

CITY OF WHITE HOUSE
Meeting of the
Municipal/Regional Planning Commission
Monday, February 11, 2013

Call to order **7:00 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, Valerie Webb- City Attorney, and Planning Director-
Reed Hillen

Approval of prior minutes dated: Monday, January 14, 2013 (Regular Meeting) &
Thursday, January 10, 2013 (Special Called Meeting). Motion was made to approve
minutes from both meetings by Bob Dorris, seconded by Eddy Bolton. Motion passed
unanimously.

Approval of Agenda:

Chairperson Eller noted that Item #4 (Public Hearing) had been withdrawn from the
agenda by the applicant and will be postponed until next month's meeting.

AGENDA

Item#1 Morgan Trace-Phase 3/Jim Brinkley/Ray Cole: Requests
Final Plat Approval for 22 lots. Property is referenced on Sumner County
Tax Map 96-E, Group B, Parcel 1.00 and Sumner County Tax Map 96, Parcel
37.02. Property is zoned R-15, Medium Density Residential.

Staff stated that the construction plans for this development were approved
in 2007. Staff stated that phase one was approved in 2010 and phase two
was in 2012. Staff stated that all necessary departments had reviewed and
approved final plat for phase three. Staff stated that the City's Public Works
Department reviewed drainage plans and that appropriate city easements
were noted on plans.

**Motion was made to approve by Mayor Arnold, seconded by Bob
Dorris. Motion passed unanimously.**

Item # 2 Stones Crossing: Staff requests a one-year subdivision improvement bond extension.

Staff stated that the status of this subdivision is the same as it was last year and there are still four vacant lots. Staff stated the current bond amount is \$11,000. Staff stated that he recommended to extend the bond one year with a 6% inflation cost which would make the bond amount \$11,660. Staff stated that the remaining improvements are: three sections of sidewalk on vacant lots, minor drainage grading to remove silt, and minor center line roadway repair.

Motion was made to approve by Scott Wiggins, seconded by Jerry Summers. Motion passed unanimously.

Item # 3 McBride Dale Clarion: Requests Site Plan Approval for a 4,000 square foot convenience store and a 5,400 square foot fuel canopy. Property is referenced on Robertson County Tax Map 107-I, Group A, Parcel 1.01 and is located at the intersection of State Route 76 and Raymond Hirsch Parkway. Property is zoned C-2, General Commercial.

Staff stated that a copy of the TDOT approval letter would be required. Staff stated that they would need to redraw the parking spaces fronting Raymond Hirsch Parkway to allow for the handicap van isle to reach the width required by the city. Staff stated that changes would need to be made to the landscaping plan to bring the site into compliance with the Commercial Design Standards. Rob Sweet and John Dobie, representatives for Speedway reviewed and discussed photos of the proposed fuel station. Mr. Sweet discussed the proposed building exterior/elevation, signage, parking spaces and driveway entrances. Mr. Sweet stated that they did not see any problem with meeting the city's landscape requirement by adding additional shrubs. Mr. Sweet stated that it would be a 24-hour operation.

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

Motion passed unanimously.

Public Hearing (Item #4)

POSTPONED UNTIL MARCH 11, 2013 PLANNING COMMISSION MEETING

Item # 4 Rob Horton/TN Homesites: Requests Recommendation to the Board of Mayor and Aldermen to rezone approximately 14 acres of a 46.47 acre tract from C-4, Office Professional Service District to NCRPUD, Neighborhood Center Residential Planned Unit Development. Property is referenced on Robertson County Tax Map 106, Parcel 190.02 and 190.03 and is located at 116 Madeline Way and 126 Madeline Way. Request is also

being made for a Preliminary Master Plan Approval for a 144-unit multi-family development.

Chairperson Eller stated that she had a note (from the October Planning Commission Meeting) that the Commission was to have the new Planning Director to make amendments to the Subdivision Regulations regarding Planned Unit Development expiration dates. Staff stated there currently is a 2-year expiration period for NCRPUD's. Staff stated he would review the Subdivision Regulations on expiration dates.

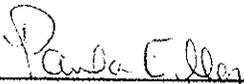
Mayor Arnold stated that he met with Howard Whitaker, CEMC representative, in January. Mayor Arnold stated that Mr. Whitaker discussed areas that they are working on improving with training their tree trimmers and notifying property owners when they would have trimmers on their property. Mayor Arnold and Commission discussed the importance of requiring the correct type of species of trees/shrubs with new developments in the City to elevate these types of problems with tree trimming and root systems of the trees. Chairperson Eller stated that the City has a large list of trees and shrubs in the landscape ordinance. Chairperson Eller stated that the two foresters that came to the Planning Commission Meeting in January were here on their own time and they offered their assistance. Chairperson Eller asked if the summary and report from that meeting could be kept as written reference. Staff stated it could be kept as a reference.

Chairperson Eller stated in The Commissioner publication that was in this month's packet, it had an article recommending at the opening of each meeting saying the Pledge of Allegiance. Chairperson asked the Commission if they would like to begin that practice. The Commission agreed to begin each meeting stating the Pledge of Allegiance.

Jerry Herman, City Administrator, stated in the next few months there will be some updates to the board room which would include some painting and carpeting.

Meeting Adjourned at 7:30 p.m.

ATTEST:



Paula Eller, Chairperson



Reed Hillen, Secretary