

**CITY OF WHITE HOUSE**  
Meeting of the  
**Municipal/Regional Planning Commission**  
**Monday, November 9, 2020**

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

**Pledge of Allegiance:**

**Roll call:** Scott Wiggins, Chairman, Clif Hutson, Paula Eller-Vice-Chair, Jerry Summers, Martha Wilkinson

**Members Absent:** Richard Berry, Bob Dorris

**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:** October 13, 2020. Motion was made to approve by Paula Eller, seconded by Jerry Summers. Clif Hutson-voted aye, Martha Wilkinson-voted aye, Scott Wiggins-voted aye. Motion passed unanimously.

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

**AGENDA**

**Item # 1** **Cambria Subdivision-Phase 3A:** Requests a one (1) year subdivision bond extension.

Staff stated there have been no improvements since last year's bond increase. Staff stated the developers have submitted construction plans in the last six months, but have not made improvements to infrastructure. Staff recommends a (1) one-year bond extension.

**Motion was made to approve by Paula Eller, seconded by Martha Wilkinson. Jerry Summers-voted aye, Scott Wiggins-voted aye, and Clif Hutson-voted aye.**

**Motion passed unanimously.**

**Item # 2** **Jamin and Amy Williams:** Requests Recommendation to the Board of Mayor and Aldermen to de-annex 5.2 acres. Property is

referenced as Robertson County Tax Map 095, Parcel 81 and is located at 7909 Bill Moss Road. Property is zoned R-20, Low-Density Residential.

Staff stated this site is located at Bill Moss Road adjacent to the city's sewer treatment plant. Staff stated he recommends approval based on the de-annexation due to the city limit boundary would remain contiguous without the parcels being scattered. Staff stated there is no sewer services on the property.

**Motion was made to approve by Jerry Summers, seconded by Paula Eller. Scott Wiggins-voted aye, Clif Hutson-voted aye, and Martha Wilkinson-voted aye**

**Motion passed unanimously.**

**Item # 3** **Michael L. Arnold:** Requests Recommendation to the Board of Mayor and Aldermen to rezone 16.8 acres from R-20, Low Density Residential to R-15, Medium Density Residential. Property is referenced as Sumner County Tax Map 096, Parcel 060.02 and is located at 269 Marlin Road.

Staff stated that the applicant thought that this property was originally annexed into the city at the R-15 zoning. Staff stated after researching the approval documents it was not. Staff stated the R-15 zoning request would meet the city's Comprehensive Plan use of medium and low-density residential. Staff recommends approval.

**Motion was made to approve by Jerry Summers, seconded by Paula Eller. Scott Wiggins-voted aye, Martha Wilkinson-voted aye.**

**Motion passed unanimously.**

**Item # 4** **The Parks Subdivision-Phase 3/CSR Engineering, Inc.:** Requests Final Subdivision Plat Approval for 142 single-family residential lots on 46.52 acres. Property is referenced as Robertson County Tax Map 95, Parcel 139.02 and is zoned NCRPUD, Neighborhood Center Residential Planned Unit Development. Property Owner: Heritage Development, LLC.

Staff stated this plan has been reviewed against the Final Master Development Plan and there have been no changes. Commission asked how many phases for the development. Staff stated there

would be (5) five phases. Commission asked if the turnaround radius met fire truck requirements. Staff stated yes. Staff stated that the plat meets setbacks and sidewalk requirements.

**Motion was made to approve by Jerry Summers, seconded by Clif Hutson. Scott Wiggins-voted aye, Martha Wilkinson-voted aye. Paula Eller-abstained.**

**Motion passed.**

- Item # 5**    **Highland Park/Land Solutions Co.:** Requests Site Plan Approval And Re-Subdivision Plat Approval to create right-of-way and (3) Three lots on 26.15 acres for 90 townhomes and 240 apartments Units. Property is zoned C-1R, Central Business Service District-Gateway Infill Residential. Property is referenced as Robertson County Tax Map 106, Parcel 66.00 and is located (behind the Kroger Shopping Center).  
Property Owner: Byrum Family Partners

Staff has reviewed the site plan and provided comments to the Developer. Staff stated all comments were addressed. Staff Recommends approval with stipulations that the developer keep the 50 ft. buffer around the perimeter of the existing residential abutting The site. Commission asked if the building located closest to existing Residential could be relocated. Lynn Ealey-developer was present. Mr. Ealey stated that the layout is bound to the zoning. Mr. Ealey Stated that they would be leaving the tree buffer which is within the 50 ft. buffer.

