CITY OF WHITE HOUSE
Meeting of the
Municipal/Regional Planning Commission
Monday, June 9, 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, and Bob Dorris
Members Absent: Scott Wiggins
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, April 14, 2014. Motion was made to approve prior minutes by Jerry Summers, seconded by Clif Hutson. Motion passed unanimously.
Approval of Consent Agenda:
Individual Review of Public Hearings/Agenda Items:

Chairperson Eller stated that she would like to change the agenda to hear the single consent agenda item first. Chairperson Eller stated that the Commission would hear the public comments for all three public hearings afterwards. **Motion was made to accept changes to the agenda by Mayor Arnold, seconded by Clif Hutson. Motion passed unanimously.**

CONSENT AGENDA

Item # 1 **Jim Brinkley/Bridle Creek Subdivision-Section 5**: Requests Final Plat Approval for 7 lots. Property is referenced as Sumner County Tax Map 96, Portion of Parcel 20. Property is zoned R-15, Medium-Density Residential and is located at Thoroughbred Way and Grayson Lane.

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

PUBLIC HEARINGS {Items #1-3}

Item # 1 **Herb Lord:** Requests Recommendation to the Board of Mayor and Aldermen to rezone the property located at 149 Clif Garrett Drive from C-1, Central Business District to R-15, Medium Density Residential. Property is referenced as Sumner County Tax Map 77-I, Group B, Parcel 3.00.

Chairperson Eller stated that anyone wishing to speak to any of the public hearings would need to sign the list.

Commissioner Richard Berry stated that due to ownership of neighboring property and personal interests, he would abstain from the discussions and voting on Items 1 and 2.

Chairperson Eller opened the public hearing for Item #1

Staff stated the Comprehensive Plan lists the future use of this area as Medium Density Residential. Staff stated there are concerns from the current property owners about how this would affect the commercial feel of the neighborhood and property values. Staff stated stipulations must be placed to ensure that the design and form of the neighborhood remains the same even with the use changing. Staff listed stipulations: In addition to following the current Covenants, the following Covenant should be recorded: no chain link fences will be allowed. In addition to this the adjacent commercial properties should not be required to implement buffer landscaping (unless by choice). Any major landscaping buffer additions and the locations of the house and any accessory structures will require approvals of the Planning Office before permits are issued. Staff stated this will ensure that the drainage area to the detention pond is not adversely affected.

Karen Berry-owner of BBQ Place-138 Clif Garrett Dr.-stated they purchased the property with the understanding that it and all properties along Clif Garrett would remain commercial. She stated concerns that their business might not be conducive to neighboring homes; smoke, live music in the future, porch diners, late hours, and parking area lights. concerned that nearby residential homes might discourage a chain or franchise from considering purchase of the business.
Linda Zanger-owner of Zanger Law Firm at 135 Clif Garrett Dr.-stated that they bought into a commercial development- stated that she is against the rezone.
Joe Zanger-owner of Zanger Law Firm at 135 Clif Garrett Dr.-stated purchased commercial property in 2010-stated it was a business district. Mr. Zanger stated he is against rezoning.
Sam Bowman-101 Hobbs Dr.-stated against rezoning-stated that he likes the convenience of the businesses along Clif Garrett Dr. Likes the limited

hours of most, quiet neighbors.
Paula Bowman-101 Hobbs Dr-concerned that the rezone may one day allow other businesses such as apartments or condos and the privacy issues that might come along with them.
Dr. Steve Link-2950 Hwy 31W-stated has been in business for 30 + years in White House-purchased the neighboring lot and another attached that fronts Hwy 31W-understood at the time of purchase that the 8 lots would be and remain commercial-concerns with de-valuing of property if rezoned to residential.
Joe Burris-3006 Hwy 31W-stated he runs the Van Co. at the corner that fronts 31W/Clif Garrett Dr.-stated he is in the process of growing both his site and business-against rezone.
Anthony Christobal-109 Hobbs Dr.-stated he has been a resident since 1993-stated he would like the properties to remain commercial and that any new businesses are carefully considered.
Herb Lord (petitioner)-Property owner of 149 Clif Garret Dr-summarized the recent lull in commercial sales and gave a statistic of 52 commercial lots available in White House currently with only 5 being sold in recent years.

Chairperson Eller closed the public hearing.

Item # 2 **William Emery**: Request Recommendation to the Board of Mayor and Aldermen to rezone the property located at 158 Clif Garrett Drive from C-1, Central Business District to R-10, High-Density Residential. Property is referenced as Sumner County Tax Map 77-I, Group B, Parcel 4.00.

