CITY OF WHITE HOUSE
Meeting of the
Municipal/Regional Planning Commission
Monday, May 11, 2015

Call to order: **7:00 p. m.**
Pledge of Allegiance: Special guest: Kora Whitaker (5 years-old)
Roll call: Clif Hutson, Paula Eller-Chairperson, Martha Wilkinson, Richard Berry, Bob Dorris, Jerry Summers and Scott Wiggins
Members Absent:
Staff Members Present: Valerie Webb City Attorney, Planning Director- Reed Hillen, Jerry Herman, City Administrator
Approval of prior minutes dated: Monday, April 13, 2015. Motion was made to approve prior minutes by Scott Wiggins, seconded by Richard Berry. Motion passed unanimously.
Approval of Consent Agenda: Motion was made to approve by Bob Dorris, Seconded by Scott Wiggins. Motion passed unanimously.

CONSENT AGENDA

Item # 1 **Villages of Indian Ridge Subdivision**: Requests a one-year subdivision improvement bond extension.

Staff stated that this development is close to being 75% completed. Staff stated that he recommended to extend the bond at the existing amount so that there would not be a lapse. Staff stated that the developer should be requesting city acceptance for the roads in the next several months.

AGENDA

Item # 1 **Tate Ornamental Building Addition/Klober Engineering:** Requests Site Construction Plan Approval for a 16,745 square foot building addition. Property is referenced as Robertson County Tax Map 106, Parcel 193.02 and is zoned I-1, Light Industrial. Property is located at 496 Sage Road.

Staff stated that they have met all the major requirements regarding detention, parking, lighting, and landscaping. Staff stated the ingress/egress for the existing building and new addition looks good. Staff stated that there were no concerns

from other city departments or utilities. Staff stated that he recommended approval with the stipulation that they follow all storm water permitting requirements from the state, and that the city now requires. Jeff Christian, representative for Tate Ornamental, was present. The Commission asked if this structure would match the existing building. Mr. Christian stated that it would match the existing building in the rear of the property.

Motion was made to approve by Martha Wilkinson with the stipulation that they meet all storm water permitting requirements from the state and the city, seconded by Jerry Summers. Motion passed unanimously.

Item # 2 **Joe Ragland/Caldwell Engineering & Surveying:**
Requests Site Plan Approval for a 2,990 square foot commercial building. Property is referenced as Robertson County Tax Map 106, Parcel 94.00. Property is zoned C-2, General Commercial and is located at 322 Hester Drive.

Staff stated this plan is for a proposed package liquor store located between KFC and Taco Bell on Hester Drive. Staff stated that the site plan will work in this confined lot. Staff stated the storm water and detention plans must meet all new guidelines and permit under MS-4. Staff stated that the City Engineer and Storm water Manager would need to approve all detention and retention plans and modifications. Staff stated that the developer has added the sidewalk to his plan to link this property in with the sidewalk system. Dewayne Caldwell, Caldwell Engineering and Joe Ragland, developer, were present. City Engineer, Jason Reynolds, stated that he received the drainage calculations today and that he has not reviewed them yet. Commission asked about the business hours. Staff stated that the hours are addressed in the city's ordinance and are available on the city's web site.

Motion was made to approve by Bob Dorris with staff's stipulations, seconded by Jerry Summers. Motion passed unanimously.

Item # 3 **McCurdy Subdivision/Dewey-Estes Engineering:**
Requests Recommendation to the Board of Mayor and Aldermen for a Preliminary Master Development Plan Approval and rezoning for 229 lots. The rezoning request is from R-15, Medium Density Residential to SRPUD, Suburban Residential Planned Unit Development. Property is referenced as Sumner

County Tax Map 96, Parcels 55. Property is located on the east side of McCurdy Road.

Staff stated that this is a proposed 229 lot subdivision on approximately 90 acres, off of McCurdy Road to the south and east of Greystone Subdivision. Staff stated the rezoning would go to the Board of Mayor and Aldermen for two separate readings. Staff stated that the current R-15 zoning would allow 225 to 235 lots. Staff stated after the rezoning request, if approved by the Board of Mayor and Aldermen, the developer would submit a more detailed plan to the Commission for approval. Staff stated that the SRPUD zoning allows more density and also more design control. Staff stated improvements to the existing road and future intersection would most likely be needed. Staff stated a traffic study has been submitted and will be reviewed by staff. Staff stated that he would make assessment of needed improvements. Mike Stanton, with Goodall Homes, was present. Commission asked what type of road improvements would be required. Staff stated at this time, they are not sure until traffic study is submitted and reviewed. Staff stated that it most likely would create an offset for a four-way intersection. Jerry Herman, City Administrator, stated that Mayor Arnold has worked with getting Goodall Homes to develop in the city again. Mr. Herman stated that the proposed development has a lot of open space with sidewalks on both sides of the street. Mr. Herman stated that this would be a good concept plