

**Minutes of the
CITY OF WHITE HOUSE**
Meeting of the
Municipal/Regional Planning Commission
Monday, September 12, 2011

Call to order 7:00 p. m.

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

Staff: Addam McCormick, Jason Reynolds, Engineer Consultant, David Amonette, City Attorney, Angie Carrier, City Administrator

Absent:

Approval of prior minutes: Motion was made to approve the prior minutes from August 8, 2011 meeting by Mayor Arnold, seconded by Jerry Summers. Motion passed unanimously.

Approval of Consent Agenda: Motion was made to approve by Mayor Arnold, seconded by Bob Dorris. Motion passed unanimously.

CONSENT AGENDA

Item # 1 **Cambria Subdivision-Phase 2:** Staff requests a one-year subdivision improvement bond extension including an increased bond amount.

Staff stated that the subdivision is approximately 50% complete. Staff stated that he recommends increasing the bond from \$36,000 to \$42,500. Staff stated the increase of the bond is due to damaged sections of roadway binder and the remaining number of lots left in phase 2. Staff's estimate includes the completion of roadway binder at 85% and curbs at 95% to ensure adequate money to repair damaged sections.

Motion was made to approve by Clif Hutson with staff recommendations, seconded by Mike Arnold. Motion passed unanimously.

Item # 2 **Center Drive Extension:** Staff and property owner request a one-year subdivision improvement bond extension including a reduced bond amount.

Staff stated he recommends a bond extension with a reduced bond amount. Staff stated the road extension includes a 300 ft section of Center Drive, including the cul-de-sac. Staff stated that this is an industrial street so there are no sidewalks and overhead utilities. Staff stated the estimate to complete the work is \$12,000. Staff stated the existing bond is \$42,500 and the proposed bond amount is \$20,500, which is 25% maximum reduction per the Subdivision Regulations.

Motion was made to approve by Mayor Arnold, seconded by Bob Dorris. Motion passed unanimously.

Item # 3 **William Richardson Property/Thornton & Associates Surveying:** Requests Re-Subdivision Plat Approval for 2 lots. Property is referenced as Sumner County Tax Map 96, Parcel 3.01. Property is zoned R-20, Low-Density Residential and is located at McCurdy Road. The original Final Plat Approval for 4 lots was approved at the December 13, 2010 Planning Commission Meeting.

Staff stated the Planning Commission at the December 2010 meeting approved a subdivision plat to create 4 lots. Staff stated the property owners had family ownership issues and have requested to revise lots 1, 2, and 3, including increasing the size of lot 1 and combining the existing lots 2

and 3 into one lots. Staff stated the reason it is on the Planning Commission Agenda is that it affects more than 2 lots. Staff stated that the rear portion of this property is outside the city limits. Staff's recommendation for approval includes a stipulation to revise the 600 ft rear setback line based on the distance to the fire hydrant south of the property on McCurdy Road. Staff stated the City's fire code requires all residential buildings to be within 600 ft of a fire hydrant. David Attorney, City Attorney, asked if this property was in the city's planning region. Staff stated yes. Staff and Commission had discussion regarding the rear portions of other properties in this area are not inside the city limits.

Motion was made to approve by Clif Hutson with the stipulation that a 600 ft setback line be revised regarding the location for the fire hydrant seconded by Bob Dorris. Motion passed unanimously.

AGENDA

Item # 4 {PUBLIC HEARING}**Cumberland Electric Membership Corporation (CEMC):** Requests approval for a communications tower (270 ft height) at 2285 Hwy 31-W. The property is referenced as Robertson County Tax Map 117, Parcel 89. Property is zoned C-2, General Commercial. **(Deferred at August 8, 2011 Meeting)**

Staff stated that this item was deferred from last month's meeting. Staff stated the items that were discussed included the fall zone requirements, all drawings would need to be stamped by an engineer, the city's request to connect to the tower at a future date for emergency services, and that the item would need to be a public hearing. Staff stated that Chad Watkins, CEMC representative would like to discuss the letter that he received from the design engineer at Sabre Towers. Mr. Watkins stated that he had inquired with Sabre Tower for the tower fall zone is at a predetermined point. Mr. Watkins stated that they have to specify with the designer where they would desire the failure point to be. Mr. Watkins stated that he and staff had discussed that the failure point for the fall zone would be 50% at 135 ft. Mr. Watkins stated that the tower can be designed for it to have a weak spot at the specified point so that if the wind exceeds rating, the tower in theory would fold over at that point. Mr. Watkins stated that he had spoken with his supervisor and they are in agreement that the City of White House could have co-location on the tower at a future date. Mr. Watkins stated that they are designing the tower for the current needs, but any additional load to the tower would require a load study. Mr. Watkins stated that could mean that the tower may need additional bracing at that time. Chairperson Eller commended Mr. Watkins for his availability and information from last month's meeting and this meeting. Mr. Watkins stated that the FCC permit is a lengthy process. Mr. Watkins stated that they have received FAA clearance and provided staff with documentation. Mr. Watkins stated that they would request to have an approval letter from the city for the tower, contingent that they obtain stamped engineered drawings from Sabre Towers. Mr. Watkins stated this request is due to the expense of obtaining the stamped engineer drawings. Jason Reynolds, engineer consultant, asked Mr. Watkins if the design intentions for the tower would be for standard fall or 50%. Mr. Watkins stated that the tower would be custom-designed for the specs that they require, which would be where staff recommended the 50% fall zone. Staff requests that CEMC send a letter stating an agreement for co-location with the city.

