

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

Call to order: 7:00 p. m.

Pledge of Allegiance:

Roll call: Scott Wiggins-Chairman, Clif Hutson, Paula Eller-Vice-Chair, Bob Dorris, Martha Wilkinson, 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: November 9, 2020. Minutes were not included in Commissioners packets, and will be voted on at the January Meeting.

Changes/Additions to Agenda: Staff stated that Item # 2 was withdrawn by applicant.

AGENDA

Item # 1 **Summerlin Subdivision-Phase 4:** 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 Bob Dorris, seconded by Paula Eller. Scott Wiggins- aye, and Clif Hutson-aye. Richard Berry-aye Martha Wilkinson-aye

Motion passed unanimously.

(Withdrawn by Applicant-Item # 2)

Item # 2 **Copes Crossing Subdivision/Land Solutions:** Requests Recommendation to the Board of Mayor and Aldermen to rezone 36.15 acres from RPUD to NCRPUD, Neighborhood Center Residential Planned Unit Development. Request is further made for Preliminary Master Development Plan Approval for 103 single family lots. Property is referenced as Sumner County Tax Map 77, Parcel 84 and is located at Tyree Springs Road.
Owner: James W. and Carolyn E. Brinkley

Item # 3 **Legacy Farms/Thomas & Hutton:** Requests Final Master Development Plan for 343 single family lots on 143.33 acres. Property is referenced as Robertson County Tax Map 95, Parcel 141 & 145. Property is zoned SRPUD, Suburban Residential Planned Unit Development and is located at the northeast corner of Pinson Lane and Cross Plains Road.
Owner: Heritage Development and Choate Development

Staff stated the preliminary plat was approved at the June 2020 Commission Meeting. Staff stated there have been minor changes to the original plan that include the reduction in the lots from 412 to 343 lots. Staff stated the previous staff notes were not accurate regarding an agreement between the school board and the developer for a road connection. Staff stated that the developer has been in discussion with the school board, but no agreement has been made at this time. Staff stated there were some zoning ordinance amendments made regarding planned unit developments including 10' ft side setbacks, 35' front setbacks, with a (4) four-side exterior cement products such as hardie board and brick/stone material which are included in the FMDP. Staff stated they are targeting a 55-year-old and over-age targeted community. Staff discussed the proposed amenities. Chairman Wiggins discussed two other issues that have been brought up with this development including the signalization of Pleasant Grove Road and a connector road at Heritage High School that would serve connectivity between the two residential developments. City Administrator, Gerald Herman discussed an additional right turn lane at Pleasant Grove Rd. that the city has recently completed. Mr. Herman stated that the State Improv Act-recent fuel tax would pay for improvements to the SR 76/Pleasant Grove Rd and the SR 76/Cross Plains Rd. intersection. Mr. Herman stated that this is still in process and the city is on this list for improvements. Mr. Herman stated that the city discussed with the previous developer when this project's preliminary plat was approved that they work with the school to have a connector road

