

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

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

**Pledge of Allegiance:**

**Roll call:** Daniel Whited, John Corbitt-Mayor, Dolly Peay, Jennifer Collado, Doreen Brown

**Members Absent:** Tim Murphy, Linda Silver

**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 requested to move annual chairman and vice-chairman up on the agenda.

**Approval of meeting agenda:** Motion was made to approve by Dolly Peay, seconded by Jennifer Collado

**Annual Election of Chairperson and Vice-Chairperson:** Mayor Corbitt nominated Daniel Whited as Chairman, seconded by Dolly Peay. Motion passed unanimously. Dolly Peay nominated Tim Murphy as Vice-Chairman, seconded by Jennifer Collado. Motion passed unanimously.

**Approval of prior minutes dated:** from the June 10, 2024 Motion was made to approve by Dolly Peay, seconded by Jennifer Collado. Motion passed unanimously.

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

**CONSENT AGENDA**

**Item # 1** **Fields at Oakwood-Phase 3 & 4.1/Tenn Properties:** Request a one-year bond extension.

Staff stated this 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 \$161,713, and the increased bond is \$185,970.

**Item # 2** **Summerlin-Phase 6/Goodall Homes:** Request a one-year bond extension.

Staff stated that the bond is for coverage of street lights, stormwater, wastewater, sidewalk construction and asphalt

costs. Staff stated the developer has not requested a deduction. Staff stated the current bond amount is \$326,901, and the increased bond is \$375,936.

**Item # 3** **Copes Crossing-Phase 1A/Pulte Homes:** Request a one-year bond extension.

Staff stated this bond is for coverage of street lights, stormwater, wastewater, sidewalk construction, and asphalt costs. Staff stated the current bond amount is \$436,874, and the increased bond is \$502,405.

**Motion was made by Dolly Peay to approve Items 1-3, seconded by Jennifer Collado.**

**Motion passed unanimously.**

**Item # 4** **Mike Gable:** Request Recommendation to the Board of Mayor and Aldermen to rezone 1.26 acres from R-20, Low Density Residential to C-2, General Commercial. Property is referenced as Robertson County Tax Map 106, Parcel 202. Property is located at 2813 Highway 31W.  
Owners: Michael Gable and Norman Spires

Staff stated that the owners do not have current plans for this property, but would like to have the property rezoned to match the adjacent, neighboring property. Dolly Peay discussed concern with stormwater runoff due to property northern corner close to Honey Run Creek. Staff stated that if the owner were to want to demolish current house, and build commercial structure they would have to meet TDEC and city regulations. Jennifer Collado stated that it makes sense to rezone to commercial since this property faces Highway 31W. Jennifer Collado stated if this were to have new construction, The Commission would need to look at drainage. Dolly Peay Discussed if property had new commercial structure they would add Parking which would have water runoff. Daniel Whited asked if the House were to be torn down, and new construction building could Commission see regulations that show that it would be 100-year Flood event. Staff state that we would start including drainage plans for new commercial in Commission packets.

**Motion was made by Jennifer Collado to recommend Approval to the Board of Mayor and Aldermen, seconded by Mayor Corbitt.**

**Motion passed. Jennifer Collado-yes, Mayor Corbitt-yes, Daniel Whited-yes, Doreen Brown-yes. Dolly Peay-no.**

**Item # 5** **Staff:** Request Recommendation to the Board of Mayor and Aldermen to amend the Zoning Ordinance, Article 5, Sections 5.053.1, 5.053.2, 5.054.1, and 5.054.2 regarding Tobacco/Smoke Shops to be allowed by special exception. Request is further made to amend Zoning Ordinance Article 5, Sections 5.053.1 and 5.053.2 regarding Used Car Sales to be allowed by special exception.

Staff stated the proposed amended ordinance would allow Smoke Shops in I-1, Light Industrial, and give parameters to allow in specified commercial zoning by special exception. Jennifer Collado stated she would like to see a requirement added that Smoke Shops not be allowed 1,000 sq ft from schools. Mayor Corbit stated that existing Smoke Shops would be grandfathered. Doreen Brown asked for clarification from Staff regarding where allowed. Staff stated that the proposed amended ordinance Smoke Shops would be allowed out right in Industrial zoning, but allowed only by special exception in Commercial zones.

**Motion was made by Dolly Peay to recommend approval to the Board of Mayor and Aldermen with the addition of Smoke Shops to be 1,000 square-foot from any school, seconded by Jennifer Collado.**

**Motion passed unanimously**

Meeting adjourned at 7:18 pm

  
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Daniel Whited, Chairman  
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Ceagus Clark, Planning Secretary