

CITY OF WHITE HOUSE
Meeting of the
Municipal/Regional Planning Commission
Monday, July 13, 2020

Call to order: 7:00 p. m.

Pledge of Allegiance:

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

Members Absent: Jerry Summers

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: June 8, 2020. Motion was made to approve by Bob Dorris, seconded by Paula Eller. Motion passed unanimously.

Changes/Additions to Agenda: Staff stated he had added an illustration of the de-annexation request at each Commissioners seat.

AGENDA

Item # 1 The Parks Subdivision-Phase 1A: Staff requests a (1) one-year subdivision improvement bond extension.

Staff stated that an inspection has not been completed for this phase, but there has been work completed such as sidewalks and lighting. Staff stated he would recommend a bond reduction based on work completed. Staff stated he would estimate an approximate bond reduction in the amount of \$850,000. Staff stated the current bond amount is \$950,338. Staff stated that he and City Public Works Staff would conduct an inspection tomorrow. Staff and Commission discussed approval of current bond amount at \$950,338 with a one-year bond extension.

Motion was made to approve by Martha Wilkinson, seconded by Bob Dorris.

Motion passed unanimously.

- Item # 2** **Jesse and Emilee Cain:** Requests Recommendation to the Board of Mayor and Aldermen to de-annex 5.81 acres. Property is referenced as Robertson County Tax Map 96, Parcel 49.00 and is located at Highway 31W North.

Staff stated that Items #2 and #3 could be discussed together. Staff stated the properties are located at the northern edge of the city limits near the Briarwood Subdivision. Staff stated the property is currently split with a portion in Robertson County and 500' in the City of White House. Staff stated there is currently no sewer servicing either properties. Staff stated de-annexation would not affect the continuity of the city limits boundary.

Motion was made to recommend approval of Items #2 and #3 by Bob Dorris, seconded by seconded by Martha Wilkinson.

Motion passed unanimously.

- Item # 3** **Erinn Martin:** Requests Recommendation to the Board of Mayor and Aldermen to de-annex 5.66 acres. Property is referenced as Robertson County Tax Map 96, Parcel 48, and is located at Highway 31W North.

{Deferred from the June Meeting}

- Item # 4** **Byrum Family Property/Land Solutions Co.:** Requests Recommendation to the Board of Mayor and Aldermen to rezone 26.15 acres from C-2, General Commercial to C1-R, Central Service District Gateway Infill. Property is referenced as Robertson County Tax Map 106, Parcel 66.00 and is located (behind the Kroger Shopping Center Highway 76).

Lynn Ealey, developer was present. Mr. Ealey stated that they have been working with their attorney to include a recorded deed restriction under the C1R zoning contingent upon rezoning of the property. Valerie Webb, City Attorney discussed the proposed recorded deed restriction. Ms. Webb stated after discussion with the City Administrator and City Planner they would like to see the deed restriction contingent upon approval of the site plan. Mr. Ealey agreed. Mr. Ealey stated the deed restriction would include: density, type of use, HOA to manage property, guarantees with the

development of the property that there would be infrastructure put in such as a road leading out to the rear of the city park property. Mr. Ealey stated with the road construction they would rebuild the tennis courts and parking lots. City Staff discussed proposed Kroger expansion that would require the connection road to be moved over. Mr. Ealey stated that they are aware of Kroger expansion and would modify plans. Commission asked about density buffer between this development and the existing houses on Lone Oak Dr. Mr. Ealey stated that they would meet the buffer requirements for the C1R zoning. Staff stated the zoning ordinance would require the "D" buffer which is 50 ft. Staff and Commission discussed including the 50 ft. landscape buffer requirement between this development and the houses along Lone Oak Drive in the deed restriction. Commission discussed the roadway connection at Byrum Drive to the back of the Park will help expedite traffic more safely. City Engineer, Jason Reynolds discussed previous Byrum Rd. extension plans with the Kroger expansion. Commission asked if the developer is aware of the city's commercial design standard requirements. Staff stated yes that the developer had been given this information.

Motion was made to approve by Martha Wilkinson, seconded by Bob Dorris.

Motion passed unanimously.

Item # 5 **White House Community Center/HFR Design:** Requests Construction Plan Approval. Property is referenced as Sumner County Tax Map 77, Parcels 73 and 73.01. Property is zoned C-6, Town Center Commercial District and is located Highway 31W.

Staff stated this is the site plan for the White House Community Center/City Hall building which will be located below the hill of the existing City Hall building. Staff stated that he has reviewed the site plan and it meets the city's review comments. City Administrator, Jerry Herman stated that the city looks to have the bids to go out this August. Mr. Herman stated after the Board of Mayor and Aldermen approve bid, they look to begin construction October or November 2020

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

Motion passed unanimously.

