

CITY OF WHITE HOUSE
Meeting of the
Municipal/Regional Planning Commission
Monday, December 8, 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, Bob Dorris, and Scott Wiggins

Members Absent:

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

Approval of prior minutes dated: Monday, November 10, 2014. Motion was made to approve prior minutes by Bob Dorris, seconded by Richard Berry. Motion passed unanimously.

Approval of Agenda:

Chairperson Eller welcomed new Commissioner Martha Wilkinson. Chairperson Eller discussed the Planning Commissioner's process for review of the agenda items. Chairperson Eller stated that none of the agenda items are required to be public hearings and that there would not be any additional comments or questions discussed.

AGENDA

Item # 1 **Staff:** Requests Recommendation to the Board of Mayor and Aldermen to amend the Zoning Ordinance, Article 5, Section 5.053.2, C-2, General Commercial District and Section 5.053.6, C-6, Town Center Commercial District regarding uses permitted.

Staff stated that this amendment would allow for retail liquor stores to be added to the list of permitted businesses in the C-2 and C-6 Commercial Districts. Staff stated that this amendment would allow for the placement of retail liquor stores in these zones. Staff stated that the requirements of the liquor stores would be governed by a city ordinance and the Board of Mayor and Aldermen.

Motion was made to approve by Scott Wiggins, seconded by Jerry Summers. Motion passed unanimously.

Item # 2 **Staff:** Requests Recommendation to the Board of Mayor and Aldermen to amend the Zoning Ordinance Article 5, Zoning Districts, regarding creation of a new zoning district.

Staff stated that this amendment would create a new high density residential zone for single family homes called R-TC, Residential Town Center. Staff stated the intent of this new zone would allow for a row style houses to be built on smaller lots on the areas surrounding the future town center. Staff stated that the city has already seen an interest in these style lots. Staff stated that this would not change any zoning, but allow for property owners near the town center to consider this type of zoning in the future. Staff stated the lot width would be 50 feet. Staff discussed the setbacks would be 35 feet in the front, 5 feet side, and 15 feet in the rear. Staff stated the drive ways would be located behind the house. Staff stated the building height would be 35 feet. Staff stated that if someone wanted a higher building it would have to be approved by the Zoning and Appeals Board as a special exception.

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

Item # 3 **Staff:** Requests Recommendation to the Board of Mayor and Aldermen to amend the Zoning Ordinance Article 5, Zoning Districts, regarding maximum building heights.

Staff stated that the city's fire department will be acquiring a new fire truck this spring that will be able to access structures at a greater height. Staff recommends for all commercial, industrial, and PUD zones to allow a 53 foot maximum height. Staff stated that R-20 would remain 35 feet maximum height. Staff stated that R-10 and R-15 would be allowed the 53 feet maximum height by special exception.

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

Item # 4 **Klober Engineering/CPB Properties:** Requests Site Plan Approval for a parking lot expansion. Property is zoned I-1, Light Industrial. Property is referenced as Robertson County Tax Map 106-F, Group A, Parcel 16.00 and is located at 284 Dee Cee Court. Staff stated that a site plan was required for the expansion

due to the fact that they are adding 5,000 sq. ft. of impervious surface. Staff stated that the change in occupancy increased the parking space requirements. Staff stated that the proposed drainage meets city requirements. Josh Lyon, with Klobber Engineering was present to answer any questions.

Motion was made to approve by Jerry Summers, seconded by Scott Wiggins. Motion passed unanimously.

Item # 5 **Klobber Engineering/CPB Properties:** Requests Site Plan Approval for a proposed 12 building mini-storage facility and 900 square foot office building. Property is zoned C-2, General Commercial. Property is referenced as Sumner County Tax Map 117-K, Group A, Parcel 7.00 and is located at 121 Business Park Drive.

Staff stated that the owners were granted special exception to build the mini storage facility by the Board of Zoning and Appeals a couple of months ago. Staff stated the site plan meets all city requirements. Staff stated the drainage system is being redeveloped to fit with the existing drainage in the development. Staff recommended approval with stipulation that any changes to the detention plan be approved by City Engineer. Josh Lyons, with Klobber Engineering, was present and was aware of drainage issues that need to be met.

