

CITY OF WHITE HOUSE
Meeting of the
Municipal/Regional Planning Commission
Monday May 14, 2012

Call to order 7:00 p. m.

Roll call:

Jerry Summers, Eddy Bolton, Cliff Hutson, Paula Eller- Chairperson, Mayor Mike Arnold, Scott Wiggins, Bob Dorris.

Members Absent:

Staff Members Present: Jason Reynolds- City Engineer Consultant, Addam McCormick- City Planner, Jerry Herman City Administrator, Valerie Webb, City Attorney

Approval of prior minutes dated: March 14, 2012. Motion to approve by Cliff Hutson, seconded by Bob Dorris. Motion approved unanimously.

Approval of Agenda: Approved with no changes.

Individual Review of Agenda Items

Consent Agenda

Item#1 Villages of Indian Ridge: Requests a one-year subdivision bond extension.

Staff stated that the existing bond amount is \$170,000. Staff stated the remaining items to be completed are: final asphalt, sidewalk sections, finish lot grading, and repairs to an existing sidewalk. Staff stated that the estimated cost of improvements is \$169,600, which includes 6% inflation rate.

Item #2 Lochinvar Subdivision: Requests a one-year subdivision bond extension.

Staff stated that the remaining items to be completed are: sidewalk section on Knight Circle, ditch improvements at the Hester Drive and Knight Circle intersection. Staff stated that the estimated cost of improvements is \$8,000. Staff stated that the proposed bond amount is \$50,000.

Item # 3 Sumner Crossings-Phase 2: Requests a one-year subdivision bond extension.

Staff stated that the remaining items to be completed are: repair sections of roadway binder, final asphalt construction, sidewalk sections, repair to drainage culverts. Staff stated the estimated cost of improvements is \$61,000. Staff stated the proposed bond amount is \$71,400.

Item # 4 Bear's Paw Partners/Klober Engineering: Requests Site Plan Amendment to convert a 3,251 sq. ft. residential use to a general retail use. Property is referenced on Robertson County Tax Map 107-G, Parcel 25.00. Property is zoned C-1, Central Business District.

Staff stated that the site plan includes lighting, landscaping, parking lot, and small drainage improvements to convert a non-conforming residential use to a commercial use.

Chairperson asked City Engineer Consultant, Jason Reynolds, about the rock pit detention facilities that are proposed. Mr. Reynolds stated that he and staff discussed that due to addition of parking spaces that some detention was needed. Mr. Reynolds stated that the detention design is a simple solution for the minimal amount of parking that is being added to the site.

Motion was made by Mayor Arnold to approve all four consent agenda items, seconded by Bob Dorris.

Motion passed unanimously.

PUBLIC HEARING (Item # 5)

Item # 5 D & B Excavation co./L. Steven Bridges, Jr.: Requests revised Villages of Indian Ridge Master Development Plan to amend lots 11-12 and 61-80 to convert twenty-two (22) condo style units to twenty-two (22) single family units and to reduce the minimum living space square footage for the twenty-two (22) units from 1,400 to 1,200 square feet. Property is referenced on Robertson County Tax Map 98-P, Group A, Parcel 1.00. Property is zoned NCRPUD, Neighborhood Center Residential Planned Unit Development and is located off of Calista Road and Indian Ridge Boulevard.

Staff stated that in 2006-2007 Villages of Indian Ridge was approved as a 95-unit Neighborhood Center Planned Unit Development. Staff stated that this included two, three unit, and 4 unit town homes. Staff stated the proposed amendments to the master plan include converting 22 semi-detached residential units to 22 detached residential units. Staff stated that the proposed units would be on separate lots and the separation of the units would be 4'-4.5'. Staff stated the proposal also includes changing the garage orientation to the front of the units. Staff stated the proposed amendment also would include changing the minimum square footage of living space from 1,400 sq. ft. to 1,200 sq. ft. (not including garage).

Chairperson Eller opened the public hearing.

Carla Rossetti-7020 Indian Ridge Blvd- stated concerns with decreased property values due to the decrease in sq. ft. of units. Ms.

Rossetti also discussed drainage issues on her property created by the development.

Steve Bridges-representative for D & B Excavation-stated they are not going to increase/decrease the density of units. Mr. Bridges stated that the decrease in sq. footage of units is due to the market today versus six years ago. Mr. Bridges stated that the units would be on separate lots and would be sold individually.

Larry Puckett-7016 Indian Ridge Blvd-stated concerns with drainage. Mr. Puckett stated that when his house was built 3 ½ years ago that the landscape did not get completed. Mr. Puckett stated concerns if the landscaping/trees will be maintained by the HOA with the new units.

