

CITY OF WHITE HOUSE
Meeting of the
Municipal/Regional Planning Commission
Monday, May 11, 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, Paula Eller

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: April 13, 2020. Motion was made to approve by Paula Eller, seconded by Bob Dorris. Motion passed unanimously.

Changes/Additions to Agenda: Staff asked to discuss Item #8 prior to Item #6.

AGENDA

Item # 1 Summerlin-Phase 5/Planning & Codes Staff: Requests a (1) one-year subdivision improvement bond extension.

Staff stated he has spoken with City Public Services and there has been some work done but not enough to decrease the bond. Staff stated the current bond amount is \$199,430.13. Staff recommended a one-year extension and to increase the bond amount to \$211,395 which includes 6% inflation.

Motion was made to approve by Jerry Summers, seconded by Richard Berry.

Motion passed unanimously.

Item # 2 Concord Springs-Phase 2B/JTA Land Surveying, Inc.:
Requests Final Plat approval for 38 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 the final plat is consistent with the approved final master development plan. Staff recommends approval.

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

Motion passed unanimously.

Item # 3 **Concord Springs-Phase 3/JTA Land Surveying, Inc.:** Requests Final Plat Approval for 46 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 there have not been any significant changes from the final master development plan. Staff stated that the engineer has been working with Public Services regarding drainage plans. Staff recommends approval.

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

Motion passed unanimously.

Item # 4 **Summerlin-Phase 7/JTA Land Surveying Inc./Dewey Engineering:** Requests Final Plat Approval for 42 lots. Property is referenced as Sumner County Tax Map 96, Parcel 55.00. Property is zoned SRPUD, Suburban Residential Planned Unit Development and is located at McCurdy Road.

Staff stated he recommends approval based on the plat being consistent with the final master development plan. Commission asked how many phases in the subdivision. Staff stated seven or eight

Motion was made to approve by Richard Berry, seconded by Jerry Summers.

Motion passed unanimously.

Item # 5 **Michael P. Riddle:** Requests Recommendation to the Board of Mayor and Aldermen to annex 1.9 acres. Request is further made for final plat re-subdivision for (3) three lots. Property is referenced as Robertson County Tax Map 095, Parcel 100. Request is further made to rezone the annexed property from Robertson County zoning to R-20, Low-Density Residential. Property is located at 3351 Pleasant Grove Road.

Staff stated the property is adjacent to a piece of property currently within the city limits. Staff stated this property annexation would not create a "donut hole". Staff stated the property owner is requesting to create (3) three lots. Staff stated that he would recommend that he create one shared driveway to serve the three lots. Staff stated this request is due to traffic concerns. Staff stated that they show the driveway notation on the plat. Staff stated that the city attorney has stated that they need to provide a more detailed driveway definition on the plat. Staff stated the owner is in agreement with the one shared access driveway.

Motion was made by Paula Eller to approve with staff's stipulation that the shared driveway access be more detailed on the final plat, seconded by Jerry Summers.

Motion passed unanimously.

Item # 8 **Staff:** Requests Recommendation to the Board of Mayor and Aldermen to amend the Zoning Ordinance regarding Planned Unit Developments, Article V, Section 5.056.5, Residential Planned Development.

Staff reviewed some of the items in the zoning ordinance that he is recommending to amend: 1. Move the language (to the heading of the Residential Planned Development District) in the Zoning Ordinance, Article V, Section 5.056.5, D. Permitted Activities in a Residential PUD * "The Planning Commission may vary this design where creative site and building design proposed." 2. Remove lot width and minimum lot size. Staff stated the minimum density of (3) three units per acre and the building setbacks would remain the Same. Commission and Staff discussed that the proposed changes would assist the Commission to work with the developers and allow flexibility in creating developments that would be best for the city. Bob Dorris stated concerns with 60 ft. width would be too narrow of a lot. Mr. Dorris stated he would recommend to leave it as it is at 75 ft. Martha Wilkinson stated that she also agrees that she would

like the current minimum lot width remain at 75 ft. Commission discussed that they are in favor of moving the language up further in the ordinance regarding the Planning Commission may vary the design where creative site and building design are proposed, but would like the minimum lot width and minimum lot size to remain the same. City Attorney, Valerie Webb stated that the Commission would need to have a good reason to lower the lot size. Ms. Webb stated if Commission lowers the lot size that would be negating the ordinance. Jason Reynolds, City Engineer, discussed that the minimum density for PUD's is what sets them apart from R-15 and is the design characteristic. Staff discussed that the 75 ft. minimum lot width in SRPUD was added to the ordinance. Staff stated that he had spoken to the previous city planner, and after previous Commission discussions, the minimum lot with was added to the Ordinance. Jason Reynolds stated that the more restrictions that you place on the PUD zoning the more it becomes like the standard residential zoning, it robs the creativity of the designer. Paula Eller stated she doesn't want to see too many limitations to PUD's because we may see a project that is unique to a property where the Commission may want to approve to vary the design. Martha Wilkinson stated that she would favor the PUD lot width and minimum lot size to remain as is. Clif Huston stated that he would like more time to discuss before changing the ordinance. Bob Dorris stated that he was not in favor of changing the ordinance at this time, and would like to discuss what could be done to amend the R-15 residential zoning. Commission discussed they would like to See amenities on the subdivision plans.

