

CITY OF WHITE HOUSE
Meeting of the
Municipal Planning Commission
Tuesday, October 15, 2024

Call to order: 7:00 p. m.

Pledge of Allegiance:

Roll call: Daniel Whited-Chairman, Jennifer Collado, Doreen Brown, Tim Murphy

Members Absent: Linda Silver, Mayor Corbitt, and Dolly Peay

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 that Item #4 on Consent Agenda would be changed from a bond increase extension to a bond reduction. Staff asked to move Items 5-10 from Agenda to Consent Agenda. Motion was made to approve changes to agenda by Doreen Brown, seconded by Jennifer Collado. Motion passed unanimously.

Approval of meeting agenda: Motion was made to approve by Jennifer Collado, seconded by Doreen Brown.

Approval of prior minutes dated: from the September 9, 2024 Motion was made to approve by Tim Murphy, seconded by Doreen Brown. Motion passed unanimously.

Public Comment: No one signed up to speak.

CONSENT AGENDA

Item # 1 **Summerlin-Phase 3/Goodall:** Request a (1) 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 17 of 299 units remaining. Staff stated the current bond amount is \$199,179, and the increased bond is \$229,056.

Item # 2 **Donis Farms at Willow Springs-Phase 1, Section 1 & Section 2/Farmstead Development:** Request a (1) 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 current bond amount is \$1,069,057, and the increased bond is \$1,229,416.

Item # 3 **Fields at Oakwood-Phase 2.2/Tenn Properties:** Request a (1) year bond extension.

Staff stated that the bond is for coverage of street lights, Stormwater, wastewater, sidewalk construction and asphalt costs. Staff stated the current bond amount is \$372,519, and the increased bond is \$428,397.

Item # 4 **Legacy Farms-Phase 3/Forestar:** Request a (1) one year bond reduction. Staff stated that the bond is for coverage of street lights, Stormwater, wastewater, sidewalk construction and asphalt costs. Staff stated the current bond amount is \$1,583,735. Staff stated that City Public Services Staff have inspected and approved a reduction amount of \$911,848.87.

Item # 5 **Fields at Oakwood-Phase 2.2/Tenn Properties:** Request Recommendation to the Board of Mayor and Aldermen to accept Fields at Oakwood-Phase 2.2, and enter a (1) one year maintenance bond period.

Staff stated that the applicant is requesting acceptance and release of the performance bond, Section 2-102.201 in the Subdivision Regulations. Staff stated the Public Services Director has inspected the facilities and accepted the request. Staff stated the maintenance bond for 10% of the total original bond amount of \$213,202 will be in place for one year.

Item # 6 **Fields at Oakwood-Phase 3/Tenn Properties:** Request Recommendation to the Board of Mayor and Aldermen to accept Fields of Oakwood-Phase 3, and enter a (1) one year maintenance bond period.

Staff stated that the applicant is requesting acceptance and release of the performance bond, Section 2-102.201 in the Subdivision Regulations. Staff stated the Public Services Director has inspected the facilities and accepted the request. Staff stated the maintenance bond for 10% of the total original bond amount of \$261,491 will be in place for one year.

Item # 7 **Fields at Oakwood-Phase 4.1/Tenn Properties:** Request Recommendation to the Board of Mayor and Aldermen to accept Fields at Oakwood-Phase 4.1, and enter a (1) one year maintenance

bond period.

Staff stated that the applicant is requesting acceptance and release of the performance bond, Section 2-102.201 in the Subdivision Regulations. Staff stated the Public Services Director has inspected the facilities and accepted the request to reduce the bond. Staff stated the maintenance bond for 10% of the total original bond amount of \$261,491 will be in place for one year.

- Item # 8 Fields at Oakwood-Phase 4.2/Tenn Properties:** Request Recommendation to the Board of Mayor and Aldermen to accept Fields at Oakwood-Phase 4.2, and enter a (1) one year maintenance bond period.

Staff stated that the applicant is requesting acceptance and release of the performance bond, Section 2-102.201 in the Subdivision Regulations. Staff stated the Public Services Director has inspected the facilities and accepted the request to reduce the bond. Staff stated the maintenance bond for 10% of the total original bond amount of \$312,058 will be in place for one year.

- Item # 9 Concord Springs-Phase 3/Real Estate Solutions Group, LLC:** Request Recommendation to the Board of Mayor and Aldermen to accept Concord Springs-Phase 3, and enter a (1) one year maintenance bond period.

Staff stated that the applicant is requesting acceptance and release of the performance bond, Section 2-102.201 in the Subdivision Regulations. Staff stated the Public Services Director has inspected the facilities and accepted the request to reduce the bond. Staff stated the maintenance bond for 10% of the total original bond amount of \$349,085.75 will be in place for one year.

- Item # 10 Reserve at Palmers Subdivision-Phase 3/Tenn Properties:**

Request Recommendation to the Board of Mayor and Aldermen to accept Reserve at Palmers Subdivision-Phase 3, and enter a (1) one year maintenance bond period.

