

**Minutes of the  
CITY OF WHITE HOUSE**  
Meeting of the  
**Municipal/Regional Planning Commission**  
**Monday, February 14, 2011**

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

**Roll call:** Mayor Mike Arnold, Aldermen Clif Hutson, Bob Dorris, Scott Wiggins, Jerry Summers, Paula Eller, Chairperson.  
**Staff:** Addam McCormick, Ron Bailey, Angie Carrier, City Administrator, and David Amonette, City Attorney.

**Absent:** Michael Baxter

**Approval of prior minutes:** Motion was made to approve the prior minutes from January 10, 2011 meeting by Mayor Arnold, seconded by Scott Wiggins. Motion passed unanimously.

**Approval of Agendas:**

**Common Approval of Consent Agenda:** Motion was made to approve per staff's recommendations by Scott Wiggins, seconded by Mayor Arnold. Motion passed unanimously.

**Individual Review of Agenda Items:**

Chairperson Eller welcomed Jerry Summers, New Commissioner. Chairperson Eller stated she would like to add a discussion item for staff to give an update from last month's meeting regarding Brookside Village Development for Phase 2 and the current status of site improvements.

**CONSENT AGENDA**

- Item # 1** **Holly Tree Subdivision-Phase 3:** Staff requests a (6) six month Subdivision Maintenance Bond reduction and six (6) month extension.
- Item # 2** **Lochinvar Subdivision:** Requests a (1) one year Subdivision Improvement Bond Extension.

**DISCUSSION AGENDA:**

- Item # 3** **Jack Ting/120 Portland Road:** Requests discussion regarding the use of the property as a limited auto repair facility. The property is zoned C-6, Town Center Commercial District

Staff stated in 2008 the City updated the Comprehensive Plan. Staff stated the Town Center Zoning Ordinance was created with specific restrictions and guidelines to ensure that the development of the Town Center would occur with uses and building designs consistent with the City's Comprehensive Plan. Staff stated the zoning allowed for more density and would allow residential uses above commercial uses. Staff stated the zoning would permit twenty (20) units an acre. Staff stated when the Town Center Zoning was created then certain objectionable uses to a town center area were prohibited. Staff stated that auto repair was included as a prohibited use, due to the potential negative impacts a vehicle repair business would have on a dense mixed use commercial and residential district. Staff stated he explained to the property owner that the Board of Zoning and Appeals and Planning Commission could not approve the use since it is a prohibited use. Staff stated the Commission's discussion is based on if a zoning ordinance amendment is needed to include the auto sales as a permitted use or as a use by special exception approved through the Board of Zoning and Appeals. Angie Carrier, City Administrator, discussed that the long term redevelopment planning for the Town Center has been in place for approximately 20 years. Ms. Carrier discussed the Town Center's future regarding grants and funding for the project, which would include road improvements, utility improvements, etc. Ms. Carrier discussed that the improvements would not be financially feasible for the City at this point. Ms. Carrier stated that it is still important to protect the Town Center zoning area, which would include commercial/residential uses, amphitheater, the newly acquired property for a new library, and other approved uses. Staff discussed that the Town Center zoning is an historical center of town. Ms. Carrier explained that the City would be building the Town Center area and it would take both private and public partnerships to do so. The Commission asked if this request

were approved, would it be spot zoning. Staff stated that if this request were approved, then it would apply to everyone in that district and that it would not be considered spot zoning. Staff and Commission had discussion on an auto repair shop that is currently in use in the Town Center zoning that would be a non-conforming use. Chairperson Eller stated that the Town Center planning concept has taken many years to develop and the Comprehensive Plan took many months of planning. Chairperson Eller stated that the City has acquired property for a City Library that would be in the Town Center zoning district. Chairperson Eller stated that she did not want to see that compromised or the plan changed. Alderman Hutson stated he would like to have new business come in the City, but there was much planning that went into developing the Town Center Zoning and discussion with home owners that are in that district. Alderman Huston stated that the homeowners were in agreement with this zoning and to change it to allow this use would not be fair to the owners without them being part of this discussion. Staff and Commission commended Mr. Ting, owner of Hollywood's Restaurant, in property improvements that he has made to his business and grounds. Mayor Arnold stated that it would be unfair to grant this request and then deny a similar request from another property owner. Mayor Arnold stated that there are several properties that are for sale within the Town Center. Staff and Commission discussed if they were to allow this type of use for this property, then other property owners could ask for similar type's uses.