Staff stated the Comprehensive Plan lists the future use of this area as Medium Density Residential. Staff stated stipulations must be placed to ensure that the design and form of the neighborhood remains the same even with the use changing. Staff stated that the property has been requested to be rezoned R-10, due to the small building foot print allowed and needed to cover setback requirements. Staff stated the following stipulations: In addition to the current Covenants, the following Covenant should be recorded: no chain link fences would be allowed. An additional covenant for this property will be that only one adjacent commercial properties should not be required to implement buffer landscaping (unless by choice). Any major landscaping buffer additions and the locations of the house and any accessory structures will require approval of the Planning Office before permits are issued. this will ensure that the drainage area to the detention pond is not a adversely affected.

Chairperson opened the public hearing for Item # 2.

Linda Zanger-135 Clif Garret Dr-stated concerns about the drainage on the property and it would be handled with a home nearby-asked about drainage design.

Sam Bowman-101 Hobbs Dr-stated concerns about water and drainage.
Renee Emery(petitioner) owner of property at 158 Clif Garret Dr.-stated that the home that would be built on this lot would compliment the lot and the neighborhood.

Chairperson closed the public hearing.

Item # 3 **Doug Lee:** Requests Recommendation to the Board of Mayor and Aldermen to rezone the property located at 115 Rolling Acres Drive from R-20, Low-Density Residential to R-10, High-Density Residential. Property is referenced as Sumner County Tax Map 97-E, Group C, Parcel 11.00.

Staff stated that the Comprehensive Plan lists the future use of this area as Medium Density Residential. Staff stated the lots directly to the east are the same size at which the applicant wishes to split his lot. Staff stated the division of the lot would still leave both properties with more than 20,000 sq. ft. of area. Staff stated that a duplex is currently on this property. Staff stated the Zoning Ordinance does not allow splitting an R-20 lot once a duplex has been built. Staff stated the owner has stated his intent is that the new property would have a single family home on it. Staff stated that there are drainage concerns. Staff stated this would be mitigated by requiring drainage improvements when a new house is built. Staff's stipulations: require a covenant be recorded on the deed of the new property that a single family house is required. An additional covenant on both of the divided properties banning any additional subdivision will also be required. Require drainage plans to be reviewed and approved by the Planning Office before the permits are issued on the new house.

Chairperson Eller opened the public hearing.

Rhonda Thomas-118 Oakdale Dr.-stated concerns with flooding currently on her property-and expressed concern that the proposed development of the property on Rolling Acres Dr. would worsen the problem. She also asked how existing trees would be dealt with, and how many buildings would be allowed.

Doug Lee (petitioner) owner of property at 115 Rolling Acres Dr. spoke to the comments.

Chairperson Eller closed the public hearing.

Staff and Commission discussed all of the concerns brought up in all the public hearings. City Engineer, Jason Reynolds, answered questions regarding ground water conveyance and necessary retention pond maintenance. City Engineer addressed flooding problem that currently exists at Rolling Acres Dr. and is working on this issue. Jerry Herman, City

Administrator, stated that though it is unusual for the city engineer to get involved with single residential lot planning, in this case, assistance would be given to prevent any construction from worsening the problems.

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Motion was made to deny the request by Mayor Arnold, seconded by Clif Hutson. Motion passed, with Richard Berry abstaining.

Item # 2 **William Emery**: Request Recommendation to the Board of Mayor and Aldermen to rezone the property located at 158 Clif Garrett Drive from C-1, Central Business District to R-10, High-Density Residential. Property is referenced as Sumner County Tax Map 77-I, Group B, Parcel 4.00.

Motion was made to deny by Clif Hutson, seconded by Jerry Summers. Motion passed, with Richard Berry abstaining.

Item # 3 **Doug Lee:** Requests Recommendation to the Board of Mayor and Aldermen to rezone the property located at 115 Rolling Acres Drive from R-20, Low-Density Residential to R-10, High-Density Residential. Property is referenced as Sumner County Tax Map 97-E, Group C, Parcel 11.00.

Motion was made to approve with staff's stipulations by Clif Hutson, seconded by Mayor Arnold. Motion passed unanimously.

Staff and Commission discussed Interstate Pole Sign Standards. Staff discussed existing sign ordinance and proposed clarification of standards. Staff and Commission discussed examples of two existing interstate pole signs with two signs on each pole. Commissioners discussed in previous discussions it was understood that each pole would have both a height limit and limit to the number of size of signs on the pole. Commission suggested that a planning session be held at 6:15 p.m. prior to next month's regular scheduled Planning Commission Meeting.

Meeting adjourned at 8:35 p.m.

ATTEST:

Paula Eller

Paul Eller, Chairperson

Reed Hillen, Secretary