CITY OF WHITE HOUSE
Meeting of the
Municipal/Regional Planning Commission
Monday, August 11, 2014

Call to order: **7:00 p. m.**
Pledge of Allegiance:
Roll call: Clif Hutson, Paula Eller-Chairperson, Mayor Mike Arnold, Jerry Summers, Richard Berry, Bob Dorris, and Scott Wiggins
Members Absent:
Staff Members Present: Jerry Herman- City Administrator, Valerie Webb- City Attorney, Planning Director- Reed Hillen, Jason Reynolds- City Engineer Consultant
Approval of prior minutes dated: Monday, July 14, 2014. Motion was made to approve prior minutes by Scott Wiggins, seconded by Bob Dorris. Motion passed unanimously.
Approval of Agenda:

CONSENT AGENDA

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

Item # 2 **Bridle Creek Subdivision-Phase 4:** Staff requests a one year subdivision improvement bond extension.

Staff stated that both subdivisions have had minimum homes built with in the last year. Staff stated that there have been minimal improvements and recommended that the bond amounts remain the same for one year. Staff stated that Bridle Creek Subdivision is getting close to being at the percentage of completion to request city acceptance, possibly by next year.

Motion was made to approve both items by Bob Dorris, seconded by Richard Berry. Motion passed unanimously.

AGENDA

Item # 3 **The Church at Grace Park/Kennon-Calhoun Workshop**: Requests Site Plan Approval for a 18,811 square foot gymnasium and a 4,283 square foot lobby addition. Property is referenced as Robertson County Tax Map 106, Parcels 105,

106, and 107. Property is zoned C-2, and is located at 506 Hester Drive.

James Kennon with Kennon-Calhoun Workshop Engineering was present to address any questions. Staff stated that the gym request is part of the continued expansion of the campus of the church and school. Staff stated the church has requested to have the option to use metal as a primary building material. Staff stated that this request would be a variance from the City's Commercial Design Standards. Staff stated that the property is zoned commercial that is why they would be required to meet the design standards. Staff stated that he would recommend the variance with the stipulation that it would only be for this building, the building be located in the interior of the campus, screened by other buildings, and landscaping so that the campus maintains the look of the design standards. James Kennon asked the Commission if he could present the future campus expansion plans for the church. The Commission agreed. Pastor Cook extended his thanks to the Commission for their approval and their service to the City.

Motion was made to approve by Mayor Arnold with staff's stipulations and also approve the variance request, seconded by Jerry Summers. Motion passed unanimously.

Item # 4 **Shoe Show/Caldwell Engineering:** Requests Site Plan Approval for a 10,000 square foot retail center. Property is referenced as Robertson County Tax Map 106, Parcel 44.06. Property is zoned C-2 and is located at 205 Wilkinson Lane.

Dewayne Caldwell with Caldwell Engineering and Surveying was present to address any questions. Staff stated that the site looks good and works well within the development. Staff stated that it would be a 10,000 square foot retail center with two tenants. Staff stated the site meets the City's parking, lighting, and detention requirements. Staff stated that they will only use the interior/exterior egress as shown on the plans. Staff stated the building would require containing a four-hour masonry fire wall with no openings, which the builder has already indicated that he would do. Staff and Commission had discussion on future plans for this area. Staff discussed vacant lots that are still available

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

Item # 5 **Springbrook Subdivision-Phase3/Caldwell Engineering:** Requests Preliminary Subdivision Approval for 20 lots. Property is zoned SRPUD, Suburban Residential Planned Unit Development and is located at Springbrook Boulevard.

Staff stated that several years ago this subdivision had been all planned out. Staff stated that Phase 3 received Final Plat Approval but the plat was never recorded at the county. Staff stated that three phases received final master plan approval and there is one more phase that has not received approval. Staff stated that that the final plat has expired that is why the developer is requesting the approval tonight. Staff stated that there would be 20 lots in this phase. Staff stated the preliminary plat still meets the required zoning and subdivision regulations. Staff stated that it can be reapproved. Staff stated before the final plat is approved, new drainage calculations and any need adjustments to storm water control would need to be approved by the City Planner, City Engineer, and Public Services Director. Staff stated any adjustments to utility locations and sewer service would have to be approved by the Public Services Director. Jay Kalbes current owner was in attendance and Mark Johnson purchaser of the property.

Motion was made by Scott Wiggins to approve with staff's stipulations, seconded by Jerry Summers. Motion passed unanimously.

Item # 6 **Staff:** Requests Recommendation to the Board of Mayor and Aldermen to amend the Zoning Ordinance, Article IV, Section 4.070, regarding Interstate Pole Signs.

Staff stated the current ordinance needs to be amended to specify how many interstate pole signs a development should be allowed per site. Staff stated currently the ordinance has an open interpretation of how many sign structures are allowed on the site. Staff stated that he recommends to amend the zoning ordinance to allow one sign structure on each site with a maximum of four (4) signs on the sign structure. Staff stated he also recommends to amend the zoning ordinance to state that if the sign structure is within 500 feet of another interstate sign structure, the Planning Commission can limit the maximum number of signs on the pole to three (3). Staff stated that he also recommends amending the zoning ordinance to change the minimum height from thirty feet (30) to a minimum of seventy-five (75). Staff stated that the interstate signs are to pull traffic off the interstate, not for Highway 76 traffic. Staff stated by increasing the height, it would eliminate the pole sign look of these signs, which have been eliminated from the zoning ordinance. Staff discussed the current C-2 zoning area with the interstate signage overlay and what his proposed amendments are. Staff stated that the current C-2 Interstate Sign District goes pass Pleasant Grove Road. Staff stated that the amendment will be in line with the City's Future Land Use Plan which would include the south side of I-65 shown as the Interstate Activity Node. Staff stated this amendment would not require a rezone of each property. Staff stated the current zoning would remain in place, only the interstate overlay would change. Staff stated he recommends the amendment to the zoning ordinance to state the area to allow interstate signs be limited to the area

zoned C-2, at the intersection of Highway 76 and I-65, to the west of Union Road and defined on the official zoning map and shown as the shaded C-2, Zoning District. Gerald Herman, City Administrator, asked staff if east of I-65 at the Walmart development would be changing. Staff stated no, that it would remain C-2, Interstate Sign District. Staff stated only west of I-65 would be changed.

Motion was made to approve by Bob Dorris, seconded by Richard Berrry. Mayor Arnold opposed. Motion passed.

Staff stated that this item would go the Board of Mayor and Aldermen with the recommendation from the Commission. Staff stated that there would be two readings. Staff stated the first reading would be on the August Board of Mayor and Aldermen Meeting and the second reading would be a public hearing at the September Board of Mayor and Aldermen Meeting. Staff stated that he would view the new GIS System at the September Planning Commisison Meeting. Staff stated there is one item on next month's agenda, which is a site plan approval for a new Bojangles Restaurant. Staff stated that he is working on a Zoning Ordinance Amendment regarding Residential Planned Unit Developments. Staff and Commission had discussion on available vacant properties and proposed new commercial businesses. Gerald Herman, City Administrator, had discussion on expansion of some local businesses and economic development link on the city's web site.

Meeting adjourned at 7:51 p.m.

ATTEST:

Paula Eller

Paul Eller, Chairperson

Reed Hillen, Secretary