

CITY OF WHITE HOUSE
Meeting of the
Municipal/Regional Planning Commission
Monday, February 10, 2020

Call to order: 7:00 p. m.

Pledge of Allegiance:

Roll call: Richard Berry, Paula Eller, Bob Dorris, Chairman-Scott Wiggins, Clif Hutson

Members Absent: Jerry Summers, 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: January 13, 2020. Motion was made to approve by Richard Berry, seconded by Bob Dorris. Paula Eller-abstained. Motion passed.

Changes/Additions to Agenda: No changes.

AGENDA

Item # 1 Stones Crossing/Planning/Codes Staff: Requests a one-year subdivision improvement bond extension.

Item # 2 Settlers Ridge Subdivision/Planning/Codes Staff: Requests a one-year subdivision improvement bond extension.

Staff stated that Items #1 and 2 could be reviewed together. Staff stated inspections were completed by Planning and Public Services Staff. Staff stated there are still remaining items to be completed for both subdivisions. Staff recommends a (1) one-year bond extension for both Items #1 and 2. Commission asked how long since Staff requested completion items. Staff stated it had been one year ago.

Motion was made to approve both Items # 1 and 2 by Bob Dorris, seconded by seconded by Paula Eller.

Motion passed unanimously.

Item # 3

{Deferred from the January 13, 2020 Meeting}

Josh Russell/DDI Engineering, Inc: Requests Final Plat Approval for (3) three lots. Property is referenced as Sumner County Tax Map 077, Parcel 100.01. Property is zoned R-20, Low-Density Residential and is located at North Palmers Chapel Road.

Staff stated this item was deferred at last month's meeting due to questions regarding access to the lots and concerns of maintenance of the shared driveway. Staff stated there were also questions regarding the proposed road at Meadows Road and North Palmer Chapel Road that goes along the western edge of the property. Commission asked Staff about recommendation for the shared driveway access that would go behind the three lots. Staff stated that due to the volume of traffic on North Palmers Chapel Road access drive along the rear of the property would provide a safer ingress/egress onto the roadway for the homeowners.

Chairman Wiggins stated that this item would be moved to the end of the meeting to see if property owner comes in a little later.

Josh Russell-property owner was present. Staff asked Mr. Russell what his plans were for the rear of the tract. Mr. Russell stated his plans are to build a house for himself on the rear of the property. Mr. Russell stated he would like to build (3) three house on the front (3) three lots to sell. Staff asked if he owns property that connects to Fern Valley Road. Mr. Russell stated no. Commission asked Mr. Russell is he was in agreement with Staff's recommendation to create an access drive off North Palmers Chapel Rd. to access all (4) four lots. Mr. Russell stated he had not been aware of this. Gerald Herman, City Administrator, stated per the city's Subdivision Regulations requirement there has to be a 300 ft. distance between each drive way due to North Palmers Chapel being an arterial road. Mr. Herman stated per the City's Long-Range Plan there is a proposed future road connection from North Palmers Chapel Road to Shun Pike and the city would have to ensure there is road access availability. Mr. Russell stated concerns with the shared driveway access and each car having to drive behind the other houses and that it would hurt the value of the property. Commission stated concerns with maintenance of shared driveway. Staff and Commission discussed that the three lots could be turned the other direction to face the access road and have individual drive ways. Staff discussed that each lot is approximately 100 ft. in width. Staff and Commission discussed if the lots were turned and houses face

the access road then the access would become a city street, and property owner would have to meet city street standards. Mr. Russell stated that he would need to look at redesigned the plat. Mr. Russell stated that person who designed plat did not inform him of the city's requirement for the shared driveway easement. Mr. Russell asked if this item could be deferred until next month's meeting. Commission agreed.

Motion was made to defer by Richard Berry, seconded by Bob Dorris.

Motion passed unanimously.

Item # 4 The Villas at Honey Run Springs/Klober Engineering:

Requests Final Master Plan Amendment Approval for a proposed 65 attached single-family unit town home community. Property is referenced as Sumner County Tax Map 077, Parcel 002.00 and is located at Highway 31W North.

Owner: Harold B. Tate, Jr. and Sarah J. Tate, Tr.

