

**CITY OF WHITE HOUSE**  
Meeting of the  
**Municipal/Regional Planning Commission**  
**Monday, February 8, 2016**

**Call to order:** 7:00 p. m.

**Pledge of Allegiance:** Dylan Slate, 11 year old student, at White House Heritage, led the Pledge of Allegiance.

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

**Members Absent:** Richard Berry

**Staff Members Present:** Valerie Webb- City Attorney, Planning Director- Reed Hillen, Jerry Herman-City Administrator, Jason Reynolds, City Engineer

**Approval of prior minutes dated:** Monday, January 11, 2016. Motion was made to approve prior minutes by Martha Wilkinson, seconded by Scott Wiggins. Motion passed unanimously.

**Approval of Consent Agenda:**

**AGENDA**

**Item # 1** **Stones Crossing:** Requests a one-year subdivision improvement bond extension.

Staff stated this is a 10 lot subdivision and that 6 lots have been built out. Staff recommended a one-year extension with a bond amount of \$13,500. Staff stated the current bond amount is \$12,750, and the increase would include a 6% inflation increase.

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

**Motion passed unanimously.**

**Item # 2** **Cambria Subdivision-Phase 3B/Bruce Rainey & Associates:** Requests Preliminary Plat Approval for 25 lots. Property is zoned R-15, Medium Density Residential. Property is referenced as Sumner County Tax Map 96, Parts of Parcels 1.00 and 4.00 and is located at McCurdy Road.

Staff stated that the preliminary plat meets all requirements and follows the Final Master Development Plan for the subdivision. Bruce Rainey, representative for the developer, was in attendance to answer any questions. Commission asked if there was notation on the plat regarding this property being in a flood plain. Mr. Rainey stated that there is a notation on the plat that this property does not lay within a flood hazard area.

**Motion was made to approve by Bob Dorris, seconded by Clif Hutson.**

**Motion passed unanimously.**

**Item # 3** **Staff:** Requests an amendment to Brookside Village Subdivision Final Master Development Plan. Property is located at Wilkinson Lane.

Staff stated that the Final Master Development Plan has 5 phases. Staff stated that Phase 2 was completed. Staff stated that Phases 4 & 5 were to have 33 total lots. Staff stated that these phases have not had any planning or development past the Final Master Development Plan. Staff stated that North Ridge Church has purchased the parcel that contains Phases 4 & 5. Staff stated that the City has been working with the church and Brookside HOA on a solution to get Phase 1 and possibly Phase 3 completed. Staff stated the church would like to use the land that Phases 4 & 5 resides on for future expansion of the North Ridge Campus. Staff recommends to remove Phase 4 & 5 from the Final Master Development Plan, Staff stated that Brookside HOA was in agreement with this recommendation. Staff stated that this land would still need to be rezoned and the Planning Commission would review and approve the site plans for any future expansion of the North Ridge Campus. Staff stated that removing Phases 4 & 5 would not affect the potential completion of Phase 1 and Phase 3.

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

**Motion passed unanimously.**

**Item # 4** **Staff:** Requests Discussion of State Route 76 and I-65 Interstate Exchange.

Staff stated that the Codes Office has taking a few questions from the public regarding the completion date for the

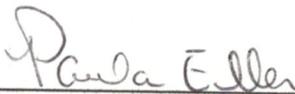
Highway 76 road improvements regarding the Love's Travel Stop. Staff stated that all required traffic improvements would have to be completed prior to the Love's Travel Stop being issued a certificate of occupancy. Staff stated that he and City Administrator, Jerry Herman, have been working with TDOT and MPO regarding long range improvements to State Route 76 from the Walmart area to Springfield. Staff stated that some of those improvements would begin no later than in five years. Staff stated that he and City Administrator are working with TDOT and some safety programs to accelerate that time line. Staff stated that there will be two rezoning requests at the March Meeting. Staff stated that there would be a couple of commercial site plans on the April Planning Agenda. Staff stated that there may be a technical review study prior to the April Planning Meeting regarding storm water and traffic. Staff stated that both site plans would be in the State Route 76 corridor, which would have to be approved by TDOT.

**Motion was made to approve by Richard Berry,  
seconded by Bob Dorris.**

**Motion passed unanimously.**

Meeting adjourned at 7:15 p.m.

**ATTEST:**

  
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**Paula Eller, Chairman**

  
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**Reed Hillen, Secretary**