property's drive way is located. Ms. Collado stated concerns with recommending annexation of this property with all of the growth the city is experiencing right now. Ms. Collado stated that this is a good development, but it is not a good time right now in the city to add more growth. Ms. Peay stated concern with all of the growth in that area, and that the roads cannot accommodate the traffic. Mayor Corbitt stated concern with timing of this development. Mayor Corbitt stated there are already several thousands of homes that have been approved in this area that have not begun yet. Staff stated the Comprehensive Plan for this area is single family low density at 3 units an acre. Gerald Herman, City Administrator discussed road improvements that would be needed for this development that would include from Bill Moss Road from the interstate to Pleasant Grove Rd. Ms. Silver stated that it is a beautiful plan, but not for this area. Ms. Silver stated there are already several large developments under construction in this area, and the city is struggling to keep up with the infrastructure. Staff and Commission discussed if this development were to stay in the county it would be a much lower density and would be on septic system or step system.

**Motion was made by Tim Murphy to deny all three requests,  
seconded by Jennifer Collado.**

**Motion passed unanimously.**

Meeting adjourned at 8:00 pm

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**Addam McCormick, Chairman**



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**Ceagus Clark, Planning Secretary**