

**Minutes of the  
CITY OF WHITE HOUSE  
Meeting of the  
Municipal/Regional Planning Commission  
Monday, May 9, 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, Angie Carrier, City Administrator, and David Amonette, City Attorney.

**Absent:**

**Approval of prior minutes:** Motion was made to approve the prior minutes from March 14, 2011 meeting by Mayor Arnold, seconded by Scott Wiggins. Motion passed unanimously.

**Approval of Agendas:** Motion was made to approve by Mayor Arnold, seconded by Scott Wiggins. Motion passed unanimously.

**Individual Review of Agenda Items:**

Staff stated that Larry Patana, the developer for Brookside Village, has requested time to speak to the Commission at the end of the regular agenda.

**AGENDA**

- Item # 1** **Sumner Crossings Subdivision-Phase 2:** Staff requests a (1) one-year subdivision improvement maintenance bond extension.
- Item # 2** **Villages of Indian Ridge:** Staff requests a (1) one-year subdivision improvement bond extension.
- Item # 3** **Greystone Subdivision-Phase 3:** Staff requests a (1) one-year subdivision improvement bond extension.

**{PUBLIC HEARING: Item # 4}**

- Item # 4** **Staff:** Requests review and adoption of an updated Major Thoroughfare Plan based on the existing 1999 plan and the 2008 Comprehensive Plan Update project. Staff stated that this plan is for planning purposes and the plan is needed for right-of-way dedications with future developments and for the city to plan for capital roadway projects and request state and federal roadway funds. Staff stated the existing Thoroughfare Plan was adopted and recorded in 1999. Staff explained that the existing plan includes the main routes such as, I-65, Highway 76, Highway 31-W, Tyree Springs, and Raymond Hirsch Parkway. Staff stated the Comprehensive Land Use Plan that was updated in 2008 included alterations to the Thoroughfare Plan. Staff stated the new Thoroughfare Plan includes existing routes and the amendments included with the Comprehensive Plan. Staff stated that the updates are needed to the plan for future roadway improvements and the plan would need to be recorded with the counties for the city to have a legal basis to require right-of-way dedications. Staff discussed that City's top priority is to rework the existing exit 108 interchange which would help with traffic flow on the city's and surrounding area's major entrance route. Staff stated that TDOT is looking at adding signalized lighting to the west side of the interstate. Staff stated no word has been given yet about the proposed exit 106 project receiving Federal Highway approval. Staff stated that TDOT hired a consultant and it was determined that the proposed location was the best location for the new 106 Interchange. Angie Carrier, City Administrator discussed that the process is still on-going and that TDOT has to resubmit information to the Federal Highway Department. Staff stated that this project was probably 10 to 15 years out.

Chairperson Eller opened the public hearing.

Phillip Kelley-7882 Highway 76- Mr. Kelley discussed the proposed Union Road re-alignment to and Pleasant Grove intersection. Mr. Kelley stated that his family purchased the property 31 years ago at a premium price to add to their existing home place. Mr. Kelley stated the proposed connector as shown on the Thoroughfare Plan would destroy several historic structures, including a stone springhouse and two cabins. Mr. Kelley stated that the spring furnishes water for his dairy livestock. Mr. Kelley asked the Commission to strongly consider removing that section of proposed collector on Union Road on the plan.

Chairperson Eller stated that Mr. Kelley had presented his objection to this proposed Union Road collector when the Comprehensive Plan was being updated in 2008. The Commission had discussion on removing the proposed section of Union Road that would go through Mr. Kelley's property. The Commission had lengthy discussion on possible alternatives to the proposed plan. Chairperson Eller stated that the Commission has two options: to defer approval for one month until we can hear concerns and possible modifications or to accept the plan as conceptual approval and that all concerns would become part of the document and part of the record.

**Motion was made to defer for a study session next month by Scott Wiggins, seconded by Jerry Summers. Motion passed unanimously.**

**Item # 5**

**Keith Elias**: Requests reconsideration of the September 14, 2009 Planning Commission Requirement for a full paved/concrete driveway for a new duplex unit at 103 Sugar Tree Court.

