

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

Call to order: 7:00 p. m.

Pledge of Allegiance:

Roll call: Daniel Whited-Chairman, John Corbitt-Mayor, Dolly Peay, Jennifer Collado, Doreen Brown, 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 Item #11 has been removed from the agenda.

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

Approval of prior minutes dated: from the July 8, 2024 Motion was made to approve by Jennifer Collado, seconded by Doreen Brown. Motion passed unanimously.

Public Comment: No one signed up to speak.

CONSENT AGENDA

Item # 1 **Fields at Oakwood-Phase 4.2/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 this development is 60% complete and has 95 of 234 units remaining. Staff stated the current bond amount is \$312,058, and the increased bond is \$358,867.

Item # 2 **Dorris Farm at Willow Springs-Phase 2, Section 1A/Farmstead Dev., LLC.:** 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 there are 82 units permitted/built with 330 units remaining. Staff stated the current bond amount is \$280,368, and the increased bond is \$322,423.

- Item # 3** **Summerlin-Phase 7/Goodall 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 this development is 94% complete with 17 units remaining of 299 units. Staff stated the current bond amount is \$231,000 and the increased bond is \$265,650.

- Item # 4** **Summerlin-Phase 2/Goodall Homes:** Request 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 \$139,673, and the increased bond is \$160,624.

- Item # 5** **Highland Park/Highland Park Developers, LLC:** Request bond reduction.

Staff stated this bond is for coverage of street lights, stormwater, wastewater, sidewalk construction, and asphalt costs. Staff stated that City Public Services has inspected and approve reduction amount to 25% of the original total bond amount.

Motion was made by Tim Murphy to approval all Consent Agenda Items, seconded by Linda Silver.

Motion passed unanimously

AGENDA

- Item # 6** **White House Medical Building/Kimley Horn:** Request Recommendation to the Board of Mayor and Aldermen to rezone 3.8 acres from R-20, Low Density Residential to C-4, Office Professional. Property is referenced as Robertson County Tax Map 106, Parcel 104.00 and is located at Sage Road. Owner: Tri-County Baptist Church

Staff stated the site is located at the entrance of CCS School at Sage Road. Staff stated based on the city's Comprehensive Plan it would allow this zoning. Staff stated the proposed use would be an Oncology Clinic. Staff stated a Site Plan would come before the Commission for approval at a later date.

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

Motion passed unanimously.

Item # 7 Berean Baptist Church: Request Recommendation to the Board of Mayor and Aldermen to annex 5.82 acres. Property is referenced as Sumner County Tax Map 096, Parcel 088.00 and is located at 268 Marlin Road.

Staff stated that Berean Baptist Church is located on the south side of Marlin Road, just west of McCurdy Road. Staff stated the church would like to have city sewer so that they can add more members. Staff stated that they are currently at a max amount of church members due to septic tank size. Staff stated this would be contiguous within the city limits, and would come in as R-20, Low Density Residential. Staff stated the church would pay for the sewer improvements to connect to sewer if annexed. Staff stated if the church was to sell the property in the future, the zoning would allow approximately 10 houses. Jennifer Collado asked the church representative what the current size of the sewer tank. The church representative discussed the septic drain field is not adequate.

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

Motion passed unanimously.

Item # 8 Staff: Request Recommendation to the Board of Mayor and Aldermen to abandon the Cardinal Drive right-of-way property to revert ownership to the Johnson's.

City Attorney, Valerie Webb stated that when this property was developed in the 1960's a city right-of-way was put in place. Valerie Webb stated that the city has not used the property within the right-of-way. Ms. Webb stated the negotiations with the Johnson's with property located at Pleasant Grove Rd where the city will be installing a new traffic Light, the Johnson's have asked for the city to abandon the right-of-way at Cardinal Drive as part of the land swap agreement.

Motion was made to approve by Dolly Peay, seconded by Jennifer Collado.

Motion passed unanimously.

Item # 9 Seventh Day Adventist Church/Dewey Engineering: Request Site Plan approval for a 10,500 sq ft multi-purpose building. Property is referenced as Sumner County Tax Map 77B, Group A, Parcel 6.00. Property is zoned R-20, Low Density Residential and is located at 105 Eastside Drive.

Staff stated this site has a split zoning of C-1, Central Business District along Highway 31W, and R-20, Low Density Residential on Eastside Drive. Staff stated the church would be located on the R-20 property. Staff stated that churches are allowed in R-20 zoning, but with special exception. Staff stated the church obtained the special exception approval from the Board of Zoning & Appeals prior to purchasing of the property. Staff stated there is no statute of limitation for the BZA approval from 2003. Staff stated that he has reviewed the site plan, and has asked the developer to only have one driveway off Eastside Drive. Staff stated the developer has addressed those concerns as well as landscaping and lighting. Staff stated these items would have additional review within construction plan review process. Dolly Peay asked about drainage and detention. Staff stated it has been reviewed. Staff stated that the construction plan review process would be a more detailed review. Jason Reynolds, City Engineer Consultant, discussed water infiltration process, and that it would have a detention pond as well. Daniel Whited asked about clean out during construction. Mr. Reynolds stated that they would be required to have a MSR permit on site and to keep the water clean per construction plans. Mr. Reynolds stated that City Storm Water as well as State Stormwater would inspect site. Doreen Brown asked about parking, and if the church extends parking lot into drainage ditch area. Staff stated that if they were to ever expand parking lot area, which would depend on the percentage of area if it would go to Commission for approval.

Item # 10 Primm Springs Subdivision-Phase 1 (formerly Calista Farms/B2L Land Surveyors: Request Final Plat Approval for 85 single family lots. Property is referenced as Robertson County Tax Map 096, Parcels 032.00 and 033.00. Property is zoned SRPUD, Suburban Residential Planned Unit Development and is located at 3339 Calista Road.

Owner: Stage Coach Calista Developers, LLC

Staff stated there have been no changes to this Final Plat from the Final Master Development Plan. Staff stated the developer would be making a \$500,000 contribution based on original approved discussions. Staff has reviewed and found that the plat is satisfactory.

Motion was made to approve by Dolly Peay, seconded by Jennifer Collado.

Motion passed unanimously.

Meeting adjourned at 7:22 pm



Daniel Whited, Chairman

Ceagus Clark, Planning Secretary