

**CITY OF WHITE HOUSE**  
Meeting of the  
**Municipal/Regional Planning Commission**  
**Monday, April 8, 2013**

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

**Roll call:** Paula Eller-Chairperson, Clif Hutson, Mayor Mike Arnold, Eddy Bolton, Jerry Summers, Bob Dorris

**Members Absent:** Scott Wiggins

**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, March, 11, 2013. Motion was made to approve by Eddy Bolton, seconded by Mayor Arnold. Motion passed unanimously.

**Approval of Agenda:**

Chairperson Eller asked to add a discussion item regarding wetlands at the end of the agenda items.

**CONSENT AGENDA**

**Item # 1   Sumner Crossings Subdivision-Phase 2:** Staff requests a one-year bond extension.

**Item # 2   Lochinvar Subdivision:** Staff requests a one-year bond extension.

**Item # 3   Villages of Indian Ridge Subdivision:** Staff requests a one-year bond extension.

Staff stated that each of the bonds on the consent agenda are requested to be a one-year extension and that none are at the 75% completion for the City to take over maintenance. Staff stated that the existing bond amounts would remain for one-year.

**Motion was made to approve by Clif Hutson, seconded by Bob Dorris. Motion passed unanimously.**

## AGENDA

(PUBLIC HEARING: Item # 4)

**Item # 4** Jim Brinkley: Requests Recommendation to the Board of Mayor and Aldermen to rezone 8.39 acres from R-20, Low-Density Residential to R-10, High-Density Residential. Property is referenced on Robertson County Tax Map 95, Parcel 105.00 and Parcel 106.00 and is located at 3335 Pleasant Grove Road.

Staff stated that the differences between the two zonings is R-20 is 20,000 sq. ft lot size and R-10, is 10,000 sq ft minimum lot size. Staff stated that the R-10 allows single family homes and duplexes. Staff stated the Comprehensive Plan lists the future use of this area as High-Density Residential. Staff stated the density of the proposed zoning will be similar to the adjacent subdivision. Staff stated the proposed sketch plat submitted could allow single family homes or duplexes.

Chairperson Eller opened the public hearing.

Vickie Rochelle-304 Foster Dr.-Ms. Rochelle stated she has lived in Holly Tree Subdivision 7 yrs. and is concerned if there are duplexes/quads built behind her that will cause problems and concerned that it will affect her property value.

Carolyn Foshee-312 Foster Dr.-Ms. Foshee stated that she is in support of her neighbors and that this development would be in their back yards. Ms. Foshee stated that she moved here 7 yrs. ago and enjoys the country area around her.

Randy Ryemea-117 Holly Lane-Mr. Ryemea stated is in support of his neighbors. Mr. Ryemea stated that he has concerns with higher density development and that it could cause crime and break-ins.

Daniel Green-419 Foster Dr.-Mr. Green stated that he supports his neighbors. Mr. Green stated that he is concerned with his property value and does not want this type of development and also has security issues with this type of development.

Edward Brinkley-3341 Pleasant Grove Rd.-Mr. Brinkley stated that the proposed area is a swampy area and consists of wildlife in the wooded area.

Kyle Binkley-415 Foster Dr. Mr. Binkley stated that he is opposed to this zoning and does not want to see duplexes. Mr. Binkley stated concerns with the proposed development using their subdivision facilities.

Pam Chaffin-210 Foster Dr.-Ms. Chaffin stated that she owns the property north of proposed property. Ms. Chaffin suggested that Mr. Brinkley offer

homeowner's who abut to his property, and opportunity to purchase to keep a buffer between them.

Robert & Susan Fisher-308 Foster Dr.-Mr. Fisher stated concerns with quadraplexes.

Staff explained that the request tonight is for zoning only.

Staff stated that any development would require a plat approval. Staff stated that if the proposal is for 10,000 sq. ft. lots that no quadraplexes would be allowed. Mr. Fisher stated concerns with low lying land of the property and property drainage. Staff stated there would be an approval process including drainage and that they could not be allow any more run off onto the existing neighborhood. Mr. Fisher stated concern with keeping tree line.

Bryan O'Neil-238 Foster Dr.-Mr. O'Neil stated that he backs up to the proposed development. Mr. O'Neil stated concerns with duplexes and rental properties. Mr. O'Neil stated concerns with his property value and traffic issues at Pleasant Grove Rd/Hwy 76.

Eric Freel-113 Savannah Ct.-Mr. Freel stated concerns with Section 8 housing, trespassing, traffic light need at Pleasant Grove/Hwy 76, accountability of proposed development regarding property upkeep.

