

CITY OF WHITE HOUSE
Meeting of the
Municipal Planning Commission
Monday, May 13, 2024

Call to order: 7:00 p. m.

Pledge of Allegiance:

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

Members Absent: Addam McCormick-Chairman

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 5 and Item 8 were removed from the agenda.

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

Approval of prior minutes dated: from the April 8, 2024 Motion was made to approve by Linda Silver, seconded by Dolly Peay. Motion passed unanimously.

Public Comment: No one signed up to speak.

CONSENT AGENDA

Item # 1 The Parks-Phase 4/D R Horton: Requests bond reduction.

Staff stated that City Public Services Staff have inspected and approved the bond reduction request. Staff stated the proposed bond would be reduced from \$6,043,474 to \$2,010,129.

Motion was made to approve by Linda Silver, seconded by Dolly Peay.

Motion passed unanimously.

AGENDA

{Public Hearing}

Item # 2 Shawn Delgado: Request Recommendation to the Board of Mayor and Aldermen to de-annex 6.94 acres. Property is referenced as Robertson County Tax Map 095, Parcel 135.01. Property is zoned R-20, Low Density Residential, and is located at 7727 Boyles Road.

Staff stated that this property currently has no city services. Staff stated that the properties to the east, west, and north are not inside the city limits. Staff stated that they have been approved by TDEC to be on septic system.

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

Motion passed unanimously.

- Item # 3 The Parks Subdivision-Phase 5, Sect. A/Ragan-Smith Associates:** Request Final Plat approval for 54 single family lots. Property is referenced as Robertson County Tax Map 095, Part of Parcel 138.01 and is zoned NCRPUD, Neighborhood Center Planned Unit Development. Property is located at Pleasant Grove Road. Owner: D. R. Horton, Inc.

Staff stated that the construction plans have been approved, and The Final plat matches the intent of the approved FMDP. Staff stated The Final plat adheres to the Subdivision Regulations-Section 5-104.

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

Motion passed unanimously.

- Item # 4 The Parks Subdivision-Phase 5, Sect. B/Ragan-Smith Associates:** Request Final Plat Approval for 61 single family lots. Property is referenced as Robertson County Tax Map 095, Part of Parcel 138.01. Property is zoned NCRPUD, Neighborhood Center Residential Planned Unit Development and is located at Pleasant Grove Road. Owner: D. R. Horton, Inc.

Staff stated that the construction plans have been approved, and the Final Plat matches the intent of the approved FMDP. Staff stated the Final Plat adheres to the Subdivision Regulations under Section 5-104.

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

Motion passed unanimously.

{Withdrawn by Applicant}

Item # 5 Union Springs Business Park/Thomas & Hutton: Requests Re-subdivision approval to combine existing parcels, and add 30 ft ROW to Union Rd creating 20 ft of utility easement. Property is referenced as Robertson County Tax Map 117, Parcel 61.01, Part of Parcels 58.04, 58.05, & 59.01. Property is zoned I-1, Light Industrial.

Item # 6 Goodwill Industries/Dean Design Group: Requests Site Plan Approval for a proposed 15,000 sq ft commercial building. Property is referenced as Robertson County Tax Map 109J, Group A, Parcel 006.00, and Tax Map 106, Part of Parcel 067.00. Property is zoned C-2, General Commercial and is located at Highway 76.

Staff stated the proposed location would be behind the Orchard Park Animal Hospital. Staff stated that the new traffic signal that will be installed at Raymond Hirsch is not showing on the plan, but it will be on site. Staff stated the exit for Goodwill would be in line with the new traffic signal that the new Publix is to install. Staff stated there would be shared access from Highway 76 with the Farmers Bank. Staff stated the signal would be installed in the next few months. Staff stated there have been some concerns from the surrounding businesses if this new build would make it more complicated to get in and out of the two offices. City Administrator, Gerald Herman stated that the new signal light might actually make it easier to get in and out creating a break in the traffic patterns. Dr. Horner of Orchard Park Animal Hospital spoke.

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

Motion passed unanimously.

Item # 7 Concord Springs-Phase 2/Real Estate Solutions Group: Request Recommendation to the Board of Mayor and Aldermen for subdivision acceptance.

Staff stated that City Public Services Staff have inspected the applicants request to reduce the bond. Staff stated this is consistent with reasons to approve the request. Staff stated a maintenance bond of 10% of the total original bond amount will be in place for one year.

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

Motion passed unanimously.

{Item Withdrawn}

Item # 8 **Staff:** Discussion regarding rezoning request at Eastside Drive/Highway 31W.

Meeting adjourned at 7:19 pm



Addam McCormick, Chairman

Ceagus Clark, Planning Secretary