Item # 6 The Farmstead/Dewey Engineering: Requests Recommendation to the Board of Mayor and Aldermen to rezone 150.7 acres from R-20, Low-Density Residential to SRPUD, Suburban Residential Planned Unit Development. Property is referenced as Sumner County Tax Map 96, Parcels 5.00, 5.01, and Parcel 9.00. Request is further made for Preliminary Master Development Plan Approval. Property is located at Tyree Springs Road.

Staff stated that this proposed development is located at Tyree Springs Road, between Raymond Hirsch Parkway/Meadows Rd./South Palmers Chapel Rd. Staff stated the site consists of 145.3 acres on both the east and west sides of Tyree Springs. Staff stated the east side of Tyree Springs will have 151 units, and the plan on the west side of Tyree Springs will have 290 units. Staff stated there will be two access points onto Tyree Springs from the western phase of the development onto Tyree Springs Rd. Staff stated the required recreation open space is 7.27 acres. Staff stated there will be an amenity center with a large pool area, community garden, and an aesthetic barn in the front of the development. Staff stated the city's Major Thoroughfare Plan shows a road connecting Cedar Brook Drive to Tyree Springs Rd., which the developer aligns for a future connection. Staff stated this area is designated Single Family Medium Density in the city's Comprehensive Plan. Staff stated the developer is requesting a portion to be SRPUD on the east side of Tyree Springs Rd. and a portion to be NCRPUD on the west side of Tyree Springs Rd. Staff stated the total development will be a majority single family residential, with a small percentage of cottage style homes. Staff stated that the city has requested some sidewalks along the west of Tyree Springs Rd. to connect with the approved Lennar Homes property across from South Palmers Chapel Rd. at Tyree Springs Rd. Colby Dumont with Dewey Engineering was present. Commission asked developer how they planned to connect the two developments across the road. Mr. Dumont stated it would be similar to the cross walk along Tyree Springs Rd. in front of White House High School. Mr. Dumont stated the cross walk would light up on the road when someone pushes the crosswalk button. Commission asked if traffic study has been completed. Jason Reynolds, City Engineer stated that he received the traffic study about a week ago and it is fairly thorough. Mr. Reynolds stated that there are a couple of things that would need to be completed. Mr. Reynolds stated that he has not submitted a formal response back to them yet so that they can forward to their traffic engineer. Mr. Reynolds stated that he did not foresee any major changes other than some detail changes to the intersection into the development.

Commission asked city engineer how to merge traffic plan together with the subdivision across from South Palmers Chapel and this proposed subdivision further down the road. Mr. Reynolds stated that he would provide the traffic engineer for this subdivision with the information from the traffic study for the first subdivision located across from South Palmers Chapel and incorporate both of those. Mr. Reynolds stated a traffic study has not been completed on the first subdivision. Commission discussed potential need for signalization at the South Palmers/Tyree Springs intersection for the school traffic. Mr. Reynolds stated that the traffic study implied that there may be a need for a traffic signal at Tyree Springs/South Palmers in the near future if there is increase traffic volumes. Mr. Reynolds discussed the question of what traffic number would trigger the need for a traffic light. Mr. Reynolds stated that there may be only an hour worth of traffic volume warranted in the traffic study. Commission discussed importance of having a road connection from this development to the existing subdivision at Cedarbrook Drive. Commission discussed city's future road plan has Tyree Springs connecting to Cedarbrook Dr. then to Highway 31W/Sage Rd to Union Rd to make a loop to move traffic around the city. Mr. Reynolds stated that those future city road connections have been provided to this developer/engineer. Mr. Reynolds stated that the plan that they have now would accommodate the city's future road plans. Staff stated the road connection to Cedarbrook would be a collector street and would have to meet city street width requirements. Gerald Herman, City Administrator, stated that it would benefit the city and developer to have the road connection from Tyree Springs Rd. through Cedar Brook Dr. and to work with the property owner that owns the strip of land to make it happen. Commission discussed that this connection will need to be done in the future with either the city or the developer doing the work. Commission discussed that they would prefer that the development make the road connection. Mr. Dumont stated that would not mind to build the road, but were not able to purchase the property. Mr. Herman asked the developer if they could continue to work with the property owner to acquire the property between now and when the FMDP comes back for approval. Commission asked what the driveway length would be for this subdivision. Staff stated 35 ft. driveway length. Staff stated there is a cul de sac stub out that consists of 4 to 6 lots at the Summerlin Subdivision that will be part of this development. Commission asked which HOA would be responsible for these lots. Staff stated this proposed development. Scott Wiggins, Commission Chairman stated that he had some concerns with the specifics with the traffic plan and the connectivity to Cedar Brook Dr. Mr. Herman discussed future

