

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

Call to order: 7:00 p. m.

Pledge of Allegiance:

Annual Election of Chairman/Vice-Chairman: Chairperson Eller opened the floor for nominations for Chairman. Scott Wiggins nominated Eddy Bolton. Eddy Bolton nominated Paula Eller, seconded by Bob Dorris. Paula Eller accepted nomination. Motion passed unanimously. Jerry Summer nominated Scott Wiggins as Vice-Chairman, seconded by Eddy Bolton. Scott Wiggins accepted nomination. Motion passed unanimously.

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

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, June 10, 2013. Motion was made to approve by Scott Wiggins, seconded by Bob Dorris. Motion passed unanimously.

Approval of Agenda:

Chairperson Eller stated that she has a training announcement after regular agenda items.

CONSENT AGENDA

Item # 1 Brinkley Development Corp./Cole Surveying: Requests Preliminary Plat Approval for 6 lots on 1.52 acres. Property is referenced as Robertson County Tax Map 95, Parcel 106. Property is zoned R-10, High-Density Residential and is located at Pleasant Grove Road.

Staff stated that this property was rezoned to R-10, High Density Residential in April 2013. Staff stated that the approval is for the first six lots of the property. Staff stated that sewer and water availability studies would be required before the final plat approval. Staff stated that the lots meet the requirements for the R-10 zoning. Jim Brinkley, developer for the property, stated that two of the lots have been sold and will be single family homes. Eddy Bolton asked is there

will be a street easement between lots 4 and 5. Mr. Brinkley stated yes. Jerry Summers asked how many total homes will be built. Mr. Brinkley stated 25 homes are on the master plan. Chairperson Eller asked how soon the next phase would begin. Mr. Brinkley stated that it would be a while.

Motion was made to approve by Jerry Summers, seconded by Bob Dorris.

Motion passed unanimously.

AGENDA

Item # 1 Investment Partners LLC/Ragan-Smith Associates:

Requests Site Construction Plan Approval for a proposed 7,140 square foot retail development. Property is referenced as Robertson County Tax Map 106, Parcel 44.03. Property is zoned C-2, General Commercial and is located at 810 State Route 76.

Caleb Thorne, Representative with Ragan-Smith, discussed the proposed development would be retail with a proposed Dunkin' Donuts Restaurant at the end of the building. Staff stated that special consideration should be given to safety issues regarding the site layout, parking, and street intersections. Staff stated the parking at the northern end of the property will be backing out into a well-traveled access lane that serves this property and Zaxby's. Staff recommended placing pedestrian crossing warning signs and slow speed signs along the northern access drive and placing a stop sign at the indicated point on the northeast corner of the parking lot. Staff recommended that the developer work with developer of the White House Crossing Site and Staff to improve safety features of the intersection at the northwest corner of the property. Staff recommended the trees to be removed in the median due to site safety issues and a yield sign be placed at the entrance to help with traffic flow. Clif Hutson asked about the distance from the access lane to the driveway. Mr. Thorne with Ragan-Smith stated the stacking would go towards Zaxby's instead of the access lane. Jason Reynolds, City Engineer Consultant, stated that he does not recommend the entrance and that it is less than 25 feet to the next entrance and could cause problems with people exiting behind the building. The Commission discussed concerns with accessing the proposed development from the rear access lane and making a right turn into lot. Commission and Mr. Thorne had discussion on moving the order board to the

western side of the building. Mr. Thorne stated that this would cause some issues with stacking occurring. Jason Reynolds stated that his recommendation would be for them to modify the site layout to change the shared use access and that it would make the turning radius better. Mr. Reynolds stated that there is a sidewalk that could be removed and the building could be pushed further to the front of the property by lessening the sidewalk width. Mr. Reynolds stated that he did not know how far along they are with the architectural plans, but the shape of the building could be altered to help with the turn radius. Steve Kroeger, real estate representative for the property, discussed the importance of having the right in right out access into this property. Staff had lengthy discussion regarding increased traffic through the access lane when Charles Drive opens up.

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

Motion passed unanimously.

Item # 2

Sage Apartment Group/Landmark Engineering:

Requests Master Plan Approval for a proposed 144-unit multi-family development. Property is referenced as Robertson County Tax Map 106, Parcel 190.02 and Map 106, Parcel 190.03 and consists of 14 acres. Property is zoned NCRPUD, Neighborhood Center Residential Planned Unit Development and is located at 116/126 Madeline Way.

Chairperson Eller asked Staff how this development works with the City's Comprehensive Plan. Staff stated this property was rezoned from C-4, Office Professional to NCRPUD, Neighborhood Center Residential Planned Unit Development in January 2013. Staff stated that this property was originally zoned C-4 with the anticipated future of additional medical facilities, which did not occur. Staff stated a traffic study has been completed for this development and submitted to staff. Staff stated the results of this study will determine if any improvements are needed to the intersection of the development's access drive with Sage Road. Staff stated a drainage calculations report has been submitted also. Staff recommended that developer work with staff to add any needed improvements to Sage Road intersection and any needed adjustments to the detention plans. Staff discussed that the developer meets the city's buffer requirement to the adjacent church property. Staff stated the western boundaries are buffered by an existing tree line and the eastern boundary by the medical complex is currently landscaped. Staff stated

that the meet the parking and lighting requirements for this zoning. Commission asked about a walking trail. Staff stated that may be a potential amenity with the addition of future phases of the development. Staff stated there would not be any landscape buffer to the south of this property because the zoning is the same.

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

Motion passed unanimously.

Item # 3 **Site Improvement Plans/Rudd Seely Wallis, LLC/Perry Engineering:** Requests Site Plan Approval for a proposed retail space. Property is referenced as Robertson County Tax Map 106, Parcels 78.00 and 77.00. Property is zoned C-2, General Commercial and is located at 631 State Route 76 and 625 State Route 76. (Postponed)

Staff stated that Item # 3 on the Agenda has been postponed for a few months. Staff stated that the site is the two parcels adjacent to the Wendy's on Hwy 76. Staff stated that the site has some drainage issues and that the developer has to build the back of the property up approximately five feet.

Chairperson Eller stated that there is a training opportunity for Commissioners and it would be the Economic Summit that will be held at White House City Hall, Wednesday July 31, 2013. Chairperson Eller stated that Jerry Herman, City Administrator, will be discussing future city projects and Lacey Beasley, with Shopping Center group, will discuss business and retail opportunities.

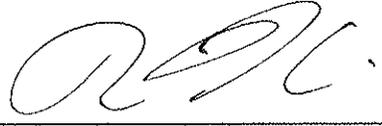
Staff discussed upcoming proposed multi-family projects that should be at the August Planning Commission Meeting.

Meeting adjourned at 8:04 p.m.

ATTEST:



Paula Eller, Chairperson



Reed Hillen, Secretary