Motion was made to approve by Richard Berry with the stipulation that the detention plan be approved by City Engineer, seconded by Clif Hutson. Motion passed unanimously.

Item # 6 **Chipola Engineering/Love's Travel Stop:** Requests Site Construction Approval for a proposed 10,000 square foot building and a proposed 8,200 square foot tire building. Property is zoned C-2, General Commercial. Property is referenced as Robertson County Tax Map 106, Parcels 11.00 and 112.00 and is located Highway 76.

Staff stated that Love's representatives met with the city staff last spring regarding a proposed travel truck stop being located in the city. Staff stated that the proposed property is zoned commercial and industrial. Staff stated the uses are allowed in both zonings. Staff stated the site plan would require improvements along SR-76 and Industrial Drive to accommodate the increased truck traffic. Staff stated that the traffic plans have been worked out between the developers, TDOT, and the City. Staff stated the proposed traffic plan

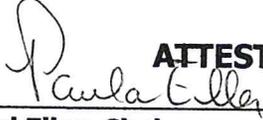
would help minimize the effect of the increased traffic and along with improving the issues currently associated with Industrial Drive. Staff stated that these improvements include: a new lighted intersection, the closing of Industrial Drive and realigning it to Dee Cee Court, and building a continuing road on Love's property. Staff stated a traffic light at the end of the I-65 north bound exit ramp would also be required. Staff stated that the developers are working with the City Public Services Director regarding storm water and oil water separation requirements. Staff stated that the basic site plan meets city requirements. Staff stipulations include: before any permits are issued, a ROW agreement must be in place for the relocation of Industrial Drive. Staff stated before the Certificate of Occupancy is issued, all required roadway improvements must be in place, the lighted intersection at the I-65 off ramp must be in place, and a maintenance bond must be posted on the new road. Staff stated the hydrant that is currently shown near the corner of the main structure would need to be moved to the island near the street in order to meet distance requirements. Staff discussed City's Thoroughfare Plan and plans for Union Road splitting at some point in the future. Staff stated that Love's will build a new road at the rear end of the proposed property that will be a city street and meet city requirements. Jeff Stephenson, traffic engineer for this project discussed the traffic impact study. Mr. Stephenson stated that most the truck traffic would be on the northbound interstate routes. Mr. Stephenson stated that the traffic counts were done in May and done during a week day. Mr. Stephenson stated that they also obtained machine data done during a 48 hour period. Staff stated that there will be a new traffic light at northbound I65. Staff stated at the current BP Gas Station there will be a right in/right out, and the existing Industrial Drive will be closed with the new entrance into the Industrial drive being further west. Staff stated there will be a traffic light at the new Industrial Drive entrance and Love's entrance. Jerry Herman, City Administrator discussed the 20/40 Plan with the Metropolitan Planning Office and the city has asked for improvements to be made from New Hall Rd/SR 76 and up to Charles Drive. Staff discussed landscaping plan and that the existing landscaping would remain at the southern end of the property. Bill Gleason, representative for the Love's Travel Stop, discussed crime issues and that Love's is very proactive with monitoring to keep their facilities safe and working with local police and reporting in suspicious activity. Mr. Gleason stated that the facility would have inside and outside security video surveillance. Jeremy Reese discussed lighting plan for the site.

Mr. Gleason stated that the proposed build time frame is 5 to 6 months pending on TDOT's safety plans.

Motion was made to approve by Jerry Summers with the following stipulations: the relocation of Industrial Drive, all required roadway improvements must be in place, the lighted intersection at the I-65 off ramp must be in place, and a maintenance bond be posted on the new road, the hydrant that is currently show near the corner of the main structure would need to be moved to the island near the street in order to meet distance requirements, drainage upgrades be approved by city staff, and any alterations to traffic plan be approved with TDOT, and city staff, seconded by Scott Wiggins.

Motion passed unanimously.

Meeting adjourned at 8:17 p.m.


ATTEST:

Paul Eller, Chairperson



Reed Hillen, Secretary