

CITY OF WHITE HOUSE
Meeting of the
Municipal/Regional Planning Commission
Monday July 9, 2012

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

Roll call:

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

Members Absent:

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

Approval of prior minutes dated: June 11, 2012. Motion was made to approve by Bob Dorris, seconded by Scott Wiggins. Motion approved unanimously.

Approval of Agenda: Approved with no changes.

Individual Review of Agenda Items

AGENDA

Item#1 Tison Estates/Jim Brinkley: Requests recommendation to the Board of Mayor and Aldermen to accept Tison Lane with a one-year maintenance bond.

Staff stated that the only remaining item is minor dirt work around a new section of sidewalk. Staff stated that Mr. Brinkley has requested to wait and complete the additional dirt work when the dry weather is over. Staff stated the sidewalk ramp installed near the intersection of Tison Lane and South Palmers Chapel Road contains a slope issue. Staff stated the ramp portion exceeds the maximum slope for a handicap ramp. Staff stated per discussion with Mr. Brinkley, a previous Public Works Director inspected and approved the sidewalk prior to installation. Chairperson Eller asked Mr. Brinkley if he is aware of items that would need to be completed before acceptance. Mr. Brinkley stated that he was and that he would like to wait until it is not so dusty to complete them. Chairperson Eller asked Valerie Webb, City Attorney about the handicap ramp slope and the significant difference of what is out there and what is required and if that might open up legality issues. Ms. Webb stated that the sidewalk needed to comply with the ADA requirements to avoid any type of liability. The Commission had lengthy discussion on this issue and that this is a ramp that does not go anywhere and that there is not a connection to another section of sidewalk.

Motion was made to approve as is by Bob Dorris

Chairperson Eller and Commission had lengthy discussion on whether it could be an option to approve this item with the sidewalk ramp not being ADA compliant. Valerie Webb, City Attorney stated that it would need to be compliant so that the city would not be liable.

Motion was made to approve with the stipulation that the minor dirt work be completed and approve ramp as is by Bob Dorris, seconded by Scott Wiggins. Motion passed unanimously.

** Please correct Paula Eller - 6/30/07 - the 104 was 44*

Item #2 Magnolia Village Phases 4-1 and 4-2/Goodall Homes and Communities: Requests recommendation to the Board of Mayor and Aldermen to accept a section of Granda Flora Drive and Tulip Terrace with a one-year maintenance bond.

Staff stated that the following improvements would need to be completed before staff would forward the recommendation to the Board of Mayor and Aldermen: additional roadway striping at the Granda Flora/Union Rd intersection, stop sign replacement at Granda Flora/Union Rd intersection, Install street sign at Granda Flora/Union Rd intersection, additional drainage grading work in the detention pond and ditch leading into the pond, pavement repair on Granda Flora Dr at the connection between the third and four phases of the development, and a 4 ft. fence installed around the detention pond near the Union Rd/Granda Flora intersection.

Motion was made by Scott Wiggins to approve with staff's stipulations, seconded by Bob Dorris.

Motion passed unanimously.

Item # 3 Holly Tree: Staff requests a one-year subdivision maintenance bond extension for a section of Holly Lane, from Pleasant Grove Road to Willowleaf Lane.

Staff stated the maintenance bond was set up to ensure that any roadway failure on Holly Lane would be repaired since Holly Lane is the primary entrance for the entire development. Staff stated there are failure issues due to construction traffic near the intersection of Holly Lane and Pleasant Grove Road, but most of the roadway issues are general wear and tear due to Holly Lane being completed in the early 2000's.

Motion was made to approve by Clif Hutson, seconded by Jerry Summers.

Motion passed unanimously.

Item # 4 Just Be Fit/Donald Bean/Cole Land Surveying: Requests a site plan amendment for a parking lot restriping and the addition of a

batting cage with pedestrian access improvements at 2786 Hwy 31W.

Property is zoned C-2, General Commercial.

Staff stated that this request includes a request for site plan amendment to restripe the existing parking lot to increase the number of spaces and the installation of a batting cage facility with a pedestrian sidewalk. Staff stated that the rear of the property adjoins an apartment complex. Staff stated the lighting would need to be designed to not produce excessive glare onto the adjacent residential property. Staff stated the business owner stated that he would have the lighting directed toward the City's Soccer Complex to not cause any glare onto the residential area. Staff stated that the lighting plan would be submitted to confirm this design. Staff stated there is an open area behind the bank, soccer complex, and apartment complex. Staff recommends that the area be filled in to provide a full landscape buffer. Staff stated that this property has had issues with drainage in the past. Staff recommends a grading plan to include methods to handle both the existing drainage problem and the increased storm water from the batting cage and walking trail area. Don Bean, business owner, explained the drainage plans would include a pipe underneath the ground where the batting cage would be located and drain to an existing drain to the road. Mr. Bean stated that the gutters that are attached to the batting cage will be buried and the water would run out to the road. Mr. Bean stated that his hours of operation would be Mon. through Fri. 10:00-9:00 pm, Sat. 8:00-4:00pm, and Sun. 2:00 pm-8:00. Mr. Bean stated that the batting cage lights would be directed toward the City Soccer Complex.

Motion was made to approve by Mayor Mike Arnold with the following stipulations: project meets lighting requirements, landscaping be completed in rear buffer yard, and staff to assist owner with site drainage to ensure that are no drainage issues with the development, seconded by Bob Dorris.

Motion passed unanimously.

Item # 5 Zoning Ordinance Amendment: Staff requests recommendation to the Board of Mayor and Aldermen to amend the Zoning Ordinance regarding residential accessory building regulations.

Staff stated that there have been many issues with this section over the years. Staff stated the issues are that the property owners are not able to construct the size of building they want due to the square footage requirement versus the house size regulations or the limitations of the buildings only being permitted in the rear yard. Staff stated the amendment would increase the percentage of the area covered by the accessory use to 70%. Staff stated that the other amendment to the ordinance would include different setbacks for each zoning district. Staff stated that homes that are limited due to being a corner lot or due to the design of the home, accessory buildings would be allowed in the rear or side yard. Staff stated

that buildings located in the side yard shall be built within the setbacks determined by the side yard setback requirements of the zoning district.

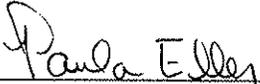
Motion was made to approve by Bob Dorris, seconded by Eddy Bolton.

Motion passed unanimously.

Staff stated that the Commissioners would be receiving an ethics questionnaire from the State. Staff stated in the past these have been locally required annually for the Board of Mayor and Aldermen, Planning Commission, and Board of Zoning Appeals.

Meeting Adjourned at 7:43 p.m.

ATTEST:



Paula Eller, Chairperson



Addam McCormick, Secretary

* See
connection.