

CITY OF WHITE HOUSE
Meeting of the
Municipal/Regional Planning Commission
Monday, January 11, 2021

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, 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: from November 9, 2020, December 14, 2020, and Joint Study Session-December 14, 2020. Motion was made by Clif Hutson to approve all minutes, seconded by Bob Dorris. Paula Eller-aye, Martha Wilkinson-aye, Jerry Summers-aye, Scott Wiggins-aye, and Richard Berry-aye

Changes/Additions to Agenda: Staff stated Item #2 has been withdrawn by applicant.

AGENDA

Item # 1 **Concord Springs-Phase 1:** Requests a one (1) year subdivision bond extension.

Staff stated that city staff has inspected the improvements and have calculated the reduction with a (1) one year extension. Staff stated the current bond amount is \$841,736. Staff stated the new bond amount is \$777,836.

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

Motion passed unanimously.

(Withdrawn by Applicant-Item # 2)

Item # 2 **Glenn Fry:** Requests Recommendation to the Board of Mayor and Aldermen to rezone 1 acre from R-20, Low Density Residential to R-10, High Density Residential. Property is referenced as Sumner County Tax Map 077, Parcel 089.00 and is located at 703 McCurdy Road.

Item # 3 **Fields at Oakwood-Phase 2/Section 1/Dewey Engineering:** Requests Final Plat Approval for 5.72 acres consisting of 27 lots. Property is referenced as Robertson County Tax Map 96, Portion of Parcel 35.00. Property is zoned SRPUD, Suburban Residential Planned Unit Development and is located at Calista Road. Owner: Tenn. Properties Fields at Oakwood

Staff stated the Final Master Development Plan was approved in March 2018. Staff stated this plat meets everything that was on the Final Master Plan. Staff stated this phase would consist of 27 lots.

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

Motion passed unanimously.

Item # 4 **31-W Townhomes/Klober Engineering:** Requests Recommendation to the Board of Mayor and Aldermen to rezone 5 acres from C-2, General Commercial to NCRPUD, Neighborhood Center Residential Planned Unit Development for a 70-unit townhome development. Property is referenced as Sumner County Tax Map 097, Parcel 010.02 and is located at Highway 31-W. Property Owners: Vista Land Co. LLC. c/o Mike Brady

Staff stated this request is for a 70-unit townhome development on a 5-acre tract south of the city soccer complex and Christ Worship Center. Staff stated it would meet the city's Comprehensive Plan regarding the Highway 31-W Corridor. Staff stated the NCRPUD, Neighborhood Center Residential Planned Unit Development is a recommended zoning. Staff stated that the engineer has addressed all staff's comments. Commission asked since this location is right beside an existing single-family subdivision would the city want townhomes beside it. Staff stated that Kensington Green condo development is in close proximity to this site. Commission asked about the buffer zone. Staff stated that it would be the buffer requirement for a PUD. Commission asked if there could be a more

stringent buffer zone to protect the existing subdivision. Staff stated that would need to be discussed with the developer since the site plan has already been laid out.

Motion was made by Richard Berry to recommend approval to the Board of Mayor and Aldermen, seconded by Martha Wilkinson. Jerry Summers-aye, Bob Dorris-aye Scott Wiggins-aye, Paula Eller-aye, Clif Hutson-nay

Motion passed.

- Item # 5 ReTool/Arnold Engineering:** Requests Site Plan Approval to construct a 60,000 sq. ft. warehouse with 10,000 sq. ft. office space. Property is referenced as Robertson County Tax Map 106, Parcel 036.01 and consists of 5.05 acres. Property is zoned I-2, Heavy Industrial and is located at Industrial Drive.

Staff stated that this company has a retail operation on Dickerson Pike. Staff stated the current zoning is sufficient for the intended operation. Staff stated that they have met all of city's requirements for a site plan including landscaping. Commission asked if it would light manufacturing. Aaron Arnold with Arnold Engineering explained the proposed business which would not necessarily be light manufacturing, but refurbishing and re-packing of tools. Mr. Arnold stated that they would store and ship out tools for the site and would have tools for sale on line. Mr. Arnold stated there would be no retail store on site.

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

Motion passed unanimously.

- Item # 6 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. **(This item was withdrawn by Applicant at the December 14, 2020 Meeting).**

Owner: James W. and Carolyn E. Brinkley

Staff stated this subdivision was previously approved in 2005 at a Zoning that was then known as LDPUD, Low Density Planned Unit Development. Staff stated the setbacks for this previous zoning Were 5 ft. setbacks with a 15 ft. minimum front setback. Staff stated that they are requesting a NCRPUD zoning which would be increase setbacks. Staff stated the proposed development is similar to the previously approved plan, which had 102 lots. Staff stated the proposed plan consists of 103 lots. Staff stated that the city's zoning ordinance states that after (1) one year the plan would expire, but the city has to notify the developer. Staff stated that the previous plan did not officially expire since the owner was not notified. Staff stated if they would have to meet the recent changes to the city's ordinance in PUD's regarding the exterior materials for the houses.

Motion was made by Jerry Summers to recommend approval to the Board of Mayor and Aldermen, seconded by Bob Dorris. Scott Wiggins-aye, Richard Berry-aye, Clif Hutson-aye, Paula Eller-aye, Martha Wilkinson-aye.

Motion approved unanimously.

Item # 7 Staff: Discussion regarding Infill Residential Zoning.

Staff stated that he has been approached in several instances Regarding Infill type properties similar to the C-1R and RTC Zonings. Staff asked Commission what their thoughts were going forward with these types of developments. Staff stated he was asked by the owner of a piece of property at McCurdy Road about subdividing and adding a duplex on the property. Staff stated that the C-1R property has defined boundaries where the zoning is permitted. Staff stated the property at McCurdy Rd. is outside the C1-R boundary. Staff stated the RTC zoning is only allowed in the Town Center District. Commission asked if these requests have been for vacant properties, or do they want to tear down one structure and build two. Staff stated that it would be both. Mr. Herman discussed that Item #2 that was withdrawn that the applicant would like to subdivide the property. Mr. Herman stated that there is an existing house on the property, and the owner would like to build a duplex on either side of the house. Mr. Herman stated that the lot is

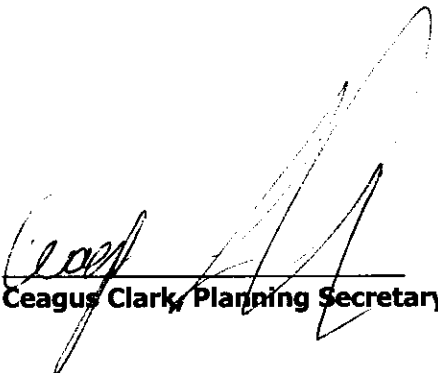
less than 30,000 sq. ft. and would not meet the setbacks.
Commission stated that they would like requests to be based on
what is allowed in the city's Comprehensive Plan. Commission stated
concerns with creating new zonings for these types of requests.

Meeting adjourned at 7:17 p.m.

ATTEST:



Scott Wiggins, Chairman



Ceagus Clark, Planning Secretary