

CITY OF WHITE HOUSE
Meeting of the
Municipal/Regional Planning Commission
Monday, February 8, 2021

Call to order: 7:00 p. m.

Pledge of Allegiance:

Roll call: Scott Wiggins-Chairman, Clif Hutson, Bob Dorris, Martha Wilkinson, Richard Berry, Jerry Summers

Members Absent: Paula Eller, Vice-Chair

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 January 11, 2020. Motion was made by Richard Berry to approve all minutes, seconded by Bob Dorris. Martha Wilkinson-aye, Jerry Summers-aye, Scott Wiggins-aye, and Richard Berry-aye

Changes/Additions to Agenda:

AGENDA

Item # 1 The Reserve at Palmers Crossing-Phase 1: Requests a one (1) year subdivision bond extension.

Staff stated that city staff has inspected the development, to which no improvements have been made from the previous year. Staff recommends a 6% percent increase.

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

Motion passed.

Item # 2 Stones Crossing: Requests a one (1) year subdivision bond extension.

Staff stated that city staff has inspected the development, to which no improvements have been made from the previous year. Staff recommends a 6% percent increase.

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

Motion passed.

Item # 3 **Settlers Ridge:** Requests a one (1) year subdivision bond extension.

Staff stated that city staff has inspected the development, to which no improvements have been made from the previous year. Staff recommends a 6% percent increase. Commission asked if the 6% is enough with construction increasing. Staff stated that City Public Services Staff sets these amounts, and they are very knowledgeable when costing the subdivision phases.

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

Motion passed.

{Item # 4-Withdrawn by Staff}

Item # 4 **The Parks-Phase 1:** Requests a one (1) year subdivision bond extension.

Item # 5 **Summerlin-Phase 1:** Requests a one (1) year subdivision bond extension.

Staff stated city staff has inspected the development. Staff stated they are getting close, but since they are building from the back of the development to the front, they are not ready for any bond reduction at this time. Staff recommends a 6% percent increase. Commission.

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

Motion passed.

Item # 6 **Tractor Supply Co./Sewell Site Inspections:** Requests
Site Plan Approval for a 19,097 sq. ft. commercial
Retail building and 20,000 sq. ft. fenced outdoor
display area. Property consists of 5.161 acres and is zoned C-2,
General Commercial. Property is located at 2901 Highway 31W.
Owner: Ronald J. Tate and Sonja W. Tate

Staff stated that they have met all of staff's concerns as stated in staff's notes. Staff stated that there was one item of discussion regarding ingress/egress in which the city recommended the utilization of an access agreement between Dollar General and Tractor Supply. Staff stated they have been unable to coordinate this with Dollar General. Commission asked if they would meet the buffer behind this property. Staff stated that they would meet the city's buffer requirement per the zoning ordinance. Staff stated the dumpster and loading ramp area would be screened from the residential area with evergreen trees and an existing privacy fence located along the property line. John Sewell with Site Engineering was present. Mr. Sewell stated that one of staff's comments was for them to use the joint ingress/egress where the Dollar General Market is located. Mr. Sewell stated that currently there is an easement that is 50 ft. wide and 100 ft. in length. Mr. Sewell stated that it was constructed with the entire entrance on the Dollar General's property. Mr. Sewell stated the only way for them to tie into it would be to coordinate with Dollar General to extend the easement. Mr. Sewell discussed the difficulties regarding wetlands that are on the Tractor Supply property to minimize the impact in having to tie into an existing easement. Mr. Sewell stated that is why they are showing a separate entrance instead of tying into the existing access point. Commission asked if they would be connecting the two parking lots. Mr. Sewell stated that there is not a stub onto their property, and they would have to obtain an easement on the Dollar General property. Mr. Sewell stated they have had some initial discussions with Dollar General regarding connecting the parking lots, but they have not been receptive. Commission asked what the distance is from Dollar General entrance to the Tractor Supply entrance. Mr. Sewell stated 150 ft. Mr. Sewell stated that it meets TDOT regulations. Commission discussed that they would like to see the two parking lots tied together. Commission asked if the outparcel would share an entrance with the Dollar General site. Mr. Sewell stated yes.

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

Motion approved.

Item # 7 **Staff:** Requests amended zoning map approval.

Staff stated that the city zoning map has not been updated since 2019. Staff stated that there is also a link to view the zoning map on the city's website. Staff stated the new zoning map should be on the the city's website in a few days.

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

Motion passed.

Meeting adjourned at 7:16 p.m.

ATTEST:



Scott Wiggins, Chairman



Ceagus Clark, Planning Secretary