

CITY OF WHITE HOUSE
Meeting of the
Municipal/Regional Planning Commission
Monday June 11, 2012

Call to order 7:00 p. m.

Roll call:

Eddy Bolton, Clif Hutson, Mayor Mike Arnold, Scott Wiggins-Vice-Chairman, Bob Dorris.

Members Absent: Paula Eller, Jerry Summers

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

Approval of prior minutes dated: May 14, 2012. Eddy Bolton made note that his name was omitted from the roll from the previous minutes and also a mistype of Bob Dorris name included twice. Motion was made to approve by Mayor Arnold, seconded by Bob Dorris. Motion approved unanimously.

Approval of Agenda: Approved with no changes.

Individual Review of Agenda Items

Consent Agenda

Item#1 Tison Estates: Requests a one-year subdivision bond extension.

Staff stated that the Planning Commission in 2011 approved for the roadway binder to be installed and roadway improvements be completed prior to the bond expiration. Staff stated that Jim Brinkley, Project Developer will have the final asphalt paving completed prior to the bond expiration. Staff stated that there are sidewalk and curb repair improvements remaining. Staff stated once these items are completed, Mr. Brinkley can request acceptance of the improvements with a one-year maintenance bond.

Item #2 Greystone Subdivision-Phase 3: Requests a one-year subdivision bond extension.

Staff stated that the existing bond is \$75,000. Staff stated that the remaining items to be completed are: sidewalks, final asphalt layer, landscaping, detention pond structure repair, and silt removal from a section of the detention pond.

Motion was made by Clif Hutson to approve both consent agenda items, seconded by Mayor Arnold.

Motion passed unanimously.

PUBLIC HEARING (Item # 3)

Item # 3 Ashok and Shaski Bhatt: Requests Recommendation to the Board of Mayor and Aldermen for rezoning 5.84 acres from C-4, Office Professional Service District to R-20, Low-Density Residential. Property is referenced on Sumner County Tax Map 97, Parcel 9.00 and is located at 2724 Highway 31-W. A Comprehensive Plan Amendment will be reviewed with request due to property currently designated as a Highway 31W Mixed Use Commercial Activity Node.

Staff stated the Comprehensive Plan shows this area as a mixed use commercial activity node.

Mr. Ashok Bhatt-owner of the property- stated that he knew of a family that was in need of a residence and were living in the house. Mr. Bhatt stated that he was unaware of the commercial zoning and would like to have it rezoned to residential to be able to rent out the residence.

Staff stated that he did not recommend amending the Comprehensive Plan and that the mixed use activity area remain due the history of the property and the long-term future potential as a commercial/mixed use as commercial development increases on the south end of the city. Eddy Bolton asked if there would be any issues if other owners want to rezone their vacant properties from commercial to residential. Staff stated it would depend on the location. Staff stated that some of the other vacant properties may not lend themselves to residential. Staff stated that this property has been used as a single family residence in the past.

Motion was made to approve by Eddy Bolton, seconded by Bob Dorris.

Motion passed unanimously.

Item # 4 White House Crossings/Tarver Properties/Cole Land Surveying: Requests Preliminary Site Plan Approval for a roadway connection between the White House Crossings Commercial Subdivision and Charles Drive. Property is zoned C-2, General Commercial/Interstate Sign District.

Jerry Herman, City Administrator stated that he and staff had discussed this item extensively. Mr. Herman stated that the main traffic congestion issue is at the McDonald's lower intersection area which will continue to be an issue. Mr. Herman discussed traffic concerns with adding another lane there and widening Charles Drive. Mr. Herman discussed that traffic patterns have been established at the Wilkinson Lane intersection and that two-thirds of our traffic comes down the east side of SR76 versus coming from the west. Mr. Herman stated that he did not think there would be too many traffic issues with opening up Charles Drive. Mr. Herman recommended that Charles Drive be a continuous drive and not with a 4-way stop, and also not to allow any through trucks because Charles Drive is