Motion was made to approve by Mayor Arnold with the stipulation that stamped engineer drawings be submitted to staff, seconded by Bob Dorris. Motion passed unanimously.

Staff recommended that if there were any items that the Commission wanted to discuss, that they do so before reviewing Item #5 since staff would need to use the projector for map viewing.

Item # 5

Major Thoroughfare Plan: Staff requests discussion of the proposed plan including alternatives for the Union Road/SR76/Pleasant Grove Intersection, Webster Road Extension to SR 76, Meadows Road Extension to Shun Pike, and the Wilkinson Lane/Hwy 31W Extension.

Staff stated this would be a review and discussion of the plan and four route alternatives. Staff's first presentation was the Union Rd/Pleasant Grove Alignment. Staff stated the purpose of the proposed amendment is to provide an aligned intersection that would connect Union Rd to Pleasant Grove Rd. Staff stated the need for this alignment is due to the future southern interstate interchange at Union Rd and Pleasant Grove Rd. Staff discussed the alternative routes for aligned Union Rd/Pleasant Grove Rd and the pros and cons. Staff also discussed the proposed route to connect Union Rd and come out beside the Days Inn on SR76 and connect to the Industrial Park. Staff stated this would allow a loop route for semi trucks in the industrial park on the north side of SR76 including entering the park on Industrial Drive and exiting and turning left to access the interstate ramps at the proposed signalized intersection. Chairperson Eller discussed an alternative that would bring Industrial Park traffic out to Pleasant Grove Rd. Staff and Commission had lengthy discussion on the proposed alternative routes. The next route discussed was Wilkinson Lane Extension. Staff stated the purpose of the route on the existing and proposed thoroughfare plan is to provide a connection of Wilkinson Lane to Hwy 31W. Staff stated Wilkinson Lane is designated a major route due to the proximity to the interstate, connection to commercial areas, and the public and semi-public uses on Wilkinson Lane. Staff stated the route would also serve as a northern by-pass and provide a connection to a large area of property with current limited development. Staff stated one of the proposed routes would be to connect Wilkinson Lane straight across to Hwy 31W. Staff discussed an alternative route which would connect Calista Road at the curve to Hwy 31W. Staff stated concerns with the proposed routes would be expensive due to grades. Staff and Commission had discussion of the proposed routes and the pros and cons. The next route discussed was the Webster Road/SR 76 Connector. Staff stated the existing Major Thoroughfare Plan does not include this proposal. Staff stated the purpose for adding the route to the plan is to provide a connection from Heritage High School/SR 76 to the future I-65 southern interchange access roads. Staff stated one proposed route would be to connect from Union Road into Webster Road. Staff stated the purpose of this route would be to funnel the interstate traffic to SR76 to create a signalized intersection across from the school. Staff stated another alternate route would be to provide multiple smaller roadway connections then connect to large commercial grade road near the intersection of SR76. Chairperson Eller discussed an alternative route to extend Webster straight at the N. Swift Intersection and connection on the west side of the existing Webster Road route. Staff discussed the Meadows Road Extension route. Staff stated the purpose of the route on the existing and proposed thoroughfare plan is to provide a connection between Meadows Rd and Shun Pike. Staff stated that Meadows Road is an extension of Raymond Hirsch Parkway. Staff stated the route would also provide a roadway connection for the large area of land with limited development. Staff stated one of the proposed routes would not provide a direct connection to Shun Pike, but the route would break off into two different sections including a future right-of-way connection to Arnetty Drive at the south east section of the map. Staff stated another route would include a connection to Meadows Road and the use of an existing section of the Fern Valley Roadway section. Staff and Commission had discussion on future planning as the city grows and protecting open spaces but having improved routes to move traffic effectively. Staff stated that some of the reasons for developing a major thoroughfare plan are to have a policy in place where the city wants to see traffic flow in the future and when developments come in, there is land set aside or a portion of the road is built for these types of road improvements. Staff stated that it would be important for the city, as these developments come in, to have right-of-ways set aside for new roads. Staff and Commission had lengthy discussion on pros and cons of planning road way alternatives and future developments. Staff stated that the goal is to go forward with the Major

Thoroughfare Plan and have one plan for each of the four route alternatives. Staff explained that with the future I-65 southern interchange, the City would be responsible for connector roads to Hwy 31W and SR 76. Staff stated that he could research if other cities have a Major Thoroughfare Plan with alternative multiple routes. Staff stated the state law is set up in such a way that to have subdivision regulations with land dedication there has to be a Major Thoroughfare Plan in place detailing those road locations. Jason Reynolds, City Engineer Consultant, stated that he has not seen any other cities that have a Thoroughfare Plan with multiple road alternatives on the Plan. Mr. Reynolds stated that the Plan is a long-range plan and is used as a planning tool for the future. The Commission and staff had lengthy discussion on informing citizens regarding the future plans that could affect their properties.

