

**CITY OF WHITE HOUSE**  
Meeting of the  
**Municipal/Regional Planning Commission**  
**Monday, September 12, 2016**

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

**Pledge of Allegiance:**

**Roll call:** Clif Hutson, Martha Wilkinson, Bob Dorris, Paula Eller-Chairperson, Richard Berry, and Scott Wiggins

**Members Absent:** Jerry Summers

**Staff Members Present:** Valerie Webb- Webb-Sanders Law, Planning Director-Reed Hillen, Jerry Herman-City Administrator, Jason Reynolds, City Engineer

**Approval of prior minutes dated:** Minutes from the August 8, 2016. Motion was made to approve by Martha Wilkinson, seconded by Bob Dorris. Motion passed unanimously.

**Approval of Consent Agenda:**

**AGENDA**

**Item # 1** **Premier Building Group:** Requests setback variances for Lot 30 and Lot 32 in Briarwood Subdivision. Property is referenced as Sumner County Tax Map 75F, Group B, Parcels 12.00 and 14.00. Property is zoned R-20, Low-Density Residential and is located at Renee Court.

Staff stated normally a setback variance would go before the Board of Zoning and Appeals for approval, but since this is a PUD it requires a Final Master Development Plan amendment. Staff stated this type of amendment would have to be approved by the Commission. Staff stated that for Lot 32 he recommended approval due to the original road that was planned on the side of the property, would no longer be constructed since Phase 5 of Briarwood has been de-annexed from the city and removed from the FMDP. Staff stated that for Lot 30, the front setback variance is requested to allow the home to be moved further away from the drainage easement. Staff stated the variance for this lot would also help with drainage issues for that lot and the surrounding lots. Daniel Williams with Premier Building Group, stated that he would like to make clarification that for Lot 32, he is also making request for a 15 ft. reduction on the front setback also due to the drainage easement on the back third of the property. Mr.

Williams stated that it makes the building site difficult with the contour at the curbing of the street and the drainage easement in the back of the lot. Staff stated that he would also recommend the variance approval. Commission asked if the HOA had any problem with the request. Staff stated that he had contacted them and did not hear anything back.

**Motion was made to approve the setback variances for Lot 30 and Lot 32 by Scott Wiggins, seconded by Bob Dorris.**

**Motion passed unanimously.**

**Item # 2** **Staff:** Requests Final Subdivision Plat Approval. Property is referenced as Robertson County Tax Map 95, Parcel 117.00 and contains approximately 18.4 acres. Property is zoned R-20, Low-Density Residential and is located at Pleasant Grove Road and Pinson Lane.

Staff stated that this is a final plat. Staff stated that this property received final approval to be annexed into the city at the August Board of Mayor and Alderman Meeting. Staff stated that there is no issue on the road access because they are coming in at the pre-existing R-20 zoning. Staff stated the developer has already created the city right-of-way between lots 2 and 3 for when the back portion of the subdivision develops. Staff stated at that time they would have to come back to the Commission with a final plat approval.

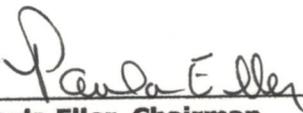
**Motion was made to approve by Bob Dorris, seconded by Richard Berry.**

**Motion passed unanimously.**

Staff stated that Monday, November 29<sup>th</sup> will be the Sumner County Commission Training held in Hendersonville.

Meeting adjourned at 7:15 p.m.

**ATTEST:**

  
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Paula Eller, Chairman

  
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Reed Hillen, Secretary