

CITY OF WHITE HOUSE
Meeting of the
Municipal/Regional Planning Commission
Monday, April 12, 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, Paula Eller, Vice-Chair

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 the March 8, 2021 Meeting. Motion was made to approve by Paula Eller, seconded by Richard Berry. Motion passed unanimously.

Changes/Additions to Agenda: Item #5 was withdrawn by the applicant.

AGENDA

Item # 1 Frey Branch Cottages/Ragan-Smith Associates, Inc.:

Requests Final Master Development Plan Approval for a 30-unit residential duplex development. Property is referenced as Robertson County Tax Map 95, Parcel 067.00 and is zoned NCRPUD, Neighborhood Center Residential Planned Unit Development. Property is located at Wilkinson Lane.
Owner: AK Development, LLC c/o Drew Evans

Staff stated this is a proposed 4.83-acre development. Staff stated this would be a duplex development similar to the Brookside development adjacent to this site. Staff stated there would be 30-units on 4,500 square foot lots. Staff stated they would meet the required setbacks and open space. Staff stated that city staff comments have been addressed by the engineer. Staff stated that he recommends approval. Commission asked if there were any significant changes from the preliminary plat and the final plat. Staff

stated that there are some items that will be made to the construction plans, but no significant changes.

Motion was made to approve by Martha Wilkinson, seconded by Paula Eller.

Jerry Summers-aye, Bob Dorris-aye, Scott Wiggins-aye, Clif Hutson-aye.

Motion passed unanimously.

Item # 2 Advanex USA/Klober Engineering: Requests Site Plan Approval for a proposed 32,850 sq ft manufacturing facility and 7,600 sq ft office space. Property is referenced as Robertson County Tax Map 106, Part of Parcel 187.01. Property is zoned I-2, Heavy Industrial and is located at Hester Drive.
Owner: TNHomesites.com

Staff stated that the proposed site is located behind Lowes Millworks at Hester Drive. Staff stated that the city has been working with this company several months. Staff stated that the company is looking to relocate their facility from California to White House. Staff stated that the company makes springs for an array of industry. Staff stated that city staff comments have been addressed. Staff stated there would be a few items that would be worked out during the construction plan approval phase. Staff stated that he recommends site plan approval.

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

Motion passed.

Item # 3 David P. Wilkes Property/Bruce Rainey & Associates: Requests Recommendation to the Board of Mayor and Aldermen to rezone property from C-1, Central Business District to C-1R Central Business District-Gateway Infill Residential. Property is referenced as Sumner County Tax Map 077P, Group A, Parcel 004.00. Property is located at 2926 Highway 31W.
Owner: David P. Wilkes

Staff stated the property owner originally requested to rezone the property to C-6, Town Center. Staff stated the C-1R would be a more compatible zoning. Staff stated the property adjacent to a lot that is currently zoned C-1R. Staff stated the owner is looking to do the same type of development. Staff stated the rezoning request does not require a site plan, but the owner did include a sketch plan with the request. Staff stated that he would recommend the C-1R zoning rather than the C-6 zoning even though they both are allowed per the city's Comprehensive Plan. Staff stated this property would be further from the city's town center to recommend the C-6 zoning. Commission asked how many units were approved for the adjacent property. Staff stated 3 town home units. Commission asked if this would be for proposed town homes or apartments. Staff stated they are proposing town homes. Commission asked if this rezoning was approved could they build apartments. Staff stated that the C-1R zoning allows 13 apartment units per acre. Staff stated this property is .5acre. Staff stated the most they could build would be 6 units. Staff and Commission had discussion regarding if the property were rezoned to C-1R, they would have to come back for a site plan approval. Commission discussed that the adjacent property was allowed to have townhomes due to having an existing property zoned commercial in front of it. Staff stated there would be 35 ft front setback and 5 ft side setbacks. Staff stated that currently there is a single-family house on the property that they would tear down to build town homes. Staff discussed the C1-R zoning and that it is for smaller sized lots that allows for multi-family use and within the town center perimeters.

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

Motion to recommend approval to the Board of Mayor and Aldermen was denied.

Item # 4 **Villas at Honey Run Springs/B2L Land Surveyors:** Request Final Plat Approval for a 34-unit multi-family development. Property Is referenced as Sumner County Tax Map 007, Parcel 002.00. Property is zoned NCRPUD, Neighborhood Center Residential Planned Unit Development and is located at 3618 Highway 31W.
Owners: Harold B. Tate, Jr. and Sarah J. Tate, Tr.

Staff stated the developer is ready to record the final plat, and start

Construction. Staff stated the final plat matches the Final Master Development Plan. Staff stated bonds have been calculated for this project.

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

Motion passed.

(Item #5 withdrawn by applicant)

Item # 5 Sage Road Residential Development/Klober Engineering:
Requests Preliminary Master Development Plan Approval for 143 single family lots, 56-town home units, and 40 apartment units. Property is referenced as Robertson County Tax Map 106, Part of Parcels 193 and 16. Property is zoned NCRPUD, Neighborhood Center Residential Planned Unit Development and is located at Sage Road.

Item # 6 Staff: Requests Recommendation to the Board of Mayor and Aldermen to amend the Zoning Ordinance, Article V, Section 5.053.2, C-2, General Commercial District regarding motor vehicle service and Repair.

Staff stated the city was approached a few weeks ago from an auto collision repair company about possibly coming to the city. Staff stated currently there are no definitions that describes major/minor auto repair services Staff stated this request is to add distinguished definitions to Major and Minor Automotive Repair to the Zoning Ordinance and Design Standards. Staff stated the only Definitions are of Gasoline Service Stations. Staff stated that larger auto dealerships perform an array of minor and major repairs. Staff stated there are collision centers that provide a cleaner operation than those of salvage or wrecking yards, which we refer to in the current zoning ordinance. Staff stated he would recommend that Minor vehicle repair is added as a permitted use and major repair as a special exception. Commission discussed concerns with outdoor storage in the rear yard, and screening requirements of solid, non-transparent fencing or landscaping. Commission discussed concerns with these types of screening can begin to look run down after a few years and if there could be some language inserted that if they fall into disrepair that they would have to be repaired. Staff stated that would be addressed by code regulations, and that the City Code inspectors could site the business if the fencing or screening were falling down. Commission asked if the city could specify the type of

fencing required. Staff stated yes, that the city could require the vinyl coated type of fencing or some other type of materials allowed per the city's design standards. Staff stated he would get with the City Administrator and City Attorney to get the correct type of language for fencing material requirements.

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

Motion passed unanimously.

Staff stated there would be a study session prior to the May 10th Planning Commission to discuss a proposed development that has a commercial component to it in an area that is not currently in the city's Comprehensive Plan.

Meeting adjourned at 7:23 p.m.

ATTEST:



Scott Wiggins, Chairman



Ceagus Clark, Planning Secretary