

CITY OF WHITE HOUSE
Meeting of the
Municipal/Regional Planning Commission
Tuesday, October 13, 2020

Call to order: 7:00 p. m.

Pledge of Allegiance:

Roll call: Scott Wiggins, Chairman, Clif Hutson, Paula Eller-Vice-Chair, Jerry Summers

Members Absent: Richard Berry, Bob Dorris, and Martha Wilkinson

Staff Members Present: Valerie Webb-City Attorney, Gerald Herman, City Administrator, Jason Reynolds-Engineer Consultant, Ceagus Clark-Planning and Codes Director

Approval of prior minutes dated: September 14, 2020. Motion was made to approve by Paula Eller, seconded by Jerry Summers. Motion passed unanimously.

Changes/Additions to Agenda: No changes.

AGENDA

Item # 1 Frey Branch Cottages/Ragan-Smith Associates, Inc.:

Requests Recommendation to the Board of Mayor and Aldermen to rezone 4.83 acres from R-20, Low Density Residential to NCRPUD, Neighborhood Center Residential Planned Unit Development.

Request is further made for Preliminary Master Development Plan Approval. Property is referenced as Robertson County Tax Map 95, Part of Parcel 67.00. Property is located at Wilkinson Lane.

Owner: Skyview Church of Christ

Staff stated this request is for a proposed 30-unit duplex development. Staff stated the property is adjacent to the existing Brookside Village development. Staff stated the units would be similar to Brookside Village. Staff stated that he recommends approval based on the property is similar to the existing and adjacent use of the surrounding property. Commission asked if this would be senior age development. Staff stated it would not.

Motion was made to approve by Jerry Summers, seconded by Paula Eller.

Motion passed unanimously.

Item # 2 **Willow Grove/Ragan-Smith Associates, Inc.:** Requests Final Master Development Plan Approval for 89 lots. Property is referenced as Sumner County Tax Map 096, Parcel 011.01 and Tax Map 096, Parcel 053.00. Property is zoned SRPUD, Suburban Residential Planned Unit Development and is located at Tyree Springs Road. Owner: James Dorris

Staff stated the site plan meets all staff requirements including lot size, setbacks, and amenities. Staff stated the open space is sufficient and the buffer yards of surround property is sufficient. Staff stated the developer for this project and the developer for the proposed residential development north on Tyree Springs (Goodall) will jointly pay for the traffic light at Tyree Springs Rd./South Palmers Chapel Rd. The Commission asked about the existing trees on this property. Wendy Deats with Lennar Homes stated that they are planning to preserve as many of the large, existing trees and vegetation as they can.

Motion was made to approve by Scott Wiggins, seconded by Jerry Summers.

Motion passed unanimously.

Item # 3 **Staff:** Requests Recommendation to the Board of Mayor and Aldermen to amend the Zoning Ordinance, Article IV, Section 4.100, Special Conditions for Review Pertaining to Bed and Breakfast Home Residences and Short-Term Rentals.

Staff stated the Commission reviewed in 2018 a draft zoning ordinance amendment to include provisions for short term rentals in the zoning ordinance. Staff stated the purposed of the amendment is to include defined regulations for short term rentals and only permitting the uses through the Board of Zoning and Appeals special exception review process. Staff stated there have been on changes since this draft was brought to the Commission. Commission asked if there have been any requests for this type of use. Staff stated there have been a couple of inquiries, but he is trying to be proactive to get an ordinance in place for future requests.

Motion was made to approve by Paula Eller, seconded by Jerry Summers.

Motion passed unanimously.

Item # 4 **Staff:** Requests discussion regarding the Zoning Ordinance, Article V, Regarding Outdoor Storage and Screening.

Staff stated the city has been approached by a national retailer. Staff stated there has been discussion regarding outdoor storage and display. Staff stated that there is a section regarding outdoor storage/display that was added to the Zoning Ordinance in 1999. Staff stated he would like to get the Commission's thoughts on outdoor display/storage prior to drafting any amendments to the Zoning Ordinance. Staff stated that he had researched how a few cities handle retail businesses in regards to outdoor display. The Commission had discussion on that the intent was to keep items stored outside from degrading and looking bad. Commission discussed agricultural type materials for sale are typically stored outside. Staff stated some of the cities he has researched base the storage/display area based on the proportionality of the store.

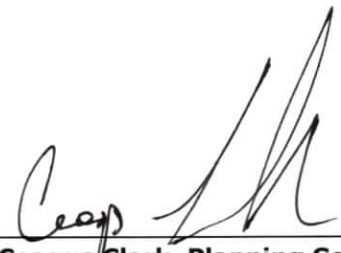
Staff stated the city has been approached by someone that would like to have a collision/auto body shop located within the city commercial corridor. Staff stated the Zoning Ordinance states body shops are not a permitted use in commercial zones. Staff stated that there are car dealerships that offer a collision shop within their site. Staff stated that he has researched that other cities with design standards have these types of uses and that meet exterior design standards. Staff stated he is currently doing research on language for this type of use. Staff stated he would bring it back to the Commission in the next couple of months. Staff stated there will be six (6) items on next month's agenda which would include some rezoning requests, de-annexation request, and two (2) site plan request in the Industrial Zones.

Meeting adjourned at 7:18 p.m.

ATTEST:



Scott Wiggins, Chairman



Ceagus Clark, Planning Secretary