Phillip Kelley-Highway 76: Mr. Kelley stated that he owns a family farm and does not wish to develop his property. Mr. Kelley stated that two of the routes on the Major Thoroughfare Plan involve his properties on Webster Rd and Union Rd. Mr. Kelley stated concerns with the city building a future road through his property on Union Rd, which is a major water source for his livestock. Mr. Kelley stated that their farm is not in a farm land trust. Mr. Kelley stated that he and some other property owners did have an agreement with the city regarding the city not annexing his property for development use. Mr. Kelley stated that the farm had been in his family for 125 years and that he does not want to see a road through it. Mr. Kelley stated that he would appreciate the board's consideration in hearing his request.

Staff stated the reason for the proposed amendments to the Major Thoroughfare is that it conflicts with the City's recent revisions to the Comprehensive Plan. Mr. Kelley stated that he understood that the I-65 southern interchange would not take place. Angie Carrier, City Administrator, stated that is correct at this time, but it is not to say that could not take place in the future. Ms. Carrier stated in talking with TDOT, until the City gets the existing interchange better functioning, that the future new interchange would not happen. Staff discussed if the city does not continue to grow residentially and commercially then there would not be a need for a southern interchange. Commission had discussion on difficulty in deciding a clear alternative on the routes proposed. Commission had discussion on the decision for future roads affecting citizens. David Amonette, City Attorney, stated the Commission could preserve specific areas for agricultural use if they feel that this is an important feature of the city and not plan for future roadways. Chairperson Eller stated that each Commissioner would need to review each proposal and decide on the appropriate route and be able to defend that decision at next month's meeting. Chairperson Eller stated that if a Commissioner had another proposal other than the ones presented that they would need to get those in writing to staff within the next month.

Discussion Items:

- 1. Public Hearing Schedule:** Staff stated that the Planning Commission has public hearings for the following items: Property Rezoning/Zoning Map Changes, Planned Unit Development Rezoning/Preliminary Master Plan Approvals, Major Master Plan Amendments, Subdivision Regulation Amendments, Design Standard Adoption/Amendment, Comprehensive Plan Adoption/Amendment, and Growth Boundary Map Adoption/Amendment. Staff stated that he would recommend to have public hearings when there is a request for a communication tower over 35 ft in a residential zoning district and when over 100 ft in non-residential zoning districts. Staff recommended having a public hearing when a church use or school is requesting a site plan approval and when there are annexations/zoning ordinance amendment requests. Staff stated that these requests are not required by state law to have public hearings, but the Commission can define which ones that they would like to have as public hearings. Mayor Arnold and Angie Carrier, City Administrator discussed using caution when deciding to add more public hearings and that certain requests cannot be legally denied. Staff stated that the Commission

does not have to make a decision at this meeting, but this was a summary of what is currently reviewed by public hearings. Staff recommended defining by ordinance when public hearings are required.

2. **Am-Vets Donation Center:** Staff stated he received a request to park a donation trailer on the vacant lot at the intersection of Sage Rd and SR 76 between Wendy's and Shell Gas. Staff stated this is a gravel parking lot with no permanent structures on the site. Staff stated the owner of the property is not local, but Jim Brinkley, a local realtor, leases the property for the owner. Staff stated that this particular donation has drop off points at different points within the city. Staff stated he would recommend no more than 90 days to allow the trailer to be parked on site due to requirement for paved parking lots and site plan approvals. Staff stated that the drop-off points for this non-profit agency is in commercial areas within the city where there are paved parking lots. The board discussed allowing the agency to have a 90-day use and then reapply for further time. Staff stated that the City's recycling centers are a similar type use, but the city's centers are accessory to the primary commercial use of the properties where they are located. Angie Carrier, City Administrator stated that there would need to be a requirement for this agency to provide documentation that they are a nonprofit organization. David Amonette, City Attorney, stated that this item is in the zoning ordinance and any amendment would have to be approved by the Board of Mayor and Aldermen. Mr. Amonette stated that the Commission could only make a recommendation to the Board of Mayor and Aldermen. Staff and Commission discussed to allow the use for 60 days and at the location requested per the temporary use section of the zoning ordinance allowing storage containers for 60 days.

Meeting adjourned at 9.00 p.m.

ATTEST:



ula Eller, Chairperson

Addam McCormick, Secretary