

CITY OF WHITE HOUSE
Meeting of the
Municipal/Regional Planning Commission
Monday, August 10, 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, 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: July 13, 2020. Motion was made to approve by Clif Hutson, seconded by Richard Berry. Motion passed unanimously.

Changes/Additions to Agenda: No changes.

AGENDA

Item # 1 Summerlin-Phase 2: Staff requests a (1) one-year subdivision improvement bond extension.

Staff stated that an inspection was completed for this phase in January. Staff stated to date, there have been no corrections to staff comments. Staff stated that he recommends a (1) one-year improvement bond extension. Staff stated the bond amount including 6% for inflation per the city's requirements is set at \$99,635.23. Commission asked when they would complete improvements. Staff stated per City Public Services the developers are to begin paving in the next couple of months. Staff stated if work is completed then this may come back for approval at a later time.

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

Motion passed unanimously.

Item # 2 The Villas at Honey Run Springs/Klober Engineering:

Requests Final Master Development Plan Approval for 34 detached residential units. Property consists of 5.62 acres and is referenced as Sumner County Tax Map 077, Parcel 2.00. Property is zoned NCRPUD, Neighborhood Center Residential Planned Development and is located at 3618 Highway 31W.

Staff stated the Commission approved a site plan for 44-units in August 2019. Staff stated in December 2019 the developer resubmitted the project with a lower number of units at 36 single family detached units, and the Commission deferred this item. Staff stated in February 2020 the Commission approved an amended site plan with 65-unit attached units. Staff stated the site plan on tonight's agenda is for 34-detached units and to include 35' setbacks. Staff stated they have addressed all of staff comments. Commission were pleased to see the lot number reduced. Commission asked if it would still be a 55 and older community. Joey Tate, owner was present. Mr. Tate stated that it would be built to 55 and older standards, but weren't going to advertise it as a 55 and older community to have access to more people.

Motion was made to approve by Bob Dorris, seconded by seconded by Richard Berry. Jerry Summers-abstained.

Motion passed.

Item # 3 Joshua Russell Property: Requests Recommendation to the Board of Mayor and Aldermen to rezone (2) two acres from R-20, Low Density Residential to R-15, Medium Density Residential. Property is referenced as Sumner County Tax Map 077, Parcel 100.02. Property is located at North Palmers Chapel Road.

Staff stated the owner is requesting to rezone (2) two-acre lot from R-20, Low Density to R-15, Medium Density. Staff stated the owner would like to re-subdivide the property into (2) two lots. Staff stated the property is within the scope of the city's Comprehensive Plan single family medium density and would be inline with surrounding property uses. Staff recommends approval. Commission asked about the road frontage. Bruce Rainey, surveyor for the property was present. Mr. Rainey stated there is 200 ft. road frontage. Commission asked if there would be any issues with the driveway access. Staff stated there would be a shared driveway for both lots. Staff stated that the property meets the zoning requirements.

Motion was made by Jerry Summers to recommend approval to the Board of Mayor and Aldermen, seconded by Bob Dorris.

Motion passed unanimously.

- Item # 4** **Exotic Marble & Granite/Murray D. Shanklin, PE:** Requests Site Plan Approval for a new industrial building. Property is referenced as Robertson County Tax Map 106, parcel 177. Property is zoned I-1, Light Industrial and is located at Union Road.

Staff stated this business is seeking to relocate the existing operation from Millersville to White House. Staff stated they have addressed staff comments and resubmitted to the city. Staff recommends approval. Commission asked if it would be a retail operation also. Staff stated yes.

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

Motion passed unanimously.

- Item # 5** **Staff:** Requests cancellation of the adopted development for Burris Ridge. Request is per the City of White House Zoning Ordinance, Article V, Section 5.056.3 Administrative Procedure, #7. Cancellation of an Adopted Planned Development.

Staff discussed the city's Zoning Ordinance-Article V, Section 5.056.3, #7. regarding cancellation of the master plan when there has not been any activity within two (2) years. Staff stated letters have been mailed to the property owners to give them notification of cancellation of plans. Staff stated the zoning for the property would revert back to R-20, Low-Density Residential which is the previous zoning prior to request. Staff stated is the property owner would like to move forward with a development it would have to come back before the Commission and Board of Mayor and Aldermen for approval. Commission asked if the property was still annexed into the city. Staff stated yes. Gerald Herman, City Administrator stated that city staff met with the property owner representatives. Mr. Herman stated that the owners requested a meeting with city staff and staff discussed what the city's intentions were to cancel the master plan and revert to previous zoning which is R-20. Mr. Herman stated that they would have to meet the current zoning requirements

regarding setbacks and exterior material requirements. Mr. Herman stated that they would have to resubmit a new preliminary master development plan. Ms. Wilkinson asked Staff if the plan expires after two years. Staff stated yes. Ms. Wilkinson made a suggestion that staff send the property owner's the minutes from this meeting to give them notice of action taken. Staff stated that certified letters would be sent to the appropriate property owners. Commission asked if they plan to come back with a new plan. Staff stated that they did discuss with the owner's that the SRPUD zoning designation would be allowed per the city's Comprehensive Plan.

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

Motion passed unanimously.

- Item # 6** **Staff:** Requests cancellation of the adopted development for Calista Farms. Request is per the City of White House Zoning Ordinance, Article V, Section 5.056.3, Administrative Procedure, #7, Cancellation of an Adopted Planned Development.

Staff discussed the city's Zoning Ordinance-Article V, Section 5.056.3, #7. regarding cancellation of the master plan when there has not been any activity within two (2) years. Staff stated letters have been mailed to the property owners to give them notification of cancellation of plans. Staff stated the Commission approved the Master Plan for Calista Farms in September 2007. Staff stated that the zoning for this property will revert back to R-15, Medium Density Residential.

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

Motion passed unanimously.

- Item # 7** **Staff:** Request Zoning Ordinance amendment for Article V, Section 5.053.1.1, C-1R, Central Business Service District Gateway Infill Residential regarding acreage limitations.

Staff stated this has been a discussion at the last two Commission Meetings. Staff stated the proposed Zoning Ordinance amendment is to add the maximum acreage to five (5) acres. Staff stated this would provide a clearer definition and adds intent to what the infill was designated for. Staff stated the C-1R zoning allows for 13 units

per acre. Staff stated by reducing the acreage would limit large developments on this type of zoning. Commission had concerns that a maximum of five (5) acres would be too large. Commission and Staff had discussion that the maximum acreage should be reduced to three (3) acres. Commission asked what other cities similar sized doing on this type of zoning. Staff stated he had not researched any other cities. Staff stated this zoning was created with the previous city planner a year ago.

Motion was made by Clif Hutson to recommend approval to the Board of Mayor and Aldermen and to change the maximum acreage from five (5) acres to three (3) acres, seconded by Jerry Summers.

Motion passed unanimously.

Meeting adjourned at 7:24 p.m.

ATTEST:



Scott Wiggins, Chairman



Ceagus Clark, Planning Secretary