Staff stated the developer has resubmitted the site with an increased number of units. Staff stated the Commission originally approved the Preliminary Plat consisting of 36 units. Staff stated this Final Master Plan consists of 65 units. Staff stated that they have satisfied requirements from City Stormwater, Planning, and Engineering. Josh Lyons, with Klober Engineering was present. Commission stated that at last month's meeting there were concerns regarding driveway lengths. Staff stated with this amended plan; they have removed the garages and added more parking spaces. Gerald Herman, City Administrator, stated that in their previous submittal they were detached single family units. Mr. Herman stated after reviewing the city's zoning ordinance, the 35 ft. set back requirement applies to single family and would not apply for a multi-family type development. Mr. Herman stated that is reason that the development went back to an attached type multi-family development. Staff stated that the developer has addressed stipulation items that were stated at last month's meeting. Staff stated that City Stormwater and City Wastewater has reviewed plans and have met requirements. Commission asked if there is sufficient parking. Staff stated yes. Commission asked how many parking spaces. Staff stated 149 spaces. Commission asked if this would still be a 55 + better community. Mr. Lyons stated only a portion of the

development would fit that criteria due to marketability. Mr. Lyons stated 11 of the units are specifically for 55 + better. Commission asked if the city had a need for 55 + better types of communities. Mr. Lyon stated that the developers did not want the project to lag for several years and they did some research and changed to a smaller number of 55 and better type of units. Commission asked city staff if the city has identified a need for 55 + better type of developments. Mr. Herman stated yes, that the city has discussed the need of these types of developments. The Commission asked if the units would be owned and not rented. Mr. Lyons stated that each unit would be sold. Commission had discussion on if the stipulation could be documented on the plans that all units would be owned, not to be rented out. Joey Tate-property owner, discussed that they originally planned to develop a 44-detached unit development with garages. Mr. Tate stated that the Commission denied that request and then they requested 36-unit attached units which the Commission deferred. Mr. Tate stated that they felt that this amended plan would be a development that the Commission would approve. Mr. Tate discussed the concern with being able to sell 65 units. Commission asked what would be the price range. Mr. Tate stated in the \$220,000's. Commission stated concerns with the property becoming rental and being more like an apartment complex. Commission and Staff discussed if the city could request that the units be owned, and no rentals. Mr. Herman stated that the city approved the property to be rezoned to NCRPUD. Mr. Herman stated that the plans meets the requirements of the zoning ordinance. Mr. Tate asked if the city would be opposed to the units being bought by investors and then rented out. Commission discussed that it would be difficult for the city to dictate that they had to be owned versus rented. Commission and Staff discussed if it could be noted in the covenants that the units would have to be owned, not rented. Valerie Webb, City Attorney stated that she would have to research to see if the city could have jurisdiction to request that the units be owned, not rented. Mr. Tate discussed that they could look at building the units to 55 + better standards, but not a requirement to live there. Commission stated concerns with only 11 out of 65 units geared to 55 + better.

Motion was made to approve by Richard Berry, seconded by Clif Hutson.

Motion passed. Paula Eller-opposed.

Item # 5 Staff/Discussion: NCRPUD, Neighborhood Center Residential Planned Unit Development driveway/parking requirements.

Staff stated there have been question recently regarding the 35 ft. setback requirement for driveways in multi-family developments. Staff stated that there is proposed development on next month's agenda for multi-family in the front of the property and single-family units in the rear. Staff stated there is language in the Residential PUD section of the city's zoning ordinance where the Commission could vary the design. Staff stated he would recommend to amend to add that the Commission could vary design in the SRPUD zoning also. Staff asked for Commission's input as staff gives guidance to any incoming proposed mixed-use type developments with multi-family and single-family units regarding the 35 ft. setback requirement for driveways. Commission discussed the driveway length issue was in reference to a subdivision on Ben Albert Road where vehicles were overhanging onto the sidewalks. Commission discussed that this was an issue of safety and aesthetics. Commission discussed that initiated an amendment to the city's ordinance regarding the 35ft. setback requirement for single family driveways. Commission discussed that they would want to keep the 35ft driveway setback requirement for multi-family developments also.

Meeting adjourned at 7:35 p.m.

ATTEST:


Scott Wiggins, Chairman


Ceagus Clark, Planning Secretary