road improvements that the city will be doing at the intersection at McCurdy Rd./Highway 31W with turn lanes to help with additional traffic. Commission asked if Cedar Brook Dr. was originally set up to be a connector road. Staff stated yes that it is a wider road with wider shoulders and the houses are set back further off the road. Staff stated the road connection has been on the city's traffic plan for a long time. Commission discussed the need for landscape buffer around the development. Staff stated there is a section at the northwestern edge at the cul de sac that would require landscape buffer. Mr. Herman asked city engineer Jason Reynolds if the developer could explore a potential 4-way stop at Tyree Springs Rd with the Lennar subdivision which would provide traffic calming for that area. Mr. Reynolds stated that he would like for them to provide more analysis for this intersection on what the best fit would be either traffic signalization or a 4-way stop. Mr. Reynolds stated the issue will be getting traffic counts in light of the current situation that we are in due to delayed/altered school times. Staff stated that he had spoken with one of the school planners regarding a traffic calming between the two schools, and would be glad to work with the city on a solution. Mr. Herman stated that would take legislation to have that passed with the school system. Staff stated that this a PMDP and any additional changes could be made prior to the FMDP approval. Commission discussed the following approval stipulations including: 1. Traffic impact solution at South Palmers/Tyree Springs intersection, 2. Connectivity to Cedarbrook Drive, 3. Safe connectivity between the proposed eastside development over to the proposed westside development amenities center with a possible flashing crosswalk and sidewalks to be installed south toward South Palmers Chapel Rd. , 4. Incremental parking between lots 280-214 5. Landscape buffer for adjacent existing property owners. Commission discussed that the request is to recommend rezoning to the Board of Mayor and Alderman and that this item would be revisited again when they come back with a FMDP. Valerie Webb, City Attorney stated that she would recommend that the motion be amended to include stipulations. Staff and Commission discussed that Staff's stipulations have been noted and that they would need to be addressed when FMDP is submitted.

Motion was made to recommend approval to the Board of Mayor and Alderman by Martha Wilkinson.

Motion was amended by Martha Wilkinson to recommend approval to the Board of Mayor and Aldermen with stipulations, Chairman Wiggins seconded.

Motion passed. Paula Eller abstained. Bob Dorris abstained.

Item # 7 **WH Commercial Assets, LLC.:** Requests Recommendation to the Board of Mayor and Aldermen to rezone 1.23 acres from C-1, Central Business District to NCRPUD, Neighborhood Center Residential Planned Unit Development. Request is further made for Preliminary Master Development Plan Approval. Property is referenced as Sumner County Tax Map 077, Parcel 086.01.

Staff stated that this item was brought before the Commission in December 2019. Staff stated this is a proposed 22-townhome unit development that would have an entrance from Raymond Hirsch Bypass leading into the Twin Springs Apartments and into the townhouse development. Staff stated the other request is for a proposed commercial use on 0.87 acres located at Highway 31W. Staff stated the last time they came before this board-the Commission wanted the lot used for commercial use instead of multi-family. Staff stated the request fits within the city's Comprehensive Plan and within the surrounding zoning. Scott Lamberth, one of the developers was present. Mr. Lamberth stated on the parcel located at Highway 31W they would like to have a restaurant use with possible two tenants. Commission asked developer how they determined the number of storage units needed for the townhome development. Mr. Lamberth stated that they have such a demand for extra storage on site. Staff clarified that illustration 10B goes with Item #8 which is the proposed townhomes. Mr. Lamberth stated that the request is for townhomes with garages on an existing lot within the PUD. Commission and developer discussed the design and elevations of the proposed townhome units. Staff discussed there would be a thicker landscape buffer required between the two zonings if this gets rezoned to NCRPUD.

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

Motion passed unanimously.

Item # 8 **WH Commercial Assets, LLC.:** Requests Site Plan Approval for a proposed commercial use on 0.87 acres. Property is referenced as Sumner County Tax Map 077, Parcel 0.85.01 and is located at Highway 31W.

This item was discussed with Item #7.

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

Motion passed unanimously.

Item # 9 **Discussion:** Staff requests discussion regarding the C-1R, Central Business Service District-Gateway Infill Residential Zoning District.

Staff stated he would bring the proposed zoning amendment regarding the C-1R Central Business Service District-Gateway Infill Residential Zoning District back at next month's meeting. Staff stated there is no clear definition around the size of the parcels for this Infill zoning district. Staff stated he would recommend that we specify that no parcel greater than (5) five acres be granted for this zoning. Staff stated the currently the ordinance states 13 units per acre. Staff stated that by limiting the maximum acreage size it would limit the size of the development. Staff stated that there are specified boundaries stated in the Zoning Ordinance for this zoning district. Staff stated he would look at the largest tract available along the specified area for C-1R and bring it back to the Commission next month.

Meeting adjourned at 8:28 p.m.

ATTEST:



Scott Wiggins, Chairman



Ceagus Clark, Planning Secretary