Staff explained that the request tonight is only for recommendation for rezoning to the Board of Mayor and Aldermen. Staff stated this is the first step of a three step approval process. Staff explained that a public notice is put in the paper and that adjacent property owner letters are mailed out. Staff stated that the request would have two readings at the Board of Mayor and Aldermen meeting and the second reading would also be a public hearing. Staff explained that if rezoned that there would be two additional Planning Commission Meetings for a preliminary plat and final plat approvals.

Teri Hudson-400 Foster Dr.-Ms. Hudson asked if the rezoning is not approved will the property stay R-20. Staff stated yes. Ms. Hudson stated concerns with duplexes, safety, drainage, and property values.

Donna Hartman-233 Foster Dr.-Ms. Hartman stated concerns with safety and property values.

Jennifer Williamson-300 Foster Dr.-Ms. Williamson stated concerns with purchasing a home in Holly Tree Subdiv. if this development passes. Ms. Williamson stated that the proposed development is behind the home she is intending to purchase.

Phillip Kelley-Hwy 76-Mr. Kelley stated that he owns property that is south of the proposed property. Mr. Kelley stated concerns with trees being cut down on his property line.

Jim Brinkley-property owner Mr. Brinkley stated that his rezoning request is on the City's Master Plan as high density. Mr. Brinkley stated that lots of the proposed development are larger than most of the lots in Holly Tree Subdivision. Mr. Brinkley stated that there is a need for higher density homes for retirees and young people. Mr. Brinkley stated that he understood the concerns of the surrounding residents. Mr. Brinkley stated that he has developed several subdivisions in the city and that none of them have had surrounding properties that the property values have gone down. Mr. Brinkley stated that there would not be an HOA and that he has not asked for duplexes or quads. Mr. Brinkley stated that a developer has asked him about a proposed assisted living development. Chairperson Eller stated that trespassing can also occur on larger properties. Mayor Arnold discussed that no project is ever ran through by the City. Mayor Arnold explained legal process for rezoning requests, trespassing issues that may be occurring on the proposed property, and that the police are proactive within the city.

**Motion was made to recommend approval to the Board of Mayor and Aldermen by Bob Dorris, seconded by Clif Hutson.**

**Motion passed.**

**Bob Dorris-voting yes, Eddy Bolton-voting yes, Clif Hutson-voting yes, Mayor Arnold-voting yes. Jerry Summers-voting no, Paula Eller, voting no.**

**Item # 5 The Church at Grace Park/Nathan Smith:** Requests Site Plan Approval for a 5,550 square foot preschool wing addition. Property is referenced on Robertson County Tax Map 106, Parcels 105, 106, and 107. Property is zoned C-2, Interstate Sign District and is located at 508 Hester Drive.

Staff stated this will be the first of a series of planned expansions and additions. Staff stated that the parking is at levels that will not require any additional spaces. Staff stated that the construction of this building will not remove any landscaping and that no new landscaping plan would be required. Staff stated the project engineer has been in contact with the City Engineer and Staff about storm water drainage issues. Staff stated the site plans will result in a small increase in the 25-year rainfall discharge. Staff stated the project engineer and city engineer have had discussions regarding possible detention systems. Staff stated that he would recommend that they construct adequate detention, in concurrence with the city engineer, in order to negate the increase in storm water discharge. Chairperson Eller asked staff since this there will be small children in the area, what are the storm water runoff options other than open culverts and detention areas that hold standing water? Staff stated that the culvert would be closed and placed underground.

Nathan Smith, civil engineer for the project, stated that this is phase one of the church's future expansions. Mr. Smith stated that the church would like to have a large multi-purpose building in the future. Chairperson Eller asked if there will be a storm shelter inside this proposed building. Mr. Smith stated that the building would be constructed of metal stud brick construction, but a particular storm shelter location was not addressed.

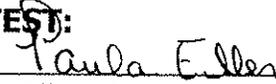
**Motion was made to approve with stipulation that staff and engineer agree on detention systems by Mayor Arnold, seconded by Bob Dorris. Motion passed unanimously.**

**Discussion:**

**Blueline stream vs wetlands:** Staff stated that a development in a blue line stream area is given approval by TDEC whether it can be built on or not, or within a proximity to that area. Staff stated that wetlands that hold water would have to have a drainage study approved to see if the property could be built on. Staff stated that the city uses the most recent FEMA Maps to have access to these types of areas. City Engineer Consultant, Jason Reynolds, had discussion on blue line streams, which are now referred to as waters of the state, and wetlands.

Meeting adjourned at 8:33 p.m.

**ATTEST:**

  
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Paula Eller, Chairperson

  
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Reed Hillen, Secretary