

CITY OF WHITE HOUSE
Meeting of the
Municipal/Regional Planning Commission
Monday, March 14, 2016

Call to order: 7:00 p. m.

Pledge of Allegiance:

Roll call: Clif Hutson, Martha Wilkinson, Bob Dorris, Paula Eller-Chairperson, Richard Berry, Scott Wiggins-Vice-Chairman

Members Absent: Jerry Summers

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

Approval of prior minutes dated: Monday, February 8, 2016. Motion was made to approve prior minutes by Martha Wilkinson, seconded by Bob Dorris. Motion passed unanimously.

Approval of Consent Agenda:

CONSENT AGENDA

Item # 1 Briarwood Subdivision: Staff requests a one-year subdivision improvement bond extension.

Staff stated the current bond amount is \$80,500. Staff stated the new bond amount would be \$85,000 which would include a 6% inflation increase.

Item # 2 Greystone Subdivision-Phase 3: Staff requests a one-year subdivision improvement bond extension.

Staff stated the current bond amount is \$75,000. Staff stated the new bond amount would be \$79,500, which would include a 6% inflation increase.

Motion was made to approve both Consent Agenda Items by Clif Hutson, seconded by Bob Dorris.

Motion passed unanimously.

AGENDA

Item # 3 **Comer Ray Eller, Jr.:** Requests Recommendation to the Board of Mayor and Aldermen to rezone 1.14 acres from R-20, Low-Density Residential to C-2, General Commercial. Property is referenced as Robertson County Tax Map 106E, Parcel 21.00 and is located at the corner of Highway 76 and Lone Oak Drive

Staff stated this is a vacant lot, and rezoning it to C-2 will bring it in line with the properties around it and with the city's long range plan. Staff stated the surrounding properties are zoned commercial. Staff stated that this request would go to the Board of Mayor and Aldermen for approvals.

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

Motion passed.

Item # 4 **Tate Real Estate Investment Group:** Requests Recommendation to the Board of Mayor and Aldermen to rezone 0.32 acres from R-20, Low-Density Residential to C-2, General Commercial. Property is referenced as Robertson County Tax Map 106, Parcel 193.02 and is located at Sage Road.

Staff stated this request is to allow the owners additional parking. Staff stated the Site Plan that has been approved by Commission did meet the city's minimum parking requirements. Staff stated that the owners have requested additional parking. Staff stated that it would not be over 5,000 square feet in surface, which would not require Commission approvals, but would have to meet all storm water requirements. Staff stated that the owner received approval from the Board of Zoning and Appeals to remove the lot minimums to create a small lot. Staff stated that the Planning Commission has previously approved the proposed office building at this location. Staff stated that the rezoning would require approvals with the Board of Mayor and Alderman before staff could approve a plat consolidation. Staff stated that the additional parking would meet Zoning Ordinance requirements.

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

Motion passed unanimously.

Item # 5 EMC Structural Engineers/Wash and Roll Carwash:

Requests Site Plan Approval for a 2,910 square foot auto car wash building. Property is referenced as Robertson County Tax Map 106E, Parcel 21.00. Property is currently zoned R-20, and is requested (by property owner) to be rezoned to C-2, General Commercial. Property is located at the corner of Highway 76 and Lone Oak Drive.

Staff stated that the first site plan submittal for this project did not show an access onto the proposed Dairy Queen, which is adjacent to the carwash. Staff stated the overall site plan meets city requirements. Staff stated that the Commission would review and vote on the ingress/egress with both properties at next month's meeting at the technical review study at 6:30 prior to the Commission Meeting. Staff stated he recommended approval with stipulations: that all storm water and detention requirements are approved by City Engineer and City Stormwater Manager, and approval of Traffic Plan with ingress/egress. Staff discussed possible access connections from the Dairy Queen site into proposed Las Jalapenos Restaurant

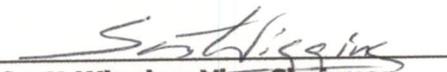
Motion was made to approve with staff's stipulations and requirements by Clif Hutson, seconded by Bob Dorris. Paula Eller abstained.

Motion passed.

Staff stated there would be a Technical Review Study next month at 6:30 prior to the Commission Meeting. Staff stated the Dairy Queen Site Plan would be on next month's meeting and also bond approvals.

Meeting adjourned at 7:14 p.m.

ATTEST:


Scott Wiggins, Vice-Chairman


Reed Hillen, Secretary