

CITY OF WHITE HOUSE
Meeting of the
Municipal Planning Commission
Monday, September 9, 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

Members Absent: 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

Approval of meeting agenda:

Approval of prior minutes dated: from the August 12, 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 **Copes Crossing-Phase 1B/Pulte Group Inc.:** 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 has 16 of 103 units remaining. Staff stated the current bond amount is \$1,058,623.88, and the increased bond is \$1,217,417.

Item # 2 **Copes Crossing-Phase 2/Pulte Group:** 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 16 of 103 units remaining in this development. Staff stated the current bond amount is \$967,457, and the increased bond is \$1,112,576.

Motion was made by Dolly Peay, to approve both Items 1 and 2, seconded by Doreen Brown.

Motion passed unanimously.

AGENDA

- Item # 3 Norfleet Commercial Building/Klober Engineering:** Request Site Plan approval for a 3,582 sq ft retail building. Property is Referenced as Sumner County Tax Map 097E, Group A, Parcel 019.00. Property is zoned C-2, General Commercial and is located at 2502 Highway 31W.
Owner: William J. Bradley
Applicant/Developer: Bill Norfleet

Staff stated that this site fits in the C-2 zoning use. Staff stated that he has reviewed and found this site plan sufficient to site plan criteria. The owner of the property, Bill Norfleet was present. Mr. Norfleet stated that this building would include (3) three tenants. Mr. Norfleet discussed that he has another strip center under construction at Highway 31W, and has had multiple Vape Stores request to occupy, but he has turned them down. Doreen Brown asked about the lighting that would be at the back and sides of property, and if it would affect the current residential. Mr. Norfleet stated that he did not want any lighting in the rear of the property to disturb the current residents in the back of property. Jennifer Collado asked about the dumpster location behind building, and if the tenants would share dumpster. Mr. Norfleet stated there would not be any trash piled behind the property, and the tenants that would occupy the building would not create much trash. Dolly Peay asked about the property line that goes through the Super Stop building. Mr. Norfleet stated that he owns part of the Super Stop. Daniel Whited asked about the shared driveway. Mr. Norfleet stated that there would be a speed hump where there would not be an access. Jennifer Collado asked about the rear exterior building materials. Mr. Norfleet stated the rear of the building would be constructed with brick and hardi-board type materials like the front of the building. Dolly Peay asked about drainage. Mr. Norfleet stated that it is a level lot, and all water will drain to the street. Doreen Brown asked about landscaping requirement. Staff stated that they would not be required to install a buffer. Staff stated the landscaping on site plan show a tree listing which would be the size at time of planting.

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

Motion passed unanimously.

Item # 4 **Drew Christenson Development/GreenLid:** Request dedication Right-of-way, create open space for 14 single family lots. Property is referenced as Sumner County Tax Map 77G, Group G, Parcel 6.00. Property is zoned C-6, Town Center District and is located at 202 Portland Road.
Owner: Drew Christenson

Staff stated the Preliminary Plat was approved in September 2022 with 13 units with 4 quads. Staff stated changes were made for new direction of sewer line coming from the adjacent property. Staff stated the plat shows easements and right-of-way dedication. Staff stated there was no change to this Final Plat from the Final Master Development Plan. Staff has reviewed and found that the plat is satisfactory. Staff stated that this development did not require a traffic study, as 75-units is the requirement for a traffic study. Staff stated TDOT would have to approved driveway or streets because the development is located at Highway 76 which is a state highway. Jennifer Collado stated concerns with current traffic congestion at times along Hwy 76/Portland Rd and drainage concerns. Staff stated that TDEC would be inspecting the water issues and TDOT would be responsible any traffic issues. Jennifer Collado asked if a flashing traffic light could be added at the proposed development. Staff stated that it would be TDOT that would have to make the recommendation. Ms. Collado asked if a temporary 4-way stop could be added. Jason Reynolds, City Engineer stated that the Preliminary Plat was approved for this site in 2022, and that would have been addressed at that time. Mr. Reynolds stated that the Commission does not have the ability to change that on the plans. The engineer rep with GreenLid was present, and stated that there is a retention pond at the back of the property for storm water. Ms. Brown asked if there was a utility pole on the property. The engineer rep stated that it would be removed.

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

Motion passed unanimously.

Meeting adjourned at 7:25 pm



Daniel Whited, Chairman



Ceagus Clark, Planning Secretary