

CITY OF WHITE HOUSE
Meeting of the
Municipal/Regional Planning Commission
Monday, August 12, 2013

Call to order: 7:00 p. m.

Pledge of Allegiance:

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, July 8, 2013. Motion was made to approve by Clif Hutson, seconded by Bob Dorris. Motion passed unanimously.

Approval of Agenda:

CONSENT AGENDA

Item # 1 Bridle Creek Subdivision-Phase 4: Staff requests a one-year subdivision bond extension.

Staff stated that the current bond amount is \$39,000 and that the proposed bond amount is \$41,340, which includes 6% inflation. Staff stated that there has only been one lot built on this year out of 17 total lots.

Item # 2 Cambria Subdivision-Phase 2: Staff requests a one-year subdivision bond extension.

Staff stated that the current bond amount is \$42,500 and that the proposed bond amount is \$45,050. Staff stated that the current subdivision status is 13 lots built out of 24.

Motion was made to approve both consent agenda items by Bob Dorris, seconded by Scott Wiggins.

Motion passed unanimously.

AGENDA

Item # 1 Brinkley Development Corp./Cole Surveying: Requests Final 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 has received City Wastewater and White House Utility District Approval. Staff recommended approval with stipulation that a dual access drives for the six properties, limiting the access into this planned subdivision to the three dual accesses and the future road. Commission asked Mr. Brinkley if the garages would be front loaded. Mr. Brinkley stated that Richard Berry has spoken for these lots and did not know what he was proposing. Mr. Brinkley stated that he did not know if the houses would have garages on them or not. Mayor Arnold asked if Mr. Brinkley could have an option of which lots could have the shared drives. Staff stated that the requirement is for 3 shared access drives, but the location does not have to be set.

Motion was made to approve by Mayor Arnold with the stipulation that (3) three shared access driveways be required, with an option that the developer can pick location, seconded by Eddy Bolton.

Motion passed unanimously.

Item # 2 White House Landing/TFG AH Development/Ragan Smith & Associates: Requests Site Construction Plan Approval for a proposed 72-unit multi-family development. Property is referenced on Robertson County Tax Map 106, Portion of Parcel 103. Property is located at Maiden Lane.

Staff stated that the rezoning and preliminary plans were approved for this project in January 2013. Staff stated that the Master Site Plan is for a proposed 72-unit apartment development to be located on Maiden Lane to the west of Sage Road. Staff stated the drainage plan has been approved. Staff stated if this plan is altered during the site grading process, the developer would work with the City Planner and City Engineer to ensure adequate detention is maintained. Staff stated another item that they are working on with the developer is to have a sidewalk in front of Maiden Lane that would tie into the hotel areas and also into a proposed future sidewalk on Sage Road and Highway 76. Caleb Thorne, with

Ragan Smith & Associates stated that he has spoken with staff regarding staff's items and they can work at those. Mr. Thorne stated there was a minor change from the club house on the preliminary plan versus the construction plan. Mr. Thorne stated that the change was with a gable versus hip roofing.

Motion was made to approve by Mayor Arnold with stipulation that engineer work with Staff on minor details, seconded by Scott Wiggins.

Motion passed unanimously.

Item # 3 **The City of White House:** Requests a parking lot expansion approval (at City Hall).

Staff stated that the proposal is to add 80 parking spaces. Staff stated that it would be to the east of the current lower lot, with an access out toward the church. Staff stated that the proposed location is where the upper practice field is currently located. Jerry Herman, City Administrator, stated that he wanted the parking lot expansion to occur prior to the new library construction. Mr. Herman stated with the new library construction the city will lose the main driveway and will need an entrance for employees to enter from Carmack Drive and park. Mr. Herman stated if approved tonight, this project will go out for bid shortly and he would like to see completed prior to the Christmas extravaganza. Chairperson Eller asked if the Church of Christ has intentions to start their school and possibly use this parking. Mayor Arnold stated that it would not be used for school parking. Engineer consultant, Jason Reynolds, stated that the same existing steps will be used from the proposed new parking area with a sidewalk section. Staff discussed possibly adding a few spaces designated for seniors. Staff and Commission discussed lighting for the parking lot.

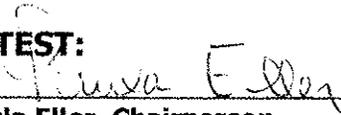
Motion was made to approve by Bob Dorris, seconded by Scott Wiggins. Motion passed unanimously.

Chairperson Eller asked Jerry Herman to discuss the most recent economic summit that was held at city hall on August 31st. Mr. Herman discussed that the Shopping Center Group has been working on marketing materials for the City of White House. Mr. Herman stated that there were approximately 80 to 100 people in attendance. Mr. Herman stated that city commission, city brokers, real state, and business owners were invited. Mr. Herman stated that there has been positive

feedback. Mr. Herman stated that the presentation along with video regarding the City are on the city's website. Mr. Herman stated that he and Mayor Arnold have had some meetings with interest in potential future businesses in the town center area. Mr. Herman stated that the sewer expansion project should be completed in a year, which will help to draw potential businesses to the area. Staff discussed upcoming items to be on next month's agenda and that he is working on making a few sign ordinance amendments that he will bring before the Commission for feedback. Staff stated that he is also working on ordinance amendments regarding cell tower requirements. Mr. Herman stated that the Charles drive road opening should begin the middle of September. Mr. Herman stated that the city would be doing some of the grading and asphalt work from Highway 76 up to Charles Drive and the developer would also be doing improvements.

Meeting adjourned at 7:30 p.m.

ATTEST:



Paula Eller, Chairperson



Reed Hillen, Secretary