

**CITY OF WHITE HOUSE**  
Meeting of the  
**Municipal/Regional Planning Commission**  
**Monday, November 10, 2014**

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

**Pledge of Allegiance:**

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

**Members Absent:** Scott Wiggins

**Staff Members Present:** Valerie Webb- City Attorney, Planning Director- Reed Hillen

**Approval of prior minutes dated:** Tuesday, October 14, 2014. Motion was made to approve prior minutes by Clif Hutson, seconded by Richard Berry. Motion passed unanimously.

**Approval of Agenda:**

Staff stated the reason that the rezoning request on tonight's agenda was not a public hearing is because after reviewing the Zoning Ordinance, a rezoning is a change to the Zoning Ordinance. Staff stated the Commission makes recommendation to the Board of Mayor and Aldermen and there is a public hearing with the rezoning request with the second reading at the Board of Mayor and Aldermen Meeting. Staff stated that if the Commission would like to have a second public hearing for rezoning requests, then a Zoning Ordinance Amendment would need to be approved by the Board of Mayor and Aldermen. Staff stated that with large Planned Unit Developments, rezoning's will remain public hearings at the Planning Commission Meetings. Staff stated that annexation requests would be public hearings before the Planning Commission and the Board of Mayor and Aldermen.

**AGENDA**

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

**Motion was made to approve by Bob Dorris with staff's stipulation, seconded by Jerry Summers.**

**Motion passed unanimously.**

**Item # 2** **Orion Umbra, Inc./Klober Engineering:** Requests Site Plan Approval for a 6,300 square foot mini storage building addition. Property is zoned I-2, Heavy Industrial. Property is referenced as Robertson County Tax Map 106-F, Parcels 2.00 and 3.00 and is located at 124 Industrial Drive.

Staff stated that this site plan meets all city requirements for this addition.

**Motion was made to approve by Mayor Arnold, seconded by Bob Dorris. Motion passed unanimously.**

**Item # 3** **Servpro/Klober Engineering:** Requests Site Plan Approval for a 4,750 square foot building addition. Property is zoned I-1, Light Industrial. Property is referenced as Robertson County Tax Map 106, Parcels 81.00 and is located at 600 Sage Road.

Staff stated that this site plan meets all city requirements for this addition.

**Motion was made to approve by Jerry Summers, seconded by Richard Berry. Motion passed unanimously.**

**Item # 4** **The Church at Grace Park:** Requests Recommendation to the Board of Mayor and Aldermen to rezone 2.00 acres from R-20, Low-Density Residential to C-2, General Commercial. Property is referenced as Robertson County Tax Map 106, Part of Parcel 104 and is located at Sage Road.

Staff stated the request is for a section of property that fronts Sage Road. Staff stated that it is currently zoned Residential. Staff stated that the Church owns the property on either side of the proposed request. Staff stated that the long range plan calls for this area to be commercial. Staff stated that commercial zoning would fit with the surrounding commercial areas and high density residential developments. Staff stated that there are commercial and industrial businesses across the street on Sage Road.

**Motion was made to approve by Mayor Arnold, seconded by Clif Hutson. Motion passed unanimously.**

**PUBLIC HEARINGS {ITEM #5-ITEM #8}**

**Item # 5** **White House Utility District:** Requests Recommendation to the Board of Mayor and Aldermen to annex a portion of

Robertson County Tax Map 117, Parcels 86.00 and 87.00 and rezone to C-2, General Commercial. Properties are adjacent to Business Park Drive.

Chairperson Eller opened the public hearing. There being no one to speak to this item, Chairperson Eller closed the public hearing.

**Item # 6** **Jason Craig Johnson/Dewey-Estes Engineering:** Requests Recommendation to the Board of Mayor and Aldermen to annex 15 acres and rezone to R-20, Low-Density Residential. Properties are referenced as Sumner County Tax Map 96, Parcels 50.01 and 50.05. Properties are located at Ben Albert Road.

Chairperson Eller opened the public hearing. There being no one to speak to this item, Chairperson Eller closed the public hearing.

**Item # 7** **Michael L. Arnold:** Requests Recommendation to the Board of Mayor and Aldermen to annex 16.53 acres and rezone to R-20, Low-Density Residential. Properties are referenced as Sumner County Tax Map 96, Parcel 61.00 and 60.02. Properties are located at 269 Marlin Road and 281 Marlin Road.

Chairperson Eller opened the public hearing.

Diane Spivey- 283 Marlin Road-Asked how many houses are allowed per acre for the requested zoning, house sizes, and is there property between 269 and 281 Marlin Road.

There being no one else to speak to this item, Chairperson Eller closed the public hearing.

**Item # 8** **Donald Nolen/Herbert Lord:** Requests Recommendation to the Board of Mayor and Aldermen to de-annex 103 acres. Property is referenced as Sumner County Tax Map 75, Parcel 24.

