

**Minutes of the  
CITY OF WHITE HOUSE**  
Meeting of the  
**Municipal/Regional Planning Commission**  
**Monday, September 13, 2010**

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

**Roll call:** Paula Eller, Chairperson, Mike Arnold, Cliff Hutson, Amanda Brinkley, Amanda Brinkley, Scott Wiggins, and Bob Dorris. Micheal Baxter was absent. **Staff:** Addam McCormick, Ron Bailey, and David Amonette, City Attorney

**Approval of prior minutes dated:** August 9, 2010. Paula Eller discussed changes to minutes including that the Planning Commission did not amend Robert's Rules of Order but adopted a policy on public hearing voting procedures different than Roberts Rule of Order. Ms. Eller discussed that the training session she attended included information on green building materials. Minutes were approved with changes.

**Approval of Agendas:** Motion to approve by Bob Dorris, Seconded by Amanda Brinkley. Motion passed unanimously.

**Common Approval of Consent Agenda:** Motion to approve based upon staff recommendation by Amanda Brinkley, Seconded by Mike Arnold. Motion passed unanimously.

**Individual Review of Agenda Items:**

**CONSENT AGENDA**

- Item # 1**            **Cambria Subdivision-Phase 1:** Staff requests recommendation to the Board of Mayor and Aldermen for subdivision improvements acceptance with a one-year maintenance bond.
- Item # 2**            **Sumner Crossings Subdivision-Phase 3:** Staff requests recommendation to the Board of Mayor and Aldermen for subdivision improvements acceptance with a one-year maintenance bond.
- Item # 3**            **Cambria Subdivision-Phase 2:** Staff requests a one-year subdivision improvement bond extension.

**AGENDA**

- Item # 4**            **Staff:** Requests recommendation to the Board of Mayor and Aldermen to amend the Zoning Ordinance Section **5.055 Floodway and Flood Fringe Districts** to replace existing ordinance with updated State of Tennessee model ordinance.

Staff discussed the amendment is replace the existing floodway and flood fringe district ordinance with the new state model ordinance. The existing model ordinance was the previous state model. The State amended the ordinance due to problems with understanding and enforcement experienced by cities and counties across the state. Planning Commission discussed liability concerns with adopting the new ordinance. Staff discussed the ordinance is the state model which is based on FEMA requirements. Staff discussed this is the new ordinance the state requires with new flood maps. Staff discussed the city's federal flood maps were adopted in 2006 and 2008 which was prior to the new model. Staff discussed the ordinance will be a requirement in the next few years and staff has attended FEMA/State of TN training seminars that used the new model ordinance. Planning Commission discussed the City's records for recent flood events in May and any changes to the flood maps. Planning Commission and staff discussed the need for data associated with recent flood event for future developments and construction. Staff discussed the amendments to the existing flood ordinance including removal of cumulative five (5) year provision regarding 50% substantial damage requirements. Staff discussed the reason for the amendment was due to problems with enforcement and record keeping processes for damages created by non-flood regulated events. Staff discussed other amendments to the ordinance regarding accessory buildings and the development definition.

Motion to approve to incorporate new state model flood plain ordinance by Amanda Brinkley, seconded by Bob Dorris. Motion passed unanimously.

**Discussion Items:****Planned Unit Development Expirations:**

Staff and Planning Commission the status of expired master plan approvals. Staff and Commission discussed staff's recommendation to extend all approvals by one year due to recent economic issues. Commission discussed concern with extending approvals since some developments are not anticipated to actually proceed due to issues with economy and necessary sewer improvements. Commission discussed concerns with extending approvals for multi-family projects since the City has a policy for a maximum 15-20% threshold for multi-family developments and expired approvals are holding up other developments. Staff discussed the property owners and developers will be sent a notice and schedule a formal notice. Staff discussed options to rezoned properties based on the Comprehensive Plan or maintain the planned unit development zoning and require a new master plan, meeting current requirements, for the projects to proceed. Commission discussed a need for a study session on this issue.

**3511 Hwy 31W Utility Facility:**

Staff and Planning Commission discussed the zoning ordinance provisions regarding outdoor storage in the C-2 district. Staff stated he discussed a new business proposal with a company associated with AT&T. The proposed business would include outdoor storage. Staff stated the C-2 district permits utility facilities without outdoor storage yards but the C-2 district permits outdoor storage. Planning Commission discussed a solid type screen would be required and problems associated with out types of screening on chain link fencing. Commission discussed concern over electrical equipment leaking and the length of time materials could be stored on-site. Staff discussed the limited area available on-site would limit the amount of outdoor storage. Staff and Commission discussed the other utility facilities without outdoor storage yards.

- ***Dwight Barnet, State Forestry Department: Power Point Presentation on Impacts of Urban Trees on Economic Development***

Staff, Commission, and Mr. Barnet discussed the presentation and need for amendments to the zoning ordinance to incorporate landscaping requirements including species, and plan requirements. Staff and Planning Commission the discussed the City developing a tree preservation program for historically significant trees.

Planning Commission discussed the need for more information on the subdivision bond process and available training sessions in Springfield.







