

**CITY OF WHITE HOUSE**  
Meeting of the  
**Municipal/Regional Planning Commission**  
**Monday, September 14, 2020**

**Call to order:** 7:00 p. m.

**Pledge of Allegiance:**

**Roll call:** Bob Dorris, Clif Hutson, Martha Wilkinson, Paula Eller-Vice-Chair, Richard Berry, Jerry Summers

**Members Absent:** Scott Wiggins-Chairman

**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:** August 10, 2020. Motion was made to approve by Richard Berry, seconded by Bob Dorris. Motion passed unanimously.

**Changes/Additions to Agenda:** No changes.

**AGENDA**

**Item # 1    Summerlin-Phase 3:** 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 \$142,083.46. Staff stated that the developer has gotten with the Public Services Department regarding estimates to complete remaining work to request a bond reduction.

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

**Motion passed unanimously.**

**Item # 2     The Reserve at Palmers Crossing-Phase 2/Ragan Smith Engineering:** Requests Final Plat Approval for 39 lots. Property is referenced as Sumner County Tax Map 77, Part of Parcel 68.00. Property is zoned SRPUD, Suburban Residential Planned Unit Development and is located at North Palmers Chapel Road and Newbury Drive.

Staff stated there are a couple of items that need to be addressed prior to the plat being recorded. 1. Staff stated that there would need to be connectivity from the subdivision to the city's greenway. 2. Staff stated that there is a section of the greenway that is encroaching on this development. Staff stated the engineer will address with an easement that will be shown on the plat prior to being recorded. Staff stated the city was aware of this when a survey was performed on this property. Staff stated that they had previous discussion with the developer regarding this issue. Commission asked what percentage of phase 1 is completed. Staff stated approximately 50 percent.

**Motion was made to approve by Jerry Summers with staff's stipulations, seconded by Bob Dorris.**

**Motion passed unanimously.**

**Item # 3     David Entertainment Holdings, LLC:** Requests Recommendation to the Board of Mayor and Aldermen to rezone 6.1 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.

Staff stated this site was rezoned from I-1, Light Industrial to C-2, General Commercial at the request of the owner in December 2019. Staff stated the owner is now requesting to go back to the original designation of I-1, Light Industrial. Staff stated the zoning would meet the city's comprehensive plan for development for this area.

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


**Motion passed unanimously.**

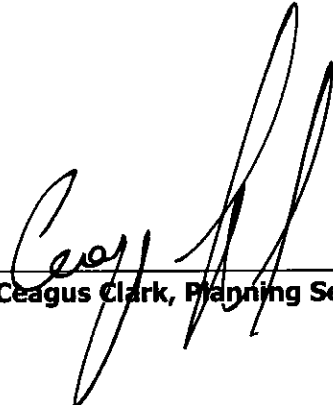
**Item # 4     Staff:** Requests discussion regarding Short Term Rentals.

Staff stated the previous city planner drafted defined regulations for Short Term Rentals as an amendment to the zoning ordinance and was brought before the Commission in May 2019. Staff reviewed the regulations for Short Term Rentals including: 1. These uses would only be permitted by the Board of Zoning and Appeals special exception review process, 2. The Short-Term Rentals would be limited to owner occupied uses only. 3. The revised draft includes a Municipal Code amendment that would define the operational permit approval process and permit limitations including a process to rescind the permit approval as defined per state law. Commission asked if the short-term rental would only be allowed in a single-family dwelling, or could it be allowed in a detached dwelling away from the home on acreage? Staff stated that he would need to do further research in the previous minutes to see if that was included. Staff stated he will find out if that would be included and report back at next month's Commission meeting. Commission asked about the minimum square footage for a short-term rental. Staff stated he would have it outlined in staff notes for next month's meeting. Commission asked if there had been any calls requesting this type of use? Staff stated there had been a few months ago. Staff and Commission discussed future training opportunities. Staff stated that he would look into having a few study sessions prior to the Commission Meetings that could fulfill the required annual training hours. Staff stated he would keep the Commission informed. Staff stated that there are two items on the agenda for the October Commission Meeting. Staff stated that next month's meeting will be on Tuesday, October 13<sup>th</sup> due to Columbus Holiday on Monday October 12<sup>th</sup>.

**Meeting adjourned at 7:24 p.m.**

**ATTEST:**

  
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**Scott Wiggins, Chairman**  
*Vice Chairman*

  
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**Ceagus Clark, Planning Secretary**