CITY OF WHITE HOUSE
Meeting of the
Municipal/Regional Planning Commission
Monday, July 14, 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, June 9, 2014. Motion was made to approve prior minutes by Jerry Summers, seconded by Clif Hutson. Motion passed unanimously.
Annual Chairman/Vice-Chairman Elections:
Approval of Agenda:

Chairperson Eller stated that she would like to propose that the agenda be changed to allow election of Planning Commission Officers before the regular agenda. Motion passed unanimously.
Chairperson Eller opened the floor for nominations for chairman. Bob Dorris nominated Paula Eller, seconded by Richard Berry. Motion passed unanimously. Chairperson Eller opened the floor for nominations for vice-chairman. Bob Dorris nominated Scott Wiggins, seconded by Paula Eller. Motion passed unanimously.

AGENDA

Item # 1 **Fifth Third Bank/Little John Engineering**: Requests Consolidation Plat Approval for 412.53 acres. Property is located at New Hall Road. Property is referenced as Robertson County Tax Map 106, Portion of Parcel 150.

Staff stated that the applicant would like to consolidate the plat of the former Burris Ridge Development from 12 parcels to 1. Staff stated that this would allow for the planning of a new development at a later date. Jeff Hines, with Little John Engineering, stated that the owner is looking for the best use for this property. Mr. Hines stated that they are looking at developing a master plan community. Mr. Hines stated that they are taking care of some technical issues right now, and will get into the design and planning stage soon.

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

{PUBLIC HEARING:}

Item # 2 **Keith A. Blackmore:** Requests Recommendation to the Board of Mayor and Aldermen to rezone the property located at 104 Elementary Drive from R-20, Low-Density Residential to R-10, High-Density Residential. Property is referenced as Robertson County Tax Map 107I, Group B, Parcel 3.00.

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

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

Staff stated the applicant would like the change in zoning to convert the current house to a duplex. Staff stated that there are existing duplexes on the adjacent property to the east. Staff stated this slightly higher density would work with the adjacent duplexes to the east and the commercial zones to the north. Chairperson asked staff if this rezoning would meet the Comprehensive Plan. Staff stated yes. Mr. Blackmore, owner of the property, discussed improvements he has made to the property. Mr. Blackmore stated that the property lends itself to being an apartment type use, with an upstairs-downstairs living areas.

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

{PUBLIC HEARING:}

Item # 3 **Richard and Karen Berry**: Request Recommendation to the Board of Mayor and Aldermen to rezone the property located at the corner of Portland Road/Tyree Springs Road from R-10, High-Density Residential to SRPUD, Suburban Residential Planned Unit Development. Property is referenced as Sumner County Tax Map 77G, Group B, Parcel 4.00.

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

Staff stated this rezoning would allow for smaller size lot sizes for 4 single family homes. Staff stated these 4 lots could be supported by the existing infrastructure. Staff stated the current zoning would allow 2 lots with quads built on them. Staff stated the long range plans calls for this to be high density residential. Staff stated this would work well with the future commercial development in the town center. Staff stated the owners have a rough plan of the layout of the homes tonight. Staff stated that a Master Site Plan would be forthcoming and would have to be approved by

the Commission. Staff stated that these would be row type houses with an access drive in the back of the homes. Staff stated that this type of higher density residential would be a good use with the commercial down town center zoning across the street. Staff stated with sewer improvements being made in this area that hopefully in months and years the downtown center will begin to develop.

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

Chairperson Eller asked staff what items would be coming before the Commission next month. Staff stated that a site plan for a 10,000 square foot shoe store with a retail center, Grace Park Church has submitted a site plan for campus expansion, including a gymnasium. Staff stated that he has been in meetings with the developer of Springbrook Subdivision. Staff stated that there may be a preliminary plan submitted next month. Staff stated that a final plat was approved years ago, but was never recorded. Staff stated that it would require preliminary approval from the Commission. Staff stated that he would work on some training dates for the Commission in either August or September.

Meeting adjourned at 8:17 p.m.

ATTEST: Paula Eller

Paul Eller, Chairperson

Reed Hillen, Secretary