Linda Allen-103 Abbey Lane-stated that the reason she bought a home in the Villages of Indian Ridge was that they were higher end townhomes not condominiums. Ms. Allen stated that the average size of the units is 1,400 sq. ft. Ms. Allen stated that the shrubs/landscaping have not been maintained since she has lived there about 3 years. Ms. Allen stated concerns with her property value going down when they build smaller size units.

Steve Bridges stated the only change with the proposed units is the square footage and the separation of the units. Mr. Bridges stated that the landscaping will still be maintained.

Staff discussed the drainage design of the development.

Mr. Bridges stated that the HOA would not be changing any maintenance to the grounds or the HOA agreements. Mr. Bridges stated that he would look into if there were any changes to the maintenance of the exterior of the buildings.

Eddy Bolton asked if reducing the square footage of the proposed units would affect the property value of the current property owners. Mr. Bridges stated that the proposed sq. ft. is a minimum square footage.

Lynn Ballou-developer for Villages of Indian Ridge discussed that the proposed units would be the same price per square footage as the town homes. Steve Bridges discussed the benefits in having this property developed versus sitting vacant and the increase in property values for that area with the sale of proposed houses. Mr. Bridges stated that the 1,200 sq. ft. is a minimum and that there could be larger homes built in the development. Chairperson asked if the amenities would be changed with the new units to address the needs of children. Mr. Bridges stated that it still has the same target group. Mr. Bridges stated that the open area could be used for children with various types of recreational activities and the property is in close proximity to the city park.

The Commission asked about the HOA agreements and if they would change with the proposal. Mr. Bridges discussed no changes to the agreements are proposed. Ms. Valarie Webb, City Attorney was asked about if the agreements would need to change. Ms. Webb responded that she was not asked to review the agreements since they were not part of the meeting packet.

Staff stated that the proposal includes changing the minimum sq. ft. by 15%, which would be considered a major change in the ordinance since the sq. footage change is over 10%. Staff stated the City's planned unit ordinance does not include minimum unit sq. footage. The board and staff discussed researching drainage issues that have been discussed by property owners tonight.

Motion was made to approve by Scott Wiggins with staff stipulations, seconded by Mike Arnold. Motion passed unanimously.

Item # 6 D & B Excavation Co. /L. Steven Bridges, Jr.: Requests Final Plat Approval for Villages of Indian Ridge-Phase 1. Property is referenced on Robertson County Tax Map 98-P, Group A, Parcel 1.00. Property is zoned NCRPUD, Neighborhood Center Residential Planned Unit Development and is located off of Calista Road and Indian Ridge Boulevard.

Motion was made to approve by Scott Wiggins, seconded by Bob Dorris. Motion passed unanimously.

PUBLIC HEARING (Item # 7)

Item # 7 Zoning Ordinance Amendment: Staff requests recommendation to the Board of Mayor and Aldermen to amend the Zoning Ordinance, Section 8.050, regarding reducing the impact fee assessment rate from 100 percent to 10 percent for roads, police, fire and park impact fee rates for all development types.

Chairperson Eller stated that no one had signed up to speak to this item.

Chairperson Eller asked Mayor Arnold to speak to this item. Mayor Arnold stated that the Board of Mayor and Aldermen are making an effort to promote growth in the city. Mayor Arnold stated that impact fees have been good to the city for a long time, but right now the city is collecting very few. Mayor Arnold stated that by reducing the impact fees the city hopes to help to generate new business in the city. Mayor Arnold stated that the impact fee reduction will be for a two year period.

Motion was made to approve by Mayor Arnold, seconded by Eddy Bolton. Motion passed unanimously.

Item # 8 Tammy Anderson/AM Vets Representative: Requests approval to permit donation trailer to be located permanently at 630 Hwy 76. Property is referenced as Robertson County Tax Map 106, Parcel 64. Property is zoned C-2, General Commercial.

