

CITY OF WHITE HOUSE
Meeting of the
Municipal/Regional Planning Commission
Monday, March 9, 2020

Call to order: 7:00 p. m.

Pledge of Allegiance:

Roll call: Richard Berry, Bob Dorris, Chairman-Scott Wiggins, Clif Hutson, Martha Wilkinson, Jerry Summers

Members Absent: Paula Eller

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: February 10, 2020. Motion was made to approve by Clif Hutson, seconded by Bob Dorris. Motion passed.

Changes/Additions to Agenda: No changes.

AGENDA

Item # 1 Sumner Crossing-Phase 2/Planning/Codes Staff: Requests Recommendation to the Board of Mayor and Aldermen for public improvement acceptance.

Staff stated that they have met all final improvements including streets and sidewalks per the City Public Services Department. Staff stated that the bond was approved in 2019 as a one-year maintenance bond.

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

Motion passed.

Item # 2 Summerlin-Phase 1/Planning/Codes Staff: Requests a one-year subdivision improvement bond extension.

Staff stated that there are still some remaining improvements to be completed including: final asphalt layer installation, minor curb repairs, two (2) sections of sidewalk vacant lots, and finish grading storm water detention and ditch areas. Staff stated he would recommend a one (1) year bond extension with the bond amount at \$185,000.

Motion was made to approve by Martha Wilkinson, seconded by seconded by Jerry Summers.

Motion passed.

- Item # 3** **Greystone-Phase 3/Planning/Codes Staff:** Requests Recommendation to the Board of Mayor and Aldermen for public improvement acceptance.

Staff stated this bond was approved in 2019 as a one-year maintenance bond and will expire in April 2020. Staff stated that they have completed required improvements per City Public Services Department.

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

Motion passed.

{Item withdrawn by applicant}

- Item # 4** **Josh Russell/DDI Engineering, Inc.:** Requests Final Plat Approval for three (3) 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.

- Item # 5** **Accurate Image Ministries/Caldwell Engineering & Surveying:** Requests Site Plan Approval for a proposed 15,000 sq. ft. building. Property is zoned C-6, Town Center Commercial District. Property is referenced as Sumner County Tax Map 107G, Group A, Parcel 040.00 and is located at 3301 Highway 31W.
Owner: Accurate Image Ministries

Staff stated that he has reviewed the site plan and the only stipulation he had is regarding the parking. Staff stated that the church has been in discussion with White House Utility District to use their property for additional parking. Staff stated that the church

should have the signed parking agreement with White House Utility tomorrow. Staff stated that he has the draft parking agreement between the church and WHUD. Commission asked what would happen after the 5-year parking agreement if WHUD moves their operation to property south on Highway 31W. Joe Ray, church pastor, was present. Mr. Ray stated that he is aware that 50 parking spaces are required per city parking requirements. Staff stated they need 15 to 20 additional parking spaces that would be provided by use of WHUD property. Dewayne Caldwell with Caldwell Engineering was present. Mr. Caldwell stated that WHUD does not own the property; that it is owned by the Cranor family. Mr. Ray stated that WHUD has a 100-year property lease. Commission asked Mr. Ray if he anticipates that the WHUD will continue to allow the church to use their parking for 5 years. Mr. Ray stated yes. Commission asked what would happen if WHUD terminates the agreement early. Staff asked Mr. Ray if they have another option if this were to fall through. Mr. Ray stated that they are looking at other property to purchase or to lease. Staff asked if they plan on keeping the two existing buildings on the property. Mr. Ray stated yes. Mr. Ray stated if they had to, they could remove a landscaped section and use it for additional parking. Commission discussed that the site plan had an incorrect property name for an adjacent property. Staff stated that he had made the owner and engineer aware.

Motion was made to approve by Jerry Summers, seconded by Cliff Hutson.

Motion passed.

- Item # 6 The Crossing at Sage Road/Klober Engineering:** Requests Recommendation to the Board of Mayor and Aldermen to amend the Zoning Ordinance for 28.64 acres at Sage Road from I-1, Light Industrial to NCRPUD, Neighborhood Center Residential Planned Unit Development and Preliminary Master Plan Approval for 80-single family detached units, 46-attached town home units, and a 1.07-acre commercial out parcel. Properties are referenced as Robertson County Tax Map 106, Parcel 193.00 and 196.00. Property is located at Sage Road.
Property Owner: The Olean H. Wheeler Estate