not set up for that type of vehicle traffic. Mr. Herman suggested posting a "Through Truck Prohibited" signs coming in or out of that intersection. Clif Hutson asked if the fiber optic that will be installed will help the traffic flow from traffic light to light. Jason Reynolds, City Engineer Consultant stated that it would definitely help. Eddy Bolton asked if the no through trucks sign would apply to delivery type vehicles. Mr. Herman stated that it would be eighteen wheelers. Steve Kroeger stated that he is the representative for the developer. Mr. Kroeger stated that this request for the roadway connection has the full support of Wal-Mart and the retailers in the shopping center. Mr. Kroeger stated that these retailers would meet the requirements for large truck deliveries to be made at the Wilkinson Lane entrance. Mr. Kroeger stated that the 4-way stop at Charles Drive was a suggestion and that if it would need to be designed as a through road, then that is how they will design it. Vice-Chairman Wiggins asked Staff about the recommended stipulations for approval listed in Staff's recommendation letter. Staff stated that a traffic study be done to determine the effects of the connection and the level of improvements required, and also determine who would fund these improvements. The Commission discussed staff's recommendation.

Motion was made to approve by Mayor Mike Arnold without staff's stipulations, that it will be completed at cost of developer and appropriate signage be installed, seconded by Eddy Bolton.

Motion passed unanimously.

Item # 5 DHC Heating/Cooling and Homestead Storage Barns:

Requests approval for a storage building assembly use with an outdoor retail merchandise display area. Property is located at 3327 Highway 31W and is zoned C-1, Central Business District.

Staff stated that DHC purchased this property a couple of years ago. Staff stated that this property was formerly a lumber yard. Staff stated that the property has an existing building on it and the owner would like to use a portion of the rear 4,500 sq. foot building as a storage building assembly use. Staff stated the zoning is C-1, Business which allows limited manufacturing, only when the manufacturing is incidental to the retail use. Staff stated that the manufacturing area is limited to 40% of the business use. Staff stated the outside display area would need to be a minimum of 3,000 sq. ft. to meet the 60% percentage requirements. Staff stated per discussion with the business owner that the manufacturing would be light and the materials and wood boards for the storage building assembly are primarily pre-cut material sized to the proposed use.

Motion was made to approve by Bob Dorris, seconded by Eddy Bolton.

Motion passed unanimously.

Item # 6 Zoning Ordinance Amendment: Staff requests recommendation to the Board of Mayor and Aldermen to amend the Zoning Ordinance to include an additional special exception use in residential zoning districts for a secondary residential de-attached dwelling unit.

Staff discussed that he tried to work within the parameter of the existing ordinance. Staff stated that currently duplexes are allowed in the R-20 and R-15 zoning. Staff stated that in R-20 zoning the ordinance permits a duplex with roughly an acre. Staff stated that the proposal is to expand upon the two units permitted for a property with a duplex unit and allow two separate single family dwelling units on a property with special conditions. Staff recommended that one of the conditions would be that the secondary residential dwelling unit be within the same general area of the property as the primary dwelling unit for aesthetic purposes. Staff stated that the R-15 zoning permits duplexes without review by the Board of Zoning and Appeals. Staff stated that currently the Zoning Ordinance, under the R-15 section references development standards for attached dwellings. Staff recommended removing this reference since these provisions are within the Planned Unit Development section.

Motion was made to approve by Mayor Arnold, seconded by Clif Hutson.

Motion passed unanimously.

Mayor Mike Arnold discussed that the city has been in the process of getting bike lanes and per his discussion with TDOT representatives the state is installing seven miles bike lanes on HWY 31W/SR 41.

Staff discussed that per recent issues in the local Nashville news area with questions about public advertisements for local government that going forward each month's Planning Commission agenda would be advertised in the local paper.

Meeting Adjourned at 7:28 p.m.

ATTEST:

Scott Wiggins, Vice-Chairperson

Addam McCormick, Secretary