

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

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

Roll call:

Jerry Summers, Bob Dorris, Cliff Hutson, and Paula Eller, Chairperson. **Members**

Absent: Mike Arnold and Scott Wiggins.

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

Approval of prior minutes dated: November 14, 2011

Motion to approve by Bob Dorris, Seconded by Jerry Summers. Motion approved unanimously.

Approval of Agenda: Approved with no changes.

Individual Review of Agenda Items:

Chairperson Eller discussed the Commission has a quorum and per the by-laws the Commission can review and vote on the items on the agenda. Due to the number of members absent that review and approval on amendments to the by laws or regulations or to hold public hearings would not be permitted. Ms. Eller discussed the items on the agenda tonight are limited in nature and the only site development issue is only a preliminary review item and additional review and approval by the Planning Commission would be required on that item. Ms. Eller discussed the next meeting is scheduled for January 9, 2012.

AGENDA:

Item#1 **Dennis Norwood/ Shoe Show:** Requests site development sketch approval for proposed site roadway accesses on Wilkinson Lane and Richard Wilkes Drive. The property is referenced on Robertson County Tax Map 106, Parcel 44.06 and is zoned C-2, General Commercial. Subject property is located at 205 Wilkinson Lane and contains 1.19 acres. The request is not the site plan approval for the proposed site development.

Motion to approve per staff stipulations to not permit a Wilkinson Lane Access and the Richard Wilkes Drive Access be located in an area not to conflict with turn lanes on Richard Wilkes Drive by Cliff Hutson, Seconded by Bob Dorris. Motion passed unanimously.

Staff discussed the request for the three access points. Staff discussed that the item tonight is not the final site plan. The item is on the agenda to determine the general location of the entrances. Staff discussed the proposed access point on Wilkinson Lane is on a public street and the other access points are on private access easements.

Staff discussed that they met Mr. Norwood on-site prior to the meeting. Staff discussed the concern for the access on Wilkinson Lane is due to the distance to the two existing drives and intersection. Staff discussed that Richard Wilkes was originally set for driveways but the location of the proposed access points would need to be located to not conflict with the turning lanes on Richard Wilkes Drive.

Staff discussed per tape measurements that the Richard Wilkes Drive would need to be a minimum 150 ft off Wilkinson Lane to be on the tail end of the turn lanes. Ms. Eller requested clarification that the proposed Shoe Show development was on lot 6. Staff confirmed.

Mr. Dennis Norwood discussed after meeting on-site today he doesn't feel the Wilkinson Lane access is as necessary as original thought and the entrance request could be removed. Mr. Norwood requested flexibility on the location of the Richard Wilkes Drive entrance due to topography issues and the level of fill required. Mr. Norwood discussed that Wal-Mart representatives have already approved the location on the back access lane.

Staff discussed the primary issue with the Richard Wilkes Drive is not to conflict with the Richard Wilkes/Wilkinson Lane intersection. Chairperson Eller and Mr. Norwood discussed the city's concern with moving the Richard Wilkes access point further east from the proposed location due to the location of the turn lanes.

Commission and Staff discussed that the location of the drive on Richard Wilkes will determine the general location of the drive on lot 5 across Richard Wilkes Drive. The Commission and Staff discussed the level of detail needed in the motion to permit flexibility but not cause any conflicts with the turn lanes and that the site plan would detail the exact location of the drive.

Item #2 **Staff:** Request approval of the 2012 Planning Commission Meeting and Plan Submittal Calendar

**Motion to approve by Bob Dorris, Seconded by Jerry Summers.
Motion passed unanimously.**

Chairperson Eller discussed that due to a Holiday the November 2012 meeting will be on Tuesday.

Item# 3

Staff: Request Recommendation to the Board of Mayor and Aldermen to amend the Zoning Ordinance Section **3.110 Site Plan Requirements** regarding landscape plan preparation requirements.

Motion to approve by Cliff Hutson, Seconded by Bob Dorris.

Chairperson Eller discussed that the ordinance amendment would permit multiple design professionals to complete landscape plans for smaller sites per state law. Staff discussed the ordinance was set up to coincide with state law and if the state law changed their regulations the ordinance would not have to change. Staff discussed on really minor site developments a landscape plan would not even be required.

Chairperson Eller discussed the city's tree list was prepared by assistance with Mr. Barnett and Urban Forester. Staff discussed the new list has not been officially approved yet but would be. Commission and Staff discussed the format the Planning Commission would receive plans under the new submittal requirements.

Discussion Items:

Staff discussed that Springbrook Phase 2 bond would be at next month's meeting.

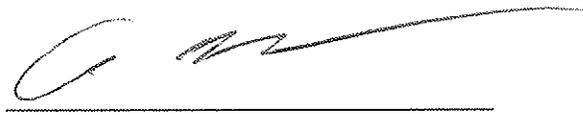
AM Vets Temporary Donation Trailer: Staff discussed the sixty (60) work day time is up and would be moved to another location or reviewed for a permanent location until the property is developed. Staff and the Commission discussed the need for a safe, paved, properly lit site and if the Police Department had any issues with the use. Mr. Jim Brinkley, Property Representative discussed they would like to keep the containers at the current location until the site develops but they have made plans to relocate if necessary.

Meeting Adjourned at 7:20 pm.

ATTEST:



Paula Eller, Chairperson



Addam McCormick, Secretary