

CITY OF WHITE HOUSE
Meeting of the
Municipal/Regional Planning Commission
Tuesday, October 15, 2013

Call to order: 7:00 p. m.

Pledge of Allegiance:

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

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, September 9, 2013 and Special Called Meeting Monday, September 23, 2013. Motion was made to approve by Clif Hutson, seconded by Bob Dorris. Motion passed unanimously.

Approval of Agenda:

CONSENT AGENDA

Item # 1 Holly Tree Subdivision-Phase 3: Staff requests a one-year subdivision improvement bond extension.

Staff stated that there have been no homes built in this section in 2013. Staff stated that the existing bond is \$72,080. Staff stated the new bond would be \$76,400, which includes 6% inflation. Staff stated that 32 of the 50 lots in this section have been completed.

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

Motion passed unanimously.

AGENDA

PUBLIC HEARING (Item # 1)

Item # 1 Staff: Requests Recommendation to the Board of Mayor and Aldermen to amend the Zoning Ordinance, Article 3, Section 3.150 regarding Standards for Telephone, Telegraph, and Communications Transmitter Stations and Towers.

Chairperson Eller opened the public hearing. There being no one to speak for or against the public hearing was closed.

Chairperson Eller stated that this topic was brought up two years ago with a request for a service tower on Sage Road and last year a new service tower request on Highway 31W South by CEMC.

Staff stated that currently telecommunication towers are required to be at least one half mile from any current tower. Staff stated to help protect the design standards of the city and to encourage the co-locating of telecommunication towers he recommends the following amendments to the Zoning Ordinance: 1. The proposed locations be more than two miles from the nearest tower which would be a use by right. 2. Proposed locations between ½ and 2 miles from the nearest tower would be by use and special exception approval by the Board of Zoning and Appeals. No towers would be allowed within ½ mile of an existing tower.

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

Motion passed unanimously.

Item # 2 **Brinkley Development Corp./Cole Surveying:** Requests a Final Plat Approval for (4) lots. Property is referenced as Robertson County Tax Map 117, Parcel 196.00 and is zoned R-20, Low-Density Residential. Property is located at Magnolia Boulevard.

Staff stated that this request went before the Board of Zoning and Appeals last month. Staff stated the developer requested a variance to the width of the lot from 100 ft. to 90 ft. Staff stated the variance was approved. Staff stated since there will be less than five lots, the preliminary plat did not have to be approved by the Commission. Staff stated there is a land strip that is city right-of-way that the home owners association has been maintaining. Staff stated with the agreement of the developer, the new lots will have two curb cuts onto Magnolia Blvd.

Motion was made to approve by Mayor Mike Arnold as designed, seconded by Jerry Summers.

Motion passed unanimously.

Item # 3 Staff: Discussion Items:

1. Shoeshow

Staff stated that Shoeshow is requesting a right-in/right-out curb cut on an out parcel of White House Crossing along Wilkinson Lane. Staff stated that they requested a full access last year and it was denied by the Commission. Staff stated when the developer platted the White House Crossings plat it did not allow for any additional curb cuts onto Wilkinson Lane. Staff stated the request for additional curb cuts would need to be approved as a special exception and a plat amendment would be required when a site plan is submitted. City Administrator, Jerry Herman discussed that the city has been in discussion with Shoeshow for several years now. Mr. Herman stated that Shoeshow sees potential in White House and has already gotten special approval from Wal Mart to build a 10,000 sq. ft. building at this site. Mr. Herman stated that the Commission did approve a right-in right-out for Zaxby's. Mr. Herman stated that they have looked at this request and do not think that it will hurt the flow of traffic and they need to see how it would be laid out of their site plan. The Commission discussed that most of the traffic will come from the opposite direction from Highway 76.

2. Signage

Staff discussed that some of the amendments to the Sign Ordinance would be more of cleaning up some areas. Staff stated that a few years ago pole signs were removed from the Ordinance, but not placed under banned signage. Staff stated that he would like to discuss increasing the allowance of led type signage. Staff discussed that currently temporary signs are allowed on a property, with owner's permission. Staff stated that they are allowed 28 calendar days. Staff stated that he would like to set that at a more condensed time frame. Staff stated that he is reviewing allowing non-profit- such as churches, city events, and chamber to have a more flexible time allowance. The Commission had discussion on temporary signage and that it can be a nuisance when there are several signs with the same message within a five mile radius. Staff stated the 28 day time allowance is based on per property, not per sign. Staff stated he would review other city's requirements on the number of temporary signs out for

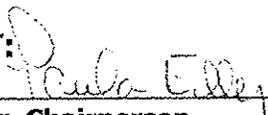
the same event. Staff stated this would not apply to residential property for yard sale type signs. Staff stated if the Commissioners have any recommendations or changes regarding temporary signs, they can email them to him. Staff stated that he will try to have the ordinance amendments brought to the December Commission Meeting. Staff and Commission discussed vehicular signage and staff stated he would have to review other city's ordinances. Staff discussed upcoming multi-family developments and that two of the projects have pulled grading permits and one has pulled building permits. Steve Kroeger, with Kroeger Real Estate Co., asked if the Commission could make a formal approval regarding the right-in/right-out request for Shoeshow. Mr. Kroeger stated that they have submitted a conceptual drawing of the request and were hoping to have the Commission to vote on. Staff stated that they would need to submit a site plan and have it approved. Staff stated that he could send an email to Shoeshow regarding what was discussed at this meeting and what would need to be submitted including a site plan amendment that would need to be approved by the Commission.

The following Planning Commissioners attended the Tuesday, October 29, 2013 Sumner County Training Session held at the Hendersonville Library:

Scott Wiggins
Bob Dorris

Meeting adjourned at 7:40 p.m.

ATTEST:



Paul Eller, Chairperson



Reed Hillen, Secretary