Chairperson Eller opened the public hearing.

Steve Ridge-1054 Briarwood Dr.-stated concerns of the de-annexation regarding the covenants and restrictions that are in place would not follow with the new development, the only entrance to this property is through the existing subdivision, potential commercial development with traffic, and sewer versus septic issues. Mr. Ridge stated that he would like the

Commission to consider deferring this item so that residents could meet with Mr. Lord and find out his future plans for this property.

There being no one else to speak to this item, Chairperson Eller closed the public hearing.

## **AGENDA**

**Item # 1** **White House Utility District:** Requests Recommendation to the Board of Aldermen to annex a portion of Robertson County Tax Map 117, Parcels 86.00 and 87.00 and rezone to C-2, General Commercial. Properties are adjacent to Business Park Drive.

Staff stated that this property is within the growth boundary and is in the long range plan as commercial activity node. Staff stated that all city departments concur that this annexation would work. Staff stated that White House Utilities new offices and storage would fit well here. Staff stated they would bring a site plan through the Planning Commission at a later date.

**Motion was made to approve by Mayor Arnold, seconded by Jerry Summers. Clif Hutson abstained. Motion passed.**

**Item # 2** **Jason Craig Johnson/Dewey-Estes Engineering:** Requests Recommendation to the Board of Mayor and Aldermen to annex 15 acres and rezone to R-20, Low-Density Residential. Properties are referenced as Sumner County Tax Map 96, Parcels 50.01 and 50.05. Properties are located at Ben Albert Road.

Staff stated that the portion of this property that fronts Ben Albert Road is already inside the city limits. Staff stated that the proposed annexation is for a potential subdivision. Staff stated that the Public Services Director is in agreement with staff's recommendation. Staff stated that these lots could be developed as a subdivision outside of the city. Staff stated by annexing, the city would have more oversight during the planning phases of any development. Staff discussed access easement on south side of property. Staff stated there would be a future right of way connecting the back of the property to Ben Albert Road.

**Motion was made to approve by Jerry Summers, seconded by Bob Dorris. Mayor Mike Arnold abstained. Motion passed.**

**Item # 3** **Michael L. Arnold**: Requests Recommendation to the Board of Mayor and Aldermen to annex 16.53 acres and rezone to R-20, Low-Density Residential. Properties are referenced as Sumner County Tax Map 96, Parcel 61.00 and 60.00. Properties are located at 269 Marlin Road and 281 Marlin Road.

Staff stated the proposed annexation is for property along Marlin Road. Staff stated that the northwest corner of the property is only 125 feet from the city limits and access to the city sewer system. Staff stated that the annexation would take in a small portion of Marlin Road. Staff stated that the R-20 zoning allows a minimum of 20,000 square foot lots. Staff stated that roughly that would allow 25 single family lots.

**Motion was made to approve by Bob Dorris, seconded by Richard Berry. Mayor Mike Arnold abstained. Motion passed.**

**Item # 4** **Donald Nolen/Herbert Lord**: Requests Recommendation to the Board of Mayor and Aldermen to de-annex 103 acres. Property is referenced as Sumner County Tax Map 75, Parcel 24.

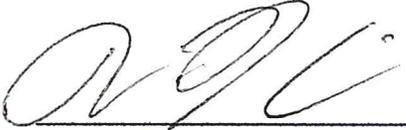
Staff stated that Section 1 and 2 of Briarwood Subdivision were completed in Phase 1. Staff stated that Section 3, 4, and 5 are in Phase 2, which is the proposed property that the developers has requested to be de-annexed. Staff stated that Phase 2 had on received Preliminary Approval and they had Not received final plat approval or been recorded at the county. Staff stated that the Master Plan for Phase 2 has expired. Staff stated the developer wishes to build five homes on large lots over 18 acres. Staff stated that the developer decided that in keeping this property in the city would make this infeasible with the city's regulations. Staff stated if this property were de-annexed into the county, the county would be more restrictive than the R-20 zoning. Staff stated that the property would be in the city's growth boundary, and any request for commercial zoning would have to have city's approval. Staff would not recommend any commercial zoning because of residential zoning all around this property. Staff stated that the city Public Works Director was in agreement with this property being de-annexed. Staff stated that the

existing covenants on file are with Phase 1 and was recorded. Staff stated that there is not subdivision restriction with Phase 2 because it has not been developed. Staff stated that fire hydrant requirements would have to be worked out with the county. Herb Lord, the developer for Briarwood, stated that he felt by dividing this property into larger tracts, it would be better served being in the county. Mr. Lord stated that it would be less expensive for the homeowner's to have septic than installing city sewer services.

**Motion was made to approve by Jerry Summers, seconded by Mayor Arnold. Motion passed unanimously.**

Meeting adjourned at 7:35 p.m.

  
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**Paul Eller, Chairperson**

  
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**Reed Hillen, Secretary**