### **Discussion Items:**

#### **1. Major Roadway Thoroughfare Plan:**

Staff stated the City's adopted plan was approved and recorded in 1999. Staff stated the State requires the plans to be recorded in the County Register's Office so that land dedications can be required during the development and subdivision plan review processes. Staff stated the purpose of the plan is to include a map for future roadway planning of new roadways, intersection improvements, roadway realignments, interstate ramps, etc. Staff stated the updated map would be on the City's web site.

#### **2. Comprehensive Plan Update for Bus Station:**

Staff stated the Nashville Area Metropolitan Planning Organization is currently doing a study for transit options in the north east corridor area of Nashville. Staff stated due to cost issues, the White House/Portland area is a long term park and ride bus area. Staff stated recently Springfield/Robertson County started a bus route through the Nashville Area Regional Transportation Authority. Staff stated White House recently reviewed a bus route, but the required funding required the City to discuss possibly sharing the costs with other local cities. Staff stated the Planning Commission discussion would be to determine locations for park and ride lots and a designated bus station for a future commuter program. Staff discussed possible areas for park and ride lots would be in existing large retail parking lots by the interstate. Angie Carrier, City Administrator discussed the costs restraints for the City to provide one bus for transportation to Nashville. Staff recommended making an amendment to the Comprehensive Plan to include a one page summary about the need for a commuter bus route and future locations for parking lots, station, and stops for long range planning. Commission discussed getting citizen input regarding future locations for future locations for stops, parking lots, stations for a possible commuter bus route. Staff stated an informational section could be put in the Word on White House in late spring. Ms. Carrier explained that there would be certain conditions that would be required by the Nashville Area MPO regarding these types of areas that would have to qualify. Chairperson Eller stated that the community would like to know of any possible stops or stations that might be close to their property.

#### **3. Deer Crossings Apartment Development:**

Chairperson Eller stated that she had some questions regarding this item and would like to request to postpone this item for a discussion for next month's meeting. Chairperson Eller stated that she would like to wait and see the revised master plan for this development before the Commission has discussion on it.

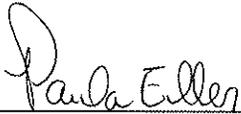
**4. Brookside Village Development Update:** Chairperson Eller stated concerns with safety of the gazebo at the front of the development. Staff stated that a representative from the bank requested staff to submit to them a list of items remaining to be completed by developer for the bond to be increased. Staff stated the bank had to meet in committee before the bond could be approved. Staff stated he received a call from the developer and he stated that within the next two weeks the lights would be installed and the gazebo repairs completed. Staff stated he is going forward with obtaining bids for the City to have the gazebo repaired. Staff stated if the City does have to bid this out it would probably be April or May until work is completed. Chairperson Eller stated that the City's unsafe building sign had fallen down that was

posted on the gazebo. Chairperson Eller recommended that staff have a protective barrier installed around site to keep people from a potentially dangerous site. Staff stated the revised bond for this development expires in May 2011. Staff stated the bond amount the developer was able to obtain from the bank was \$24,000.00 instead of the \$45,000.00 that the City approved for the bond to be increased to. David Amonette, City Attorney, recommended that instead of bond items being on the consent agenda; that they should be looked at by the Commission as a regular agenda item to ensure the bond amounts are sufficient to take care of problems in the future. Staff explained when this development was bonded the City did not install/maintain street lights.

**5. Burris Ridge Development:** Staff stated he recently discussed with a bank representative about changing the type of residences and density of Burris Ridge Master Plan. Staff stated the existing master plan includes 627 residential units including an 18 hold golf development on 434 acres. Staff stated the original master plan includes single family; town home attached, and lodge residential units. Staff stated the bank representative discussed a possible 55 and older attached housing community with 1,200 to 2,000 total residential units. Staff stated a change of this size would require sewer, drainage, and traffic impact studies.

*Meeting adjourned at 7:40 p.m.*

ATTEST:



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Paula Eller, Chairperson



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Addam McCormick, Secretary