

CITY OF WHITE HOUSE
Meeting of the
Municipal/Regional Planning Commission
Monday, January 11, 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: Valerie Webb- City Attorney, Planning Director- Reed Hillen, Jerry Herman-City Administrator, Jason Reynolds, City Engineer

Approval of prior minutes dated: Monday, December 14, 2015. Motion was made to approve prior minutes by Clif Hutson, seconded by Bob Dorris. Motion passed unanimously.

Approval of Consent Agenda:

AGENDA

Item # 1 **Staff:** Primary Discussion-Technical Review of Parking Plan for 31 Main Development.

Staff discussed current trends for mixed use parking. Staff recommended to set up guidelines for mixed use zoning developments due to square footages would change. Staff and Commission discussed using ratio type guidelines which would incorporate household distances from sidewalks and greenway system. Staff and Commission discussed the types of businesses would also effect the number of parking and times of day for heavier traffic. Staff and Commission discussed different types of residential development: senior versus three /four bedroom condos would affect parking. Staff and Commission discussed concerns with over flow parking in a mixed use development at city hall property, and surrounding businesses. Staff stated that he would work on mixed use parking standards to be submitted at the March/April Board of Mayor and Aldermen Agenda.

Staff stated the Site Plan Request at the December Planning Commission Meeting was requested to be deferred by the developers. Staff stated the applicants have not contacted staff with any changes to the parking plan or with documentation detailing how their proposed parking plan would work. Staff stated that per state law, another deferral is not possible. Staff recommended denying the site plan approval.

Item # 2 **31 Main Development/Design and Engineering:** *(Item deferred by Planning Commission by request of developer at the December 15, 2015).* Requests Site Plan Approval for 141 multi-family units and 37,950 square foot retail development. Property is zoned C-6, Town Center Commercial and is located at College Street and Highway 31W.

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

Motion passed unanimously.

Item # 3 **Staff:** Primary Discussion-Technical Review of traffic study for Burris Ridge Development.

Staff stated this is a new Preliminary Master Development Plan for Burris Ridge. Staff stated that they are proposing 949 units. Staff discussed the variety of lot widths within the subdivision. Staff discussed that there will be walking paths incorporated in the development in the proximity of the creek area. Staff stated the development would begin with phase's 1A/1B at the New Hall Road entrance. Staff stated that phases 2/3 would tie into the Swift Road entrance. Staff stated that phase 5, the larger part of the development would not be connected street wise. Staff stated that the zoning is in place, but the previous plan is no longer active, and this would require that the zoning and the new PMDP be approved together. Staff stated that this would require two readings at the Board of Mayor and Aldermen Meeting. Staff stated if approved, they could proceed with submittal of the Master Development Plan. Dwight Kiser, with Kiser Vogrin Design, discussed the layout of the development and that it would include: six product lot sizes, 181 town home units, 152 acres of open space, and that there will be trail systems incorporated in the development. Mr. Kiser stated that each section would have its own green space area and that the primary amenity area, which would include a club house and swimming pool, which would be located in proximity to the lake area. Commission asked where the construction

entrances would be located. Mr. Kiser stated at the beginning of construction, both the New Hall Road and Swift Road entrances would be used. Mr. Kiser and Commission discussed the slope of the roads within the development. Mr. Kiser stated that they would be looked at more with the technical review. Mr. Kiser stated that they are making efforts to keep grading area away from slopes. Mr. Kiser discussed TDEC approvals and that maintenance and repairs have been done regarding new silt fencing and runoff. Greg Wisecaver, traffic engineer with RPM Transportation, stated that traffic counts were set up at Hwy 76/New Hall Road, Hwy 76/Union Road, and Hwy 31W/Union Road. Staff discussed that primary focus should be on the New Hall Road/76 intersection, due to the close proximity to Heritage High School. Staff discussed future plans for Hwy 76 improvements through MPO. Gerald Herman, City Administrator, discussed difference with traffic counts regarding the White House Middle School (Sumner Co.) located at Highway 31-W versus potential traffic increase from the proposed development to Heritage High School (Robertson Co.) on Hwy 76. Staff and Commission discussed concerns with traffic counts were conducted on Veterans Day, when Robertson County Schools were closed. Anthony Sparrow, with Walton Developers, stated that he would authorize additional traffic counts at the Hwy 76/New Hall Road intersection. Staff discussed Highway 31W/Union Road concerns with traffic counts at high peak times. Mr. Wisegiver discussed adding turning lanes at New Hall Road. Mr. Wisecaver discussed traffic signal at New Hall Road/Hwy 31W not recommended now, but be evaluated with completion of project. Staff asked if Middle School traffic was factored into traffic counts. Mr. Wisecaver stated that TDOT data was used. Commission and Staff discussed traffic back up at school times at 31W. Staff stated any easement issues with the Burris Ridge Development and adjacent property owner would be resolved prior to Master Development Plan Approval. Staff stated he would check with the Robertson County Planning Office for any deed approvals.

Item # 4 **Staff:** Requests approval of the 2016 Planning Commission Schedule.

Staff stated a notation was added to the schedule to include, Prior to each Planning Commission Meeting-a technical review would take place at 6:30 p.m. Staff stated there may be times that no review is needed, but would be included on schedule, for public notice purposes. Staff will email Commissioners prior to meetings, to inform if a review study will be scheduled. Staff stated that these review sessions would be

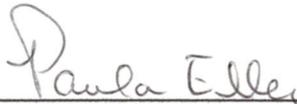
open to the public. Staff stated that there will not be a review study scheduled for the February Commission Meeting.

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

Motion passed unanimously.

Meeting adjourned at 7:59 p.m.

ATTEST:



Paula Eller, Chairman



Reed Hillen, Secretary