

**CITY OF WHITE HOUSE**  
Meeting of the  
**Municipal/Regional Planning Commission**  
**Monday, May 9, 2016**

**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

**Members Absent:** Scott Wiggins

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

**Approval of prior minutes dated:** Monday, April 11, 2016. Motion was made to approve prior minutes by Richard Berry, seconded by Bob Dorris. Motion passed unanimously.

**Approval of Consent Agenda:**

**AGENDA**

**Item # 1** **Keith and Kelly Elias:** Requests Recommendation to the Board of Mayor and Aldermen to rezone one acre from C-2, General Commercial to R-10, High Density Residential. Property is referenced as Robertson County Tax Map 107-B, Group A, Parcel 32.00 and is located off of Calista Road and Sugar Tree Court.

Staff stated that the City's Long Range Plan calls for this property to be limited commercial. Staff stated that properties to the north of 31W would remain commercial. Staff stated that the proposed use is for a triplex on the property. Staff stated the proposed easement is on Lot 30 onto Lot 32. Staff stated there are two existing duplexes on Lot 30. Staff and Commission discussed surrounding properties and there zonings. Keith Elias, owner of property, was present. Mr. Elias stated that there are two driveways on Lot 30 that could be used as access to Lot 32. Commission asked Mr. Elias about future plans for Lot 9 that fronts Calista Road. Mr. Elias discussed that he has considered mini storage buildings for this property. Staff stated that storage units are a permitted use in C-2 Commercial. Mr. Elias stated that he has spoken to

City Wastewater Department and there is sewer capacity for Lot 32. Commission discussed concerns with rezoning this property regarding issues with no street access, as other similar properties have been required to install, and that only the existing driveway would be used for multiple tenants. Commission discussed safety concerns for rezoning with the driveway being blocked by tenants.

**Motion was made by Martha Wilkinson to not recommend rezoning to the Board of Mayor and Aldermen, seconded by Clif Hutson.**

**Motion passed unanimously**

**Item # 2** **Summerlin Subdivision-Phase 1/Dewey Engineering:** Requests Preliminary Plat Approval for 39 lots. Property is referenced as Sumner County Tax Map 96, Parcel 55. Property is zoned SRPUD, Suburban Residential Planned Unit Development and is located at McCurdy Road.

Staff stated that the Preliminary Plat meets city standards. Staff discussed traffic concerns regarding the Subdivision Master Plan for the McCurdy Road intersection. Staff stated that he would recommend that the final intersection plan be completed prior to any permits pulled or before the preliminary plat for Phase 3 is approved. Commission asked if another Traffic Study would be required at that time. Staff stated no, the Traffic Study submitted included all phases of the subdivision.

**Motion was made to approve per staff's stipulations by Clif Hutson, seconded by Jerry Summers.**

**Motion passed unanimously.**

**Item # 3** **Staff:** Requests Recommendation to the Board of Mayor and Aldermen to amend the Zoning Ordinance-Article VIII, Permit Issuance, Section 8.050-Impact Fees, regarding continuance of suspension of fees.

Staff stated that he and City Administrator had discussed possibility of lowering Police, Fire, and Parks Impact Fees, and keeping the Roads at 10%, but there is a need for the Comprehensive Plan to be updated. Staff recommended including in budget year 2017-18 a two year Comprehensive Plan Study to be done. Staff stated the current Impact Fee Schedule is based on a formula from the 1990's and needs to

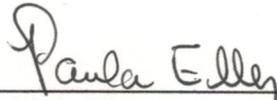
be updated. Staff discussed updating adjustments and look at percentages. Staff and Commission discussed reviewing the Impact Fee suspension of fees every year, instead of every two years. Staff recommended extending the impact fee reduction for two more years. Staff stated during this time a Long Range Plan update would be completed. Staff stated part of this plan would be a study into what impact fees are needed and beneficial and how much would they be.

**Motion was made by Clif Hutson to recommend to the Board of Mayor and Aldermen to extend the 90% reduction of impact fees for one year, seconded by Bob Dorris.**

**Motion passed unanimously.**

Meeting adjourned at 8:00 p.m.

**ATTEST:**



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**Paula Eller, Chairman**



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**Reed Hillen, Secretary**