

CITY OF WHITE HOUSE
Meeting of the
Municipal/Regional Planning Commission
Monday, July 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, and Scott Wiggins

Members Absent:

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

Approval of prior minutes dated: Minutes from the June 13, 2016 Meeting will be approved at next month's meeting.

Approval of Consent Agenda:

AGENDA

Item # 1 **Donald and Glynda Steele:** Requests Recommendation to the Board of Mayor and Aldermen to annex approximately 8.68 acres. Property is referenced as Robertson County Tax Map 95, Parcel 118.00 and Parcel 119.00. Property is located at Pleasant Grove Road.

Staff stated that the two parcels are adjacent to the property that was recommended for annexation at last month's meeting. Staff stated there were no plans submitted with this request. Staff stated that the road in front of the property is already in the city. Staff stated that there were no objections from any city departments and he recommends this annexation.

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

Motion passed unanimously.

Item # 2 **NENR Investments, LLC:** Requests Site Plan Approval for a 2,808 square foot restaurant. Property is referenced as Robertson County Tax Map 109, Parcel 29.01, and is zoned C-2, General Commercial. Property is located at 631 Highway 76.

Staff stated that everything on the site plan meets the city's requirements. Staff stated the only concern is with the double entrance. Staff stated during the review phase of this project, TDOT recently changed their driveway access standards for state routes. Staff stated the new standards require 200 feet between entrances for the same development. Staff stated there is still a possibility of the site plan remaining like it is with an entrance and exit only. Staff stated the developer is aware, and will work with staff and TDOT on creating an entrance that would work for all parties. Staff stated he would recommend approval with stipulation that developer work with city staff and TDOT to get approvals on final ingress/egress plan and to work with city staff regarding stormwater requirements. Jason Reynolds, City Engineer Consultant, stated that he had sent a few comments regarding drainage for this site to the engineer. Mr. Reynolds stated that they have addressed these comments, but he hasn't had time yet to review. Mr. Reynolds stated it looks like they have addressed most of the items that he sent. The Commission asked Mr. Reynolds if there would be drainage issues regarding the lots behind this. Mr. Reynolds stated it doesn't look like there will be drainage issues, but they are working on addressing some environmental issues with species in that area. Josh Lyon, with Klobber Engineering, was available to answer questions from the Commission. Commission asked what the distance would be from the Wendy's parking lot and the proposed restaurant. Mr. Klobber stated approximately 28 to 30 feet.

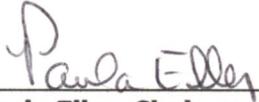
Motion was made to approve with staff's stipulation that they work with city staff and TDOT to get approvals on final ingress/egress plan and work with staff on stormwater plan, seconded by Bob Dorris.

Motion passed unanimously.

Staff stated that next month there will be a site plan Request for a Burger King at the Walmart Development and final plat request for Settler Ridge Subdivision.

Meeting adjourned at 7:14 p.m.

ATTEST:



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Paula Eller, Chairman



Handwritten signature of Reed Hillen in cursive script.

Reed Hillen, Secretary