

CITY OF WHITE HOUSE
Meeting of the
Municipal/Regional Planning Commission
Special Called Session
Thursday, January 10, 2013

Call to order 6:00 p. m.

Roll call:

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

Members Absent:

Staff Members Present: Jason Reynolds, City Engineer Consultant, Jerry
Herman, City Administrator, and Valerie Webb, City Attorney, Planning Director,
Reed Hillen

Approval of Agenda:

AGENDA

Item#1 Ronald J. Tate/Christian Brothers Development:

Requests Recommendation to the Board of Mayor and Aldermen to rezone a western portion of approximately 6 acres of an 11.94 acre tract from C-2, General Commercial to NCRPUD, Neighborhood Center Residential Planned Unit Development. The remaining 5.94 acres are to remain C-2, General Commercial. Property is referenced on Robertson County Tax Map 106, Parcel 103. Request is also being made for a Preliminary Master Plan Approval for a 72-unit multi-family development.

Jason Reynolds, engineer consultant, stated that the proposed request is to subdivide this property into two tracts. Mr. Reynolds stated that the western portion would be NCRPUD and the remaining eastern section would remain C-2. Mr. Reynolds stated that the requestor is proposing a 72-unit multi-family apartment development. Jerry Herman, City Administrator, stated that there have been several companies that have shown interest in seeking tax credits from the state to develop apartments here. Mr. Herman stated that the application deadline for these tax credits is early February. Mr. Herman stated that there are other properties that are being looked at by other developers at the each end of the Deer Crossings site, a tract of land on Wilkinson Lane, and Hwy 31-W near the Richie's Restaurant. Mr. Herman stated that these properties are currently zoned for multi-family. Mr. Herman discussed criteria for receiving points for the tax credits include available shopping, transportation, and close proximity to work locations.

Jason Reynolds discussed aerial view of property and boundary lines. Mr. Reynolds discussed zoning of adjacent properties: the vacant property to north is C-2, General Commercial, property to the east is zoned C-2, vacant property to the south, which is owned by Grace Park Church, is zoned R-20, Low-Density Residential, and the vacant property to the west is zoned C-2. Mr. Reynolds discussed the City's Comprehensive Plan and Future Land Use Plan and how the city has projected future growth and zoning uses. Mr. Reynolds discussed surrounding areas for the proposed tract includes: the Interchange Commercial Activity Node, Hwy 76 Gateway Commercial Activity Node, Medical Center Activity, and Medium Density Residential Node. Kevin Hogan, representative with the Fortis Group, thanked the Commission and Staff for being accommodating regarding their time restraints. Mr. Hogan stated that they are very interested in this area and have just completed a senior assisted living development in Hendersonville. Mr. Hogan stated that they have had market studies done that show the need for apartments in this area. Mayor Arnold stated that approximately six to eight months ago he and city staff starting seeking new commercial development. Mayor Arnold stated that the City does not have available affordable rental properties. Mayor Arnold stated that there are four different developers looking to come to the City with multi-family developments. Mayor Arnold stated that the Commission would not be voting on the apartments tonight, but only for the rezoning request. Mayor Arnold stated that if rezoned, then the plans would have to be submitted to the Commission for approval. Chairperson Eller asked about the previous apartments that were approved at the Deer Crossing site. Staff stated that those have expired and that there are new developers looking at this site. Staff stated that the zoning is in place for multi-family. Staff stated that they have directed interested developers to properties that are currently zoned NCRPUD. Jerry Herman stated that there is developer looking to develop high-end type of apartments that is not seeking application for tax credits. Mr. Herman stated that they would be asking for a zoning change. Mr. Herman introduced the new City Planner, Reed Hillen. Chairperson Eller stated two to three years ago the Commission discussed concern with ratio of apartments/multi-family not to exceed a certain number. Chairperson Eller asked staff if they knew what that number was. Jerry Herman discussed that the 2025 Comprehensive Plan projects a minimum of 200 and maximum of 500 multi-families. Mr. Herman stated that there have not been any apartments built since the Comprehensive Plan was amended in 2008. Mr. Herman stated that if all four developments occur, there would be approximately 300 apartments. Chairperson Eller stated that if rezoning goes through, the Commission would look forward to a more detailed design layout. Mr. Hogan stated that the plans submitted tonight were a basic layout, but they would provide more detail with the master plan. Mr. Hogan stated that they will use 100% brick and stone. Staff stated that Commission could go on web and view other developments this company has built. Mr. Hogan stated the most recent development they built was called the Hearth located in Hendersonville, at Gallatin Pike. Mr. Hogan explained that tax credit housing is designed to meet the needs of people

who do not qualify for subsidized housing. Mr. Hogan stated that the tax credits allow the developers to build a market rate quality property and charge rent that would be 80-85% of what the market rate would be. Mr. Hogan stated that the average rent for a single bedroom apartment would be \$500 and approximately \$750-800 for a three-bedroom. Mr. Hogan stated that they would have onsite management. Mr. Hogan stated that the property would be kept as affordable rental property for 20 years and be compliant with the government's requirements regarding rental costs and upkeep of the property. Commission had discussion on the favorable location for the development and its close proximity to retail and complimentary aspect to the other residential. Reed Hillen, City Planner stated that the proposed development meets the Comprehensive Plan and Land Use Plan.

Motion was made to approve by Jerry Summers, seconded by Bob Dorris. Clif Hutson abstained. Motion passed.

Meeting Adjourned at 6:32 p.m.

ATTEST:

Paula Eller, Chairperson

Reed Hillen, Secretary