

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

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

**Pledge of Allegiance:**

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

**Members Absent:**

**Staff Members Present:** Jerry Herman- City Administrator, Valerie Webb- City Attorney, and Planning Director- Reed Hillen

**Approval of prior minutes dated:** Tuesday, January 13, 2014. Richard Berry noted the prior minutes incorrectly recorded him as making the motion on Item 1. Chairperson Eller stated that staff would review and make correction. Motion was made to approve with correction by Mike Arnold, seconded by Bob Dorris.

**Approval of Agenda:**

**AGENDA**

**Item # 1 Stones Crossings Subdivision/David W. Lee:** Staff requests a one-year subdivision improvement bond extension.

Staff stated that this subdivision is off of Tyree Springs Road. Staff stated that this is a 10 lot subdivision with only 6 lots built on. Staff stated that the remaining improvements include: three sections of sidewalks on vacant lots, minor drainage and grading work, and minor roadway repair. Staff stated the increase in the bond is to note the additional costs of the repairs. Staff stated the existing bond is \$11,660 and the proposed bond amount is \$12,000, which includes inflation.

**Motion was made to approve by Clif Hutson, seconded by Scott Wiggins. Motion passed unanimously.**

**Item # 2 Value Cargo Vans/Joe Burris:** Requests a Site Plan Approval for a business expansion and additional paved parking. Property is referenced as Sumner County Tax Map 77, Parcel 79.00. Property is zoned C-1, Central Business District and is located at 3006 Highway 31W.

Staff stated this site plan is for a 2,400 square foot building and additional paved parking. Staff stated the site plan is required to get Commission approval because it is larger than the existing building and would require a detention and drainage plan. Staff the owner has decided to develop a master detention and drainage plan that will cover this addition plus any future impervious surface addition. Staff stated that a building permit would not be issued until a master detention and drainage plan with drainage calculations is approved by staff and city engineer. Staff stated after consulting with the City Public Service Director, there is an existing sewer line on the plans and the footprint of the building would have to be moved, but the parking lot could cover it. Staff stated that all parking within 50 feet of the city right-of-way must be screened with shrubs. Staff stated additional shrubs are needed to completely screen the parking. Joe Burris, owner, stated that it would be a 4-bay garage and office. Mayor Arnold asked Mr. Burris if he would be tearing down the existing building. Mr. Burris stated no, that after he completes the new garage, he would like to renovate the existing building to match it. Mr. Burris stated that they would use the new garage to wash the vans and for storage of van parts.

**Motion was made to approve with staff's stipulations by Mike Arnold, seconded by Jerry Summers.**

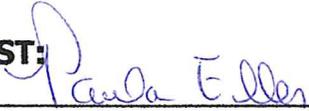
**Richard Berry abstained.**

**Motion passed.**

Staff stated that there may be a site plan submitted for the March Meeting. Staff stated that this would be for White House Crossings-Lot 1 for a multi-tenant building. Staff stated that it would be the same developers as Lot 3, which is currently under construction.

Meeting adjourned at 7:15 p.m.

**ATTEST:**

  
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**Paul Eller, Chairperson**

  
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**Reed Hillen, Secretary**