Staff stated correction from agenda that the proposed development is for 76-single family units instead of 80 and 46-town home units. Staff stated that they did include townhome elevations, but they do not have single family elevations. Staff stated that the plans do show

the 35 ft. driveway length requirement. Staff stated that there will be an access point through Hampton Village Subdivision and a turn lane entry from Sage Road. Staff stated that they meet the green space requirements. Staff stated the amenities include a walking trail around the pond with a community pavilion. Commission asked if the City Fire Department had reviewed the plans. Staff stated yes. Commission asked if this development would be part of Hampton Village Subdivision. Staff stated no, there is an access in Hampton Village that will connect to this development. Kyle Schneider with Klobner Engineering was present. Mr. Schneider stated that the property sale is contingent upon the rezoning. Mr. Schneider stated that the proposed development is for approximately 28 acres, which is a portion of the total property. Staff asked if the lots would meet the 75 ft. width at the front setback. Mr. Schneider stated yes. Staff asked if the lots would meet the city's requirement 35 ft. setback from the curb for the driveway. Mr. Schneider stated yes. Staff stated that it would meet the density requirement of 6 units per acre. Commission asked if the access in Hampton Village has always been there. Staff stated yes, the access has been on the Hampton Village plat with a future connection to Sage Road. Staff stated that the city has access points in subdivisions to connect to future subdivisions. Commission asked Staff about landscape buffer requirement. Staff stated that they show a 25 ft. perimeter buffer on the preliminary plan. Commission discussed need to have the most stringent thickest landscape requirement around perimeter of the development to give buffer protection for existing adjacent (2) two subdivisions. Mr. Schneider stated that the 25 ft. buffer meets the landscape requirement for the PUD. Staff stated he would look into the landscape buffer requirement and coordinate with the engineer. Staff stated that he could make that stipulation for approval. Staff and Commission discussed requiring additional landscape buffer along the access into Hampton Village and adjacent to the Tate Factory. Mr. Schneider stated that there is an existing tree line along this area, but they could add additional landscaping. Commission asked what other vacant lots are zoned light industrial on Sage Road. Staff stated only these two lots. Staff stated across the road is zoned C-4 Office Professional. Staff discussed that this area is considered a mixed-use area per the city's Comprehensive Plan which would include NCRPUD Residential, Medium Density, and mixed-use office professional.

Motion was made to approve by Bob Dorris with the stipulation that landscape buffer requirement around the exterior properties be met, seconded by Martha Wilkinson.

Motion passed. Chairman Wiggins voted no.

Item # 7 **Thomas E. Byrum and Miriam M. Byrum, Trust:** Requests Recommendation to the Board of Mayor and Aldermen to annex approximately 104 acres on North Palmers Chapel Road and Fern Valley Road. Property is referenced as Sumner County Tax Map 077, Parcels 054.00 and 054.01. Request is further made to rezone annexed properties from Sumner County zoning to City of White House R-20, Low-Density Residential.

Staff stated that the property owner is requesting to annex property into the city, and requesting a zoning designation to come into the city as an R-20 zoning. Gerald Herman, City Administrator discussed that the city has been in the process of looking for future park land for the city for several years. Mr. Herman stated that the City Leisure Services Board put together a master plan with multiple properties to be considered. Mr. Herman stated that the city began the bidding process which included sending out requests to several property owners all around the city who had at over (5) five acres of land to see if property owners would be interested in working with the city for future park land. Mr. Herman stated that the city received (4) four submissions from property owners. Mr. Herman stated that the Byrum property was the best fit for what the city was looking for. Mr. Herman stated that the city has been working with the property owner and the city attorney regarding a contract agreement. Mr. Herman stated the property would have to be bonded and would need to be within the city limits. Mr. Herman stated one of the bond stipulations is that the residence on the property cannot be included in the bond. Mr. Herman stated that that section would require re-subdividing. Mr. Herman stated that 103 acres of the property would be include in the bond, and the acreage where the residence is located the city would pay cash for that amount. Mr. Herman stated there have been discussions with the property owner that he would like to remain living in the residence. Mr. Herman stated that he did not foresee any development with this property for at least (5) five years because the city currently has other projects that are pending. Mr. Herman stated if the annexation is approved and the bond go through that he would like the city leisure services board, city staff, and engineer to meet and discuss setting up focus groups to discuss future park amenities for this property. Mr. Herman stated the request would require recommendation from the Commission and then (2) two readings before the Board of Mayor and Aldermen including a resolution. Mr. Herman stated the city hopes to have the

property close out by mid to late July 2020. The Commission discussed that this would be a great location for future park land for the city.

Motion was made to approve by Jerry Summers, seconded by Bob Dorris.

Motion passed.

Item # 8 **Hope Center:** Requests site plan amendment regarding exterior building elevation. Property is referenced as Sumner County Tax Map 077G, Group A, Parcel 009.00. Property is zoned C-6, Town Center District and is located at 210 Portland Road.
Property Owner: Northland Ministerial Association


There was no one present to speak for this item. Staff stated their request is for a site plan amendment. Staff stated that they would like to change the design elevation from stone and hardi-board to split face block and dryvit on the building exterior. Staff stated the city's Commercial Design Standards preferred materials include hardi-board, stone, or brick. Staff stated the Commission approved the original site plan which included these types of building exterior materials. Staff stated that the building architect stated that the owners were having some financial challenges and that is why they are requesting the amendment to the exterior materials. Staff stated his recommendation would be for the developer to adhere to the city's preferred stone and hardi-board exterior design. Staff stated that the developer did not submit a design with requested material changes.

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

Motion passed to deny.

Meeting adjourned at 7:29 p.m.

ATTEST:



Scott Wiggins, Chairman



Ceagus Clark, Planning Secretary