

CITY OF WHITE HOUSE
Meeting of the
Municipal/Regional Planning Commission
Monday, April 13, 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:

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: March 9, 2020. Motion was made to approve by Clif Hutson, seconded by Bob Dorris. Paula Eller-abstained. Motion passed.

Changes/Additions to Agenda: No changes.

AGENDA

Item # 1 Fields at Oakwood-Phase 1/JTA Land Surveying, Inc.:

Requests Final Plat approval for 50 lots. Property is referenced as Robertson County Tax Map 96, Portion of Parcel 5.00. Property is zoned SRPUD, Suburban Residential Planned Unit Development and is located at Calista Road.

Staff stated this is the first phase of this project. Staff stated the Final Master Development Plan was approved March 2018. Staff stated the construction plans for phase 1 have been reviewed and approved. Staff stated the City Public Services Department will provide calculated bond amounts prior to the recording of the plat. Staff stated he recommends approval. Commission asked if they meet the design standards in the PUD ordinance. Staff stated that they do meet design requirements.

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

Motion passed unanimously.

Item # 2 **Temple Baptist Church/M2 Group, LLC.** Requests Plat Consolidation Approval for (3) three lots into (1) one single parcel and request Site Plan Approval for an approximately 18,000 sq. ft. sanctuary expansion including parking addition. Property is referenced as Sumner County Tax Map 097, Parcels 32.01, 33.00, and 33.01. Property is zoned R-20, Low Density Residential and is located at 117 Marlin Road.

Staff stated the request is to combine (3) three lots into (1) lot. Staff stated the church is expanding its footprint to accommodate an 18,000 square foot sanctuary expansion and outdoor recreation area. Staff stated comments to the engineer/developer were addressed and staff stated they have met city requirements. Staff comments to the engineer/developer have been addressed, and we have received an acceptable site plan of the expansion.

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

Motion passed unanimously.

[Withdrawn by applicant request}

Item # 3 **David Entertainment Holdings, LLC.** Requests Recommendation to the Board of Mayor and Aldermen to rezone approximately 6.13 acres from C-2, General Commercial to I-1, Light Industrial. Property is referenced as Robertson County Tax Map 106, Parcel 120.00. Property is located at 3035 Union Road.

Item # 4 **Blackwater Development Co., LLC.** Requests Preliminary Site Plan Approval for a proposed commercial development. Property consists of approximately 11.38 acres. Property is referenced as Robertson County Tax Map 106, Parcel 068.00. Property is zoned C-2, General Commercial and is located at Highway 76.

Staff stated the site plan meets the city's review comments. Staff stated the applicant had a preliminary design meeting with city staff. Staff recommends approval.

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

Motion passed unanimously.

Item # 5 **R & C Enterprises/MB Civil Engineering, LLC.** Requests Site Construction Plan Approval for a 2,700 sq. ft. urgent care facility. Property is referenced as Robertson County Tax Map 106, Parcel 07200. Property is zoned C-2, General Commercial and is located at 607 Highway 76.

Staff stated the site plan meets the city's review comments. Staff stated the applicant had preliminary design meetings with city staff. Staff stated the developer has satisfied staff requirements.

Motion was made to approve by Richard Berry, seconded by Paula Eller.

Motion passed unanimously.

Discussion: Regarding Planned Unit Development District. Staff stated due to discussion on issues with Planned Unit Developments, the following information includes possible amendments to the Suburban Residential Planned Development section regarding minimum lot size, setbacks, maximum density, etc. Staff would recommend the Neighborhood Center Residential Planned Unit Development section remain for mixed density residential and higher density uses. Staff stated the proposed changes would be consistent with the defined medium density provisions of the Comprehensive Plan. Staff stated he would recommend the removal of the minimum density of the SRPUD and the lot width. Staff stated the setbacks would remain the same, as would the density of (3) three units per acre.

Meeting adjourned at 7:24 p.m.

ATTEST:


Scott Wiggins, Chairman


Ceagus Clark, Planning Secretary