Staff stated the Commission approved a rezoning request for the property at 103 Sugar Tree Ct in September 2009 with the stipulation that the driveways and parking areas for the future duplex be paved/concreted based on existing conditions including existing duplexes on Sugar Tree with concrete driveways and parking areas. Staff stated the duplex construction was completed with only the first 20 ft of the driveways being concreted. Staff stated the remaining driveway and parking area is graveled. Staff stated based on the city's subdivision regulations and zoning ordinance for single family and duplexes the requirement is the first 10 ft of the driveway is to be hard surfaced. Staff stated the final building approval for occupancy is subject to the driveway/parking area being paved/concreted or the property owner would have to submit a bond for the amount of the remaining pavement/concrete. Mayor Arnold discussed that there are nine driveways in this development and four are hard-surfaced and five are not. Mayor Arnold discussed the flooding is a big issue in this area and requiring more pavement would not help that issue. Chairperson Eller discussed the original intent for requiring the owner to hard-surface the driveway was for appearance and longevity of the duplex.

**Motion was made by Scott Wiggins to rescind the decision at the September 14, 2009 meeting to require the drive ways and parking lot areas at 103 Sugar Tree Ct to be fully paved, seconded by Bob Dorris. Mayor Arnold abstained.**

**Motion passed.**

**Item # 6**

**White House High School Baseball Association**: Requests approval for a 3,500 sq ft building canopy baseball facility on Meadows Road adjacent to the baseball and soccer fields.

Chairperson Eller stated that the board is always willing to assist in county structures especially when they will be used by our children. Staff stated that the proposed structure is an open-air canopy type structure to be used as a baseball facility. Staff stated that the proposed structure would be 3,500 sq ft and does not include building walls and would have gravel floors. Staff

discussed with the contractor that storm water from the roof would need to be collected. Staff stated the contractor proposed installing gutters and downspouts. Staff stated he met with the contractor and baseball representative on-site and it was discussed to install a small detention pond to collect roof drainage. Staff stated due to the small size of the building, the detention pond was sized based on detention ponds seen with other small scale commercial developments. Staff stated they are not installing any lighting at this time. The board had discussion that hurricane strips would be installed.

**Motion was made to approve by Mayor Arnold, seconded by Bob Dorris. Clif Hutson abstained.**

**Motion passed.**

**Discussion Items:**

**1. Brookside Village Development:**

Staff stated that in January 2011 the Commission approved a bond extension at \$ 45,000 but the bank would not increase the amount. Staff stated the two bonds will expire this week. Staff stated the bond amounts are \$10,000.00 for site improvements and \$14,100.00 for Wilkinson Lane improvements. Staff discussed the remaining items not completed are: drainage culvert/detention pond, a section of the walking trail has not been paved, the decorative street light bases have not been poured, a section of sidewalk, and some landscaping in the back. Staff stated a section of berm has not been completed. Staff stated the cost of these improvements would exceed the bond amount. Staff stated that some of the work could be completed by some of the city's departments. Staff stated to contract the remaining work out would be estimated at \$20,000. Chairperson Eller stated the city has extended the bond for this development three times for work to be done at various aspects. Chairperson Eller stated that the owners of Brookside deserve closure and purchased homes with the expectation that all work would be done in a timely fashion by the developers or the city would step in and complete/fix the problems. Mr. Patana, developer for Brookside, stated that he did not understand why he should change the sediment ponds into retention ponds when he has two more sections of the development to complete. Mayor Arnold stated that there is not a guarantee that those two sections will be completed in the future, when this the first phase has not been completed. Mr. Patana stated that his intention is to complete the next phases. Mayor Arnold discussed the length of time it is taking Mr. Patana to complete items from over a year ago. Mr. Patana discussed issue with dirt pile on North Ridge Church's property causing drainage problems onto his property. Mayor Arnold stated if Mr. Patana was having any extra runoff onto his property from the church that TDEC should have been notified. Mr. Joel Cooper, developer for Brookside, stated that when the development was engineered and working with the city they did not require this to be a detention pond. Mayor Arnold stated that the city has to look at protecting adjacent property owners if this development does not get completed and a sediment pond will not do that. Mr. Cooper stated that they could complete the sidewalks, the streets lights, and the walking trail. Mr. Cooper stated that he would like to receive from staff a definite list that both agree on or the city can take the bond. The commission asked city attorney, David Amonette, for his comments. Mr. Amonette advised the city to take the bond.

*Chairperson Eller received 4 hours of required training on February 24, 2011 from the Institute of Classical Architecture & Classical America. The courses included: The Home within us (1.5 hr), Customs House Tour (1 hr), The Tour of Nashville's Main Library (1 hr), and The Original Green (1.5 hr).*

**Meeting adjourned at 8:15 p.m.**

TEST:



Paula Eller, Chairperson



Addam McCormick, Secretary