Staff stated that the applicant is requesting acceptance and release of the performance bond, Section 2-102.201 in the Subdivision Regulations. Staff stated the Public Services Director has inspected the facilities and accepted the request to reduce the bond. Staff stated the maintenance bond for 10% of the total original bond

amount of \$251,751.04 will be in place for one year.

Motion was made to approve Consent Items 1-10 by Jennifer Collado, seconded by Doreen Brown.

Motion passed unanimously.

AGENDA

Item # 11 Raymond Hirsch Parkway Commercial PUD/Kimley Horn:

Request FMDP approval for shared infrastructure and Lot 6 overall Development. Property is referenced as Robertson County Tax Map 107I, Parcel 77. Property is zoned CPUD, Commercial Planned Unit Development and is located at 2929 Highway 31W.
Owner: Shrihari, LLC

Staff stated the PDMP was approved in August 2023. Staff reviewed that the PDMP stage is where the plan is set. Staff stated the goal for the FMDP is to match the PMDP. Staff stated if there are changes from the plan, the Commission can require that the plans match, or choose to accept the changes, if there are any. Staff has reviewed the FMDP and found it to match the PDMP. Staff stated Final Plat and Construction Plan approvals would be needed prior to the issuance of a building permit. Staff stated the detention ponds and traffic studies were reviewed to account for the developments and residents going into the CPUD. Doreen Brown asked if TDOT has traffic concerns would the plans be amended. Staff stated yes, plans would come back to Commission for approval. Doreen Brown asked if the stream bed on plans is dry or active. Site engineer for the project stated that it is a real stream, and construction plans would show more detail. Commission had discussion regarding existing large trees on property, and if they would remain. Site engineer stated due to grading of the entire property, the trees would not remain. Site engineer stated there would be buffer met to the back of the house exposed to the commercial lots. Staff stated there would be a sidewalk that would connect to the Greenway, but not to Publix. Commission discussed adding lighting to the sidewalk connection from the Greenway and all site amenities including: dog park, playground, and sidewalks. Commission asked if plan meets landscaping requirements. Site engineer stated yes, and that there is a buffer on the back side of the property and increased buffer between the commercial and residential area. The site engineer stated there

will be a fence on the small triangle area to the west of Raymond Hirsch Parkway that will also have landscaping. Commission asked if the 5 ft distance between homes meets code. Staff stated the Fire Department would have had to approve the distance between houses, and that it meets requirements of the Planned Unit Development. Staff stated the trees would remain along the stream bed.

Motion was made by Jennifer Collado to approve with the following stipulations 1. Width between houses would be reviewed/approved by City Fire Department, 2. Add lighting to pedestrian sidewalk area at Greenway connection, and all amenity areas, 3. Add additional buffer between existing houses, and commercial lots, seconded by Tim Murphy.

Motion passed unanimously.

Item # 12 Springbrook Reserve/Dewey Engineering: Request FMDP Minor Amendment regarding Phases 3 & 4, consisting of 43 single family Lots, 2 open space lots and dedication of public right-of-way. The Minor amendment includes the addition of evergreen trees along the Southern buffer. Property is referenced as Sumner County Tax Map 96, Parcel 18.02 and Tax Map 96F, Parcel 1.01. Property is zoned SRPUD, Suburban Residential Planned Unit Development, and is Located at Springbrook Blvd.
Owner: LGI Homes TN, LLC

Staff stated the minor amendment includes the addition of evergreen trees along the southern buffer. Staff stated the buffer change would allow for the current owners on Ravenwood Ct. and Springbrook Blvd to keep back section of their yard that they have been using. Staff stated the first section of Springbrook was approved in the early 2000's. Staff stated that though unofficial, neighbors abutting the new phase had incorporated land that is actually, in the buffer/open space of Phase 3. Staff stated when the developer surveyed the open space; it consumed 10 ft of what the neighbors were using as yard. Staff stated the developer is asking that they place evergreens 10 ft off the originally approved buffer yard, to allow the residents to continue using the yard that they have been maintaining.

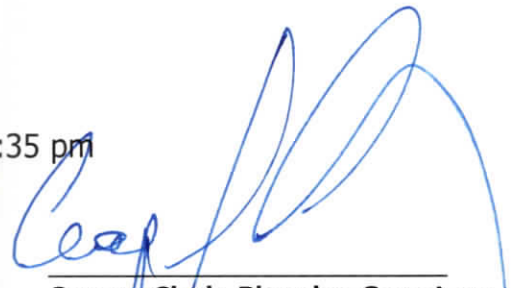
Motion was made to approve by Doreen Brown, seconded by Tim Murphy.

Motion passed unanimously.

Meeting adjourned at 7:35 pm



Daniel Whited, Chairman



Ceagus Clark, Planning Secretary