

CITY OF WHITE HOUSE
Meeting of the
Municipal/Regional Planning Commission
Tuesday, October 13, 2015

Call to order: 7:00 p. m.

Pledge of Allegiance:

Roll call: Clif Hutson, Martha Wilkinson, Bob Dorris, Paula Eller-Chairperson, Richard Berry, Jerry Summers, and Scott Wiggins

Members Absent:

Staff Members Present: Ryan Gardner- City Attorney, Planning Director- Reed Hillen, Jerry Herman-City Administrator, Jason Reynolds, City Engineer

Approval of prior minutes dated: Monday, September 14, 2015. Motion was made to approve prior minutes by Martha Wilkinson, seconded by Cliff Hutson. Motion passed unanimously.

Approval of Consent Agenda:

AGENDA

Item # 1 **Holly Tree Subdivision-Phase 3:** Requests a one-year subdivision improvement bond extension.

Staff stated that 36 lots out of 50 lots have been built out. Staff recommended a one-year bond extension in the amount of \$80,000, which includes required 6% inflation increase. Staff stated that since the development is getting close to being 75% completed, the developer would probably ask for acceptance by next year.

Motion was made to approve by Scott Wiggins, seconded by Bob Dorris.

Motion passed unanimously.

Item # 2 **Jerrel Wiseman and Jim Barlow Property:** Requests Recommendation to the Board of Mayor and Aldermen to rezone a Portion of Parcel from R-20, Low-Density Residential to R-15, Medium Density Residential. Property is referenced as Sumner County Tax Map 77-B, Group A, Parcel 16.00. Property is located at 302 Portland Road.

Staff stated that this is an "L" shaped lot that fronts both Highway 76 and Eastside Drive. Staff stated that currently there is a house on the lot with access to Highway 76. Staff stated the owner would like to subdivide the lot to create an additional lot fronting Eastside Drive. Staff stated this lot is a few hundred square feet short of being able to subdivide in the R-20 zoning. Staff stated going to R-15 would allow for this. Staff stated that the City's Long Range Plan shows this area as a Medium Density Residential and there is R-15 zoning across the street. Commission asked staff if there were any drainage issues with this lot. Staff stated no. Jim Brinkley, representative for the owner, stated that he is not aware of any drainage issues.

Motion was made to approve by Jerry Summers, seconded by Bob Dorris.

Motion passed unanimously.

Item # 3 **Kroger Store Expansion/Perry Engineering:** Requests Site and Final Plat Approval for a proposed 36,150 square foot expansion. Property is referenced as Robertson County Tax Map 106-E, Group A, Parcel 28.00. Property is zoned C-2, General Commercial and is located at 510 Highway 76.

Staff stated the proposed expansion will have the store at a total size of 101,150 sq. ft. Staff stated that parking would be added to the vacant lot at the corner of Highway 76 and Byrum Drive. Staff stated that a portion of Byrum Drive would be relocated by Kroger to the East. Staff explained that the initial submittal that Kroger submitted last month included a larger store expansion. Staff stated that the store was redesigned in the middle of the review process. Staff stated because of the revision of the Kroger plans, there are a few items that still need to be addressed and can be done as stipulations. Staff stated that Kroger is working with the City and TDEC on permitting. Staff stated that drainage calculations are being reworked with the change in the size of the increase. Staff stated that shouldn't be an issue, as the new plans call for a decrease in the amount of the impervious area. Staff stated the second stipulation item is the relocation of Byrum Drive. Staff stated the first plan submittal had Byrum Drive being moved to the east so that it would align with a dead end into the property directly to the north. Staff stated the new plan has Byrum Drive having a dead end into the football stadium property. Staff stated this could not be permitted due to it cutting off access of the property to the

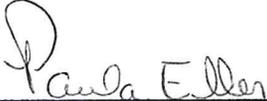
north of any public right-of-way, which is not allowed without a pre-approved easement. Staff stated the City's Thoroughfare Plan has this road going directly into the property to the north and designed in a way that a road can be tied into it towards the east connect to the City Park. Staff stated that Perry Engineering is aware of these stipulations and is working on revisiting these two items. Staff and Commission discussed a future "T-intersection" road into the park. Jon Claxton, representative with Perry Engineering, and John Corbett, real estate representative for Kroger, were in attendance. City Engineer, Jason Reynolds, stated that he had just received the new road layout today and would need time for he and city staff to review. Mr. Reynolds discussed proposed road extension and meeting city requirements. Jon Claxton, with Perry Engineering, stated that they are aware of the city's requirements and are willing to work towards meeting those.

Motion was made to approve by Scott Wiggins with staff's stipulations: to work with city engineer and city storm water manager getting approval on all detention and storm water items and to alter realignment of Byrum Drive to meet City Thoroughfare Plan and city and state regulations, seconded by Richard Berry.

Motion passed unanimously.

Meeting adjourned at 7:28 p.m.

ATTEST:



Paula Eller, Chairman



Reed Hillen, Secretary