

**Minutes of the  
CITY OF WHITE HOUSE**  
Meeting of the  
**Municipal/Regional Planning Commission**  
**Monday, June 13, 2011**

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

**Roll call:** Mayor Mike Arnold, Aldermen Clif Hutson, Bob Dorris, Scott Wiggins, Paula Eller, Chairperson.

**Staff:** Addam McCormick, Angie Carrier, City Administrator, and David Amonette, City Attorney.

**Absent:** Jerry Summers

**Approval of prior minutes:** Motion was made to approve the prior minutes from May 9, 2011 meeting by Bob Dorris, 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:**

**AGENDA**

**Item # 1** **Tison Estates:** Staff requests a (1) one-year subdivision improvement bond extension.

Staff stated that this subdivision is approximately 65% complete with 9 out of 14 lots completed. Staff stated in 2009 the Commission approved for the final asphalt to be paved prior to the City's requirement for 75% subdivision completion. Staff stated the current bond amount is \$20,000.00. Staff stated there is some repair work that would need to be completed and staff recommends increasing the bond amount to \$26,100.00. Staff stated due to the condition of the roadway, he would not recommend any additional bond extensions over the one-year extension. Chairperson Eller asked developer of the subdivision, Jim Brinkley to discuss his intent and timeline of completion. Mr. Brinkley stated that the subdivision has taken longer to complete than expected. Mr. Brinkley stated that he came before the Commission for permission to pave in 2009. Mr. Brinkley stated that he and staff met today and discussed that he tear up and replace two sections of the road. Mr. Brinkley discussed that a complaint had been made previously by a property owner on the street regarding a pot hole. Mr. Brinkley stated that he took care of that issue. Mr. Brinkley stated that had he heard of any other issues he would have resolved them also. Mr. Brinkley stated that he does intend on finishing the paving and would like to complete the paving this fall. The Commission asked Mr. Brinkley if he could do some transition pave work from South Palmers Chapel Rd into the subdivision. Mr. Brinkley stated that he could do that.

**Motion was made to approve a one-year bond extension by Mayor Arnold with the bond amount being set at \$23,500.00, seconded by Bob Dorris. Motion passed unanimously.**

**Item # 2** **White House Church of Christ/Cole Land Surveying:** Request sketch plat approval for 5.92 acres including six lots located on College and Spring Street and the revision of the Spring Street road right-of-way. Four lots contain existing buildings. The properties are zoned R-10, High-Density Residential and R-20, Low-Density Residential. Property is referenced as Sumner County Tax Map 77-G, Group D, Parcels 3, 4, 17 and Sumner County Tax Map 77-J, Group A, Parcels 10.01 and 10.04. The properties include 205 and 209 Spring Street and 205 and 213 College Street.

Staff stated that the properties include approximately six (6) acres, which include property on College Street, Carmack Street, and Spring Street. Staff stated the sketch plat includes putting all the churches rental properties on one lot. Staff stated per an agreement in the past, the City agreed with the church to change the Spring Street right-of-ways so that the current location of the Spring Street city street is outside of the designated right-of-way. Staff stated the plat includes removing the un-used Spring Street right-of-way on lots 1 and 2A and the un-used alley right-of-way on lot 2B. Staff stated that Spring Street ranges from 20-26 feet in width. Staff recommends the reduced thirty (30) ft right-of-way widths with easements for utility, drainage, maintenance, pedestrian easement along both sides of Spring Street. Staff recommends a 30 ft right-of-way section. Staff stated that sewer service is limited in the area and the Sewer Department is currently reviewing if sewer service is available for the proposed lot 2B. Staff stated that lots 1, 2A, 3, 4, and 5 contain existing service connections. The Commission asked if the church had expressed their intent on the future use of these properties. Staff stated that the church had expressed the possibly of putting up the properties up for sale. Ray Cole, surveyor for this property, discussed that 2A would be a combination of the church lot once the unused section of Spring Street is abandoned.

**Motion was made to approve by Scott Wiggins per details provided in staff's recommendation, seconded by Mayor Arnold. Motion passed unanimously.**

**Item # 3**

**Commercial Design Standards Variance/Olen Lott:** Requests a variance from the Commercial Design Standards to permit a single parking lot pole and light fixture provided by the local electric utility provider.

The Commission asked staff what the intent is for this property. Staff stated that the owner's have discussed using the existing house for an office use. Staff stated he met the owner on site and the proposed parking lot would have 5-6 parking spaces. Staff stated the owner's request is to permit a single pole and fixture. Staff stated the proposal is for the installation of a CEMC security wooden light pole with a mounted 100 watt light fixture. Staff stated the Commercial Design Standards require pole mounted lighting fixtures. Staff stated the type and design of the parking lot lights has been interpreted by staff to be parking lot lights typically seen with commercial developments. Staff stated a more decorative light fixture and pole would be permitted, but the shoe box style light is typically seen since they maximize lighting coverage. Staff discussed that the Commission reviewed and denied a similar type of request with a medium size parking lot with multiple light poles at the Papa John's building on Raymond Hirsch Parkway. Commission commented on the nice job the owner's have done on renovating the building. Staff and David Amonette, City Attorney discussed variance procedures for this type of request and that it would only need approval by the Planning Commission and not the Board of Zoning and Appeals. Chairperson Eller and staff discussed that the light that the owners install not be offensively bright to the adjoining residential neighbors.

**Motion was made to deny by Bob Dorris based on the request not meeting the Commercial Design Standards, seconded by Scott Wiggins. Motion passed unanimously.**

**Item # 4**

**Major Thoroughfare Plan {Commission and Public Discussion}:** Review and Discussion on proposed Major Thoroughfare Plan based on the existing 1999 plan and the 2008 Comprehensive Plan Update Project.

Chairperson Eller explained that the item was a public hearing and deferred at last month's meeting for other interested citizens to ask questions or express concerns. Chairperson Eller stated that the input collected would be discussed tonight and the final approval would be at the

public hearing at the July Planning Commission Meeting. Chairperson Eller explained that the review of the Major Thoroughfare Plan is for inclusion in the state and regional Comprehensive Plan. Chairperson Eller stated after the Commission has given the Plan its final review then it will go the county. Chairperson Eller stated after the Thoroughfare Plan goes to the county it will then be added to the state's plan and the process will begin again in 6-8 years.

Staff and Commission had review and lengthy discussion on the Major Thoroughfare Plan. Items discussed included: Phillip Kelly property (Union Road), Tony Tate property (Calista Road), and residents on the east side of the planning region concerns due to the future collector route shown as the Meadows Road extension from North Palmers Chapel Road to Shun Pike.

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

**ATTEST:**

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**Paula Eller, Chairperson**

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**Addam McCormick, Secretary**