Staff stated that in 2011 the Planning Commission approved the donation trailer to be regulated as a storage container under the Temporary Use Regulations. Staff stated that the applicant moved the trailer at the end of 2011 from the parking lot at the south west corner of the Hwy 76/Sage Road intersection. Staff stated that the applicant moved the trailer to the north east corner of the Hwy 76 and Sage Road intersection. Staff stated that the time has expired at the current location. Staff stated that the applicant has requested to permanently leave the trailer on-site or the time limit determined by the property owner. Staff stated that he has spoken to other cities regarding these types of uses. Staff stated that some cities do not allow this type of use, and other cities allow this type of use, but it does not meet their requirements. Staff stated that the Commercial Design Standards prohibits the trailers as a permanent use. Staff stated permitting the trailer as a permanent use would require a variance from the Commercial Design Standards. Staff recommended if approved at this location, to permit the trailer with improvements including the same requirements as seen with dumpsters. Staff stated this would include: screen walls/landscaping. Staff stated the area for vehicle deliveries and access needs to be located on a paved area to maintain the City's requirement for dust-free surface parking lots. The board discussed there being some requirements to protect the public and the aesthetic look of the location. Staff and the Board discussed concerns with these requirements being done on the property and that the property owner would have to agree to these changes. Staff and Board discussed that landscaping requirements could be required on city owned property. Staff stated that he has not received any complaints regarding the trailer. The board discussed requiring the trailer to be moved back further from the road on the property and being in line with the existing building. Staff stated the parking lot extends back further from the building. Staff stated if the Board required that the trailer be moved back further on the property it would need to be approved as a variance and state the reasons that no screening would be required. The board discussed asking the applicant if they would consider requesting the trailer be moved to another property, such as the Walmart or the Hope Center property location. Staff recommended reporting back on this at the August meeting.

Motion was made to approve a six-week variance or until the August Planning Commission at the current location by Eddy Bolton, seconded by Bob Dorris. Motion passed unanimously.

Item # 9 Chad Broadrick/Artistic Expressions: Requests approval for a monument display area at 116 Hwy 76. Property is referenced as Sumner County Tax Map 77-G, Group A, Parcel 4. Property is zoned C-6, Town Center Commercial District.

Staff stated the property is zoned C-6, Town Center District which allows more compact uses. Staff stated that exterior display areas are permitted for businesses selling items that are made or intended for outdoor uses. Staff stated recommended stipulations are: the display monuments be located on private property and not block the roadway or the estimated 10 ft. area within the right-of-way adjacent to the roadway for pedestrian access and to prevent vehicles from hitting the monuments, monuments not block the building access, monuments not exceed the height of the building, monuments to be located within the footprint of the front of the building or adjacent to the side wall of the building, monuments not block the required parking area for the business.

Motion was made by Bob Dorris with staff stipulations, seconded by Scott Wiggins. Motion passed unanimously.

Item # 10 Rika Hatfield: Requests approval to use a residential accessory quarters for a secondary residential unit. Property is referenced as Sumner County Tax Map 97, Parcel 52.11. Property is zoned R-20, Low-Density Residential District.

Staff stated the accessory quarter ordinance was set up with the intention that the living quarters be an extension of the primary single family residential use. Staff stated the ordinance allows either the accessory living quarters being attached or detached to the primary single family unit. Staff stated the reason for these requirements was to prevent the structure from being a duplex. Staff stated the request by the owner is for the accessory structure to be used as a secondary residential unit. Staff stated the property is over 5 acres. Staff stated the property is zoned R-20, which allows duplexes. Staff stated some options would be that the owner could subdivide the property and place the secondary unit on a separate property. In subdividing this property, the lots would be of irregular shape due to the size and dimension of the property. Staff stated that an ordinance amendment could be changed to allow the second dwelling of the duplex unit to be attached or detached within a specified distance to ensure that buildings would be consistent with the typical design of a single family residential building and neighborhood. Staff stated that the only difference between this request and a permitted duplex is that the second unit on this property is not attached to the unit. The board had discussion on hearing these types of requests on a case by case basis and that they would be heard by the Board of Zoning & Appeals.

Motion was made by Mayor Arnold to defer this item to the Board of Zoning and Appeals, seconded by Bob Dorris. Motion passed unanimously.

Motion was amended by Scott Wiggins to recommend revision of the Zoning Ordinance to expand the definition of a duplex to include detached structures, that the structure be a minimum of 50 feet from the existing dwelling unit, and that similar property uses be considered case by case by the Board of Zoning and Appeals, seconded by Bob Dorris. Motion passed unanimously.

Discussion Items- Ordinance Amendments:

1. Staff stated that the Board of Zoning and Appeals may review and approve a special exception and approve by special exception larger percentage accessory buildings for properties exceeding one acre in size.
2. Staff stated since the City does not have a defined ordinance regarding residential yard sales, staff has interpreted through other provisions of the ordinance and the intentions of the ordinance that the maximum number of yard sales permitted is four per year. Staff stated the Board of Zoning and Appeals agreed that a defined ordinance was needed to prevent any future problems.

Meeting Adjourned at 8:41 p.m.

ATTEST:

Paula Eller, Chairperson

Addam McCormick, Secretary