

**CITY OF WHITE HOUSE**  
Meeting of the  
**Municipal/Regional Planning Commission**  
**Monday, September 9, 2013**

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

**Pledge of Allegiance:**

**Roll call:** Clif Hutson, Mayor Mike Arnold, Bob Dorris, Scott Wiggins-Vice-Chairman, Jerry Summers

**Members Absent:** Chairman Paula Eller

**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, August 12, 2013. Motion was made to approve by Clif Hutson, seconded by Bob Dorris. Motion passed unanimously.

**Approval of Agenda:**

**CONSENT AGENDA**

**Item # 1** **Briarwood Subdivision-Phase 2:** Staff requests a one-year subdivision improvement bond extension.

Staff stated that there have been a few improvements with only 2 lots being built on in the last year and would need the 6% inflation added to the bond. Staff stated that there have only been 2 of the 24 lots that have been built on in the last year. Staff stated that he recommended a \$76,000 bond.

**Item # 2** **Center Drive/Harold Tate:** Staff requests a one-year subdivision improvement bond extension.

Staff stated that he had given the Commission an updated sheet, with a proposed bond amount of \$5,000. Staff stated the former City Planner had recommended a maintenance bond until the last layer of asphalt had been completed. Staff stated that this had been completed and that he recommended a \$5,000 maintenance bond until it meets the 75% lot completion.

**Motion was made to approve both consent agenda items by Mayor Arnold, second by Bob Dorris.**

**Motion passed unanimously.**

## AGENDA

**Item # 1** **The Vantage Group:** Requests Preliminary Site Plan Approval for a proposed 48-unit multi-family development. Property is referenced as Robertson County Tax Map 95, Parcel 64 and Tax Map 95, Parcel 65. Property is zoned NCRPUD, Neighborhood Center Residential Planned Unit Development and is located at Wilkinson Lane.

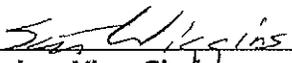
Staff stated that this is a tax credit based apartment development. Staff stated that the NCRPUD zoning was already in place, this allows multi-family. Staff stated that the preliminary plans meet city requirements. Staff stated that they will request master plan approval at the September 23, 2013 meeting. Staff stated that city engineer and staff will review the final master plan prior to meeting. Staff stated that he has discussed the elevation height with Fire Chief Palmer and that he stated that since the windows are below the 35 feet city requirement that would not be a problem. The Commission asked where the access street would be located. A representative for the apartments stated that it would be adjacent to Wilkinson Lane and the property backs up to I-65. A representative for the apartments stated that there will be three buildings on the site, two apartment buildings and one community building.

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

**Motion passed unanimously.**

Meeting adjourned at 7:10 p.m.

**ATTEST:**

  
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Scott Wiggins, Vice-Chairperson

  
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Reed Hillen, Secretary