that would provide connectivity for the two residential developments. Mr. Herman stated the developer stated that they would give a donation to install the connector road to Pinson Lane, but did not give an amount. Mr. Herman discussed that the city could not enforce or require this due to the fact it is not city property. Caleb Fuqua, developer discussed being in favor of the road connection, but it would be on the school property. Mr. Fuqua was in favor of having talks with the school board to discuss. Mr. Fuqua stated that a proposed connector road is in the future design plans for the school when the new middle school is built. The Commission discussed that they would recommend that further discussions continue between the developer, builder, school board, and the city on how to facilitate getting a road built to help with the connectivity on Pinson Lane for the residential developments. Commission discussed setting a time frame for the developer and school board to have a meeting within the next 30 days prior to approving this plat. The Commission had lengthy discussion on whether to defer this item to get more of a timeline of when the road could be constructed. Mr. Fuqua stated concerns with the road getting damaged if it were constructed prior to the completion of a new middle school. Commission discussed that it could be many years down the road until the middle school is built; and that there needs to be something done to help with traffic with all the new homes built. Mr. Fuqua discussed concern of time frame with the holidays coming up and issues with meetings due to pandemic. Mr. Fuqua discussed the concern of the road cost since it was not in his contract. Matt Delmer, with D R Horton was present. Mr. Delmer stated that they were not aware of the city's request for the road connection. Mr. Delmer stated that 4-Star Development will be the builder for this project. Mr. Delmer discussed that there would need to be discussions with the builder regarding a road connection. Commission discussed that there could be an agreement between city, developer, school board without a dollar amount tied to it, or however they would like to work it out. Staff and Commission discussed that they would like to see a road connection before the subdivision plat is recorded. City Engineer, Jason Reynolds stated that the alignment is there, there would need to be coordination. Mr. Herman stated that he would set up a meeting with Dr. Causey, Robertson Co. Director of Schools, city staff, and the developer to discuss the road connection. Commission asked who would be responsible for maintenance of connector road. Staff stated the school board since it would be on their property.

Motion was made by Scott Wiggins to approve per staff's recommendation, seconded by Richard Berry. Bob Dorris-aye, Martha Wilkinson-aye, Clif Hutson-aye, Paula Eller-abstain

Motion passed.

- Item # 4** **Dorris Farm at Willow Springs/Dewey Engineering:** Requests Final Master Development Plan Approval for 306 single family lots and 155 attached-units on 151.3 acres. Property is referenced as Sumner County Tax Map 96, Parcels 5.00, 5.01, and 5.04, Sumner County Tax Map 96, Parcel 9.00. Property is zoned SRPUD, Suburban Residential Planned Unit Development and NCRPUD, Neighborhood Center Residential Planned Unit Development. Property is located at Tyree Springs Road.
Property Owners: Kenneth & Pamela L. Carver, and Mary Jean Dorris Estate/Robert Dorris

Staff stated the updated FMDP shows one access point as discussed at the previous Commission Meeting. Staff stated the updated plans will include: the developers will provide offsite improvements to Tyree Springs to include sidewalk connections from the development north to the White House Greenway near White House High School as well as a signalized intersection at Raymond Hirsch/Meadows and Tyree Springs Rd, the exterior of the homes will adhere to the amended PUD changes requiring stone, brick, or hardie board, connectivity of Cedar Brook Rd. to Tyree Springs, which is designed as a future roadway in the cities future road plan. Commission discussed some concerns citizens have concerning traffic. Staff stated the traffic signal will help with traffic flow. Commission asked if there would be any drainage concerns with making cul de sac at Cedar Brook Dr. into straight street. Staff stated any drainage issues would be addressed on the construction plans.

Motion was made to approve by Martha Wilkinson, seconded by Clif Hutson. Richard Berry-aye, Scott Wiggins-aye, Paula Eller-abstain, Bob Dorris-abstain.

Motion passed.

- Item # 5** **Staff:** Requests Approval of the 2021 Planning Commission Calendar.

Motion was made to approve by Paula Eller, seconded by Bob Dorris. Scott Wiggins-aye, Richard Berry-aye, Clif Hutson-aye, Martha Wilkinson-aye

Motion passed unanimously.

Item # 6 **Staff:** Discussion regarding annual Planning Commission Training.

Staff asked for a count of Commissioners who completed annual training by watching virtual training seminar. The following completed training. Staff will send link for the other Commissioners to view training online.

Paula Eller
Scott Wiggins
Clif Hutson

Item # 7 **Staff:** Discussion regarding annual election for Planning Commission Chairperson.

Staff stated that the annual election of Commission Chairperson should have been conducted in June 2020. Scott Wiggins stated that he would step down as chairman if someone else would like to take it over. Commission had discussion and decided to wait until the next election in June 2021. Scott Wiggins will remain chairman until that time.

Meeting adjourned at 8:08 p.m.

ATTEST:



Scott Wiggins, Chairman



Ceagus Clark, Planning Secretary