**Motion was made to approve by Martha Wilkinson with staff's stipulation that the developer keep the 50 ft. buffer around the perimeter of existing residential abutting the site, seconded by Paula Eller. Jerry Summers-voted aye, Scott Wiggins-voted aye, and Clif Hutson-voted aye.**

**Motion passed unanimously.**

- Item # 6**    **JSC Corrosion Technologies:** Requests Recommendation to the Board of Mayor and Aldermen to rezone 5.05 acres from I-1, Light Industrial to I-3, Heavy Industrial District. Property is referenced as Robertson County Tax Map 106, Parcel 184. Property is located at Union Road.  
Property Owner: Donnie R. Jones



Staff stated that this company is looking to locate operations to White House. Staff stated the company is requesting rezoning prior to the site plan submission. Staff stated the request is from I-1, Light Industrial to I-3, Heavy Industrial District. Staff stated the proposed zoning meets the city's Comprehensive Plan District description. Staff stated that the Fire Department reviewed the material that would be used in the facility, and deemed it not to be hazardous or flammable. Staff stated he would recommend if rezoning approved that the applicant place a restrictive clause on the deed, that should the property change ownership it would revert back to the less restrictive I-1 zoning. Mike Carvalho, representative for JSC Corrosion Technologies was present. Mr. Carvalho stated that they would be making an anti-corrosion component. Mr. Carvalho stated that they would be a blending facility and the product would then be shipped out. Mr. Carvalho stated they would ship out approximately 20,000 gallons a month. Paula Eller asked if there would be by-products. Mr. Carvalho stated no. Ms. Eller asked what the cleaning process would be between batches. Mr. Carvalho stated he would get his partner, Randall Seaman- on the phone. Mr. Seaman stated they would be doing small batch blending. Ms. Eller asked about the cleaning process between batches. Mr. Seaman explained cleaning process. Mr. Seaman stated it would be re-circulative and contained. Ms. Eller asked what chemicals would be stored on site. Mr. Seaman stated they would store primarily oil-based resins and mineral spirits, no flammable or toxic chemicals. Ms. Eller asked if they would be inspected regularly. Mr. Seaman stated they would follow the State of Tennessee guidelines, OSHA, and EPA. Mr. Seaman stated they would file operating permits with the appropriate authorities. Mr. Seaman stated this facility would be their primary corporate headquarters. Staff and City Attorney discussed possible language requirements be included in the deed restriction. Ms. Webb stated that she could send owners some language to look over regarding required deed restrictions. Staff stated he was sent a chemical list from the owners. Staff stated he sent the chemical list to the city fire department for analysis. Staff stated the fire department stated that the chemicals were not flammable. Staff stated the fire department did state that the chemicals could be a potential skin irritant. Ms. Eller stated her questions were based on more on the types of chemicals that would be used in the cleaning process between batches. Ms. Eller noted that this property is adjacent to residential and across the road from agricultural. The Commission asked if there would be a need for containment walls around the manufacturing facility. Mr. Seaman stated that the tank would be fully enclosed. Mr. Seaman stated there may instances out of their control such as a tornado or a human accident. Mr. Seaman stated that when the slab is poured that there will be a trench in the floor around the entire production modules which will slope into a containment pit. Commission discussed if this item was approved, could the Commission request more detail information on the site plan. Staff stated yes. Jason Reynolds, City Engineer Consultant, discussed site plan process, and the city could coordinate with TDEC. The city could ask for feedback at a higher level on operational process. Commission discussed if company changed their primary



purpose would it revert back to the I-1 zoning. Staff stated that would be included in the language in deed restriction that city attorney would review. Commission had discussion if there would be another review board other than the Board of Mayor and Alderman. Staff stated he would research approval process. Paula Eller stated concerns with oversight process of this type of industry. Ms. Eller stated concerns with this type of use being adjacent to existing residential and agricultural properties. Ms. Eller stated she has questions regarding their cleaning process and future growth. Staff discussed if Commission recommends approval and Board of Mayor and Aldermen approve rezoning another company could not come in to this property with a use that is undesirable due to the language that will be incorporated in the deed restrictions.

**Motion was made to deny by Paula Eller. Motion died for lack of second.**

Commission and Staff had lengthy discussion on rezoning process and that any detail requirements regarding the company's processes would be addressed at the site plan submittal stage. Paula Eller recommended that the Commission have a study session with the owners to find out more information about the company's processes.

**Motion was made by Paula Eller to amend the previous motion to defer until the Commission could meet with the owners to discuss various concerns, seconded by Jerry Summers.**

Mr. Carvalho asked when the study session would be held. Staff stated that an item can be deferred for 60 days. Staff stated that the study session would need to be advertised and that the earliest would be two weeks. Staff and Commission discussed that a joint study session could be held with the Board of Mayor and Aldermen Monday, December 14, 2020 at 5:30 p.m. prior to the Commission Meeting.

**Motion was made by Paula Eller to amend previous motion to recommend approval to the Board of Mayor and Aldermen with the stipulation that a joint work study session be scheduled to address various concerns, seconded by Jerry Summers. Scott Wiggins-voted aye, Clif Hutson-voted aye, and Martha Wilkinson-voted aye.**

**Motion passed unanimously.**

**Item # 7    Foster Supply/Para Design, LLC:** Requests Site Plan Approval for a proposed industrial use on 5.87 acres. Property is referenced as Robertson County Tax Map 95, Parcel 73. Property is zoned I-2, Heavy Industrial and is located at Center Drive.  
Owner: Harold Tate, Jr.

Staff stated that this company produces construction materials including retaining walls, fabricated rebar, steel grates, and slotted storm drains. Staff stated the site plan shows a phased build out approach. Staff stated that their plans are to start out producing the retaining wall product. Staff stated that the site plan shows the use of a portable building as an office. Staff stated the city's zoning ordinance allow this type of structure for a 12-month period. Staff stated the Commission may extend this to 18-months. Staff stated that the surface material required is to be asphalt or concrete hard surface. Staff stated their lay down lot would be allowed to have gravel. Staff stated they will need to show this on the site plan. Staff stated there are a few minor comments that should be able to be worked through. Jessica Gore, an engineer with Para Design was present. Ms. Gore stated that the client and developer has previously met with city staff to discuss the proposed development. Ms. Gore stated the site plan submitted is a full build out plan. Ms. Gore stated the owner is not sure what the time line will be for the full build out. Ms. Gore stated they want to asphalt the entrance and driveway, install landscaping, and install a crushed stone lay down yard. Ms. Gore stated they would produce large modular concrete block that is used to build retaining walls. Jeff Foster-Vice-President of Foster Supply was present. Mr. Foster stated there will be 5 jobs initially, and they will like to expand to producing sewer products, man holes, etc. and would like to have up to 20 employees. Commission asked if construction business hits a lag could the temporary office building be extended. Staff stated they could request an extension through the city Board of Zoning and Appeals.

**Motion was made to approve per staff's stipulations by Jerry Summers, seconded by Paula Eller. Scott Wiggins-voted aye, Martha Wilkinson-voted aye, and Clif Hutson-voted aye.**

**Motion passed unanimously.**

**Item # 8    Staff:** Requests Recommendation to the Board of Mayor and Aldermen to amend the Zoning Ordinance Article III, Section 3.125.4 (3), regarding Commercial Outdoor Display Areas. Recommendation is further made to amend the Commercial Design Standards, Site Planning, Addition of #5 regarding Commercial Outdoor Display Areas and Motor Vehicle Service and Repair.

Staff stated this request is to add a definition in the Zoning Ordinance to the Outdoor Display, adding language to the Design Standards and Zoning Ordinance to give more detail of the amount of storage of merchandise. Staff stated that language has been included to give the Commission authority to approve anything non-conforming. Staff stated any proposed display which does not conform to the above standards may be approved by the Commission in the form of a site plan and design review approval.