Motion was made by Paula Eller to defer, seconded by Richard Berry

Motion passed unanimously.

Item # 6 **Dorris Meadows/Lennar:** Requests Recommendation to the Board of Mayor and Aldermen to annex 29.75 acres. Request is further Made to rezone from county zoning to SRPUD, Suburban Residential Planned Unit Development and Preliminary Master Development Plan. Property is referenced as Sumner County Tax Map 096, Parcel 011.01 and Tax Map 096, Parcel 053.00. Property is located at Tyree Springs Road.
Owner: James Dorris

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

Motion passed unanimously.

Item # 7 **Cardinal Point/CSDG:** Requests Recommendation to the Board of Mayor and Aldermen to rezone 11.02 acres from C-2, General Commercial to NCRPUD, Neighborhood Center Residential Planned Unit Development for a 216-unit multi-family development. Request is further made for Preliminary Master Development Plan Approval. Property is referenced as Robertson County Tax Map 160, Parcel 190 and is located at Sage Road.

Staff stated the request is for rezoning to NCRPUD for a multi-family Development with (9) nine buildings with 216 units. Staff stated the Exterior design of the buildings is brick and hardboard. Staff stated The development would have a clubhouse and swimming pool Amenities. Staff stated that the property zoning would meet the City's Comprehensive Plan in the Mixed Use Area. Staff stated since they are asking for NCRPUD, he would recommend that Staff and Commission review the design and make recommendations that would work best for the city. Staff stated that the developer is available via the Zoom app to discuss. Staff discussed the areas that encompass the C-6, Town Center Zoning and the Mixed Use Areas in the Comprehensive Plan. Gerald Herman, City Administrator, discussed that this is the same developer that developed The Standard at White House Apts. located on Sage Road. Mr. Herman Stated that the developers own all the road frontage property along Sage Rd. from the Medical Center to Cardinal Dr. except where the Two houses are located. Mr. Herman stated that they were going to Construct storage buildings on the north side of Sage Rd., and the Apartments were going to go behind the existing houses and along The side. Mr. Herman stated that the developer requested that the property be rezoned from C-4 to C-2 to allow mini storage buildings. Mr. Herman stated they also received BZA special approval to build Mini storage buildings. The developers begin construction on the mini storage buildings, and then stopped. Mr. Herman stated that the developer said if there were more apartments built there would Be more demand for the storage use. Mr. Herman stated that this lot Is the last available commercial lot on Sage Rd. Mr. Herman stated that he's had discussion regarding this property with the Mayor and would like to see commercial on the frontage of Sage Road. Mr. Herman stated that the developers are flexible and would like to develop the property, but would like to have the Commission's input on the design and layout of the development. The Commission asked how many apartment units are at The Standard. Mr. Herman stated

approximately 250 units with both phases. Staff and Commission had discussion that there are approximately 1,000 apartment units in the city. Commission had discussion on concerns of not needing anymore large multi-family developments. Commission discussed that there had been discussions that the city was moving away from having anymore large box apartment units and moving more to small residential developments such as town homes and having the larger residential density to be located in the Town Center areas. Commission discussed that they would like to more infill type developments such as townhomes and condominiums. Mr. Herman stated that the Town Center zoning was to be where the more density developments would be allowed. Mr. Herman stated that there is a developer who is looking to develop the property behind Kroger for multi-family development that will come before the Commission next month. Dean Montgomery, developer for the property, was present via Zoom. Mr. Montgomery stated that they would like to work with the Commission and to present a development that would be palpable for the city. Commission and Staff discussion a possible mixed-use type development with townhomes, condo type units, and a couple of commercial type spaces. Staff stated that the property across the road at Sage Road has already been approved to NCRPUD. Commission and Developer had discussion on possible 55 and better mixed-use development with some commercial in the front. Jim Harrison-architect for the project discussed landscaping, lighting, walkable, and green spaces. Mr. Harrison stated they would like to have nice amenities and architecture for the development. Mike Stanton, one of the owners for the development discussed that there are high power voltage lines that run on the downside of the property, and that not every residential use would be appropriate for that type of situation. Mr. Stanton stated that there hasn't been any recent interest in the commercial lots available on Sage Rd. Commission discussed if they could see a plan that is more mixed-use with residential and some commercial instead of all large 3-story apartment buildings.

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

Motion passed unanimously.

Meeting adjourned at 7:50 p.m.

ATTEST:



Scott Wiggins, Chairman



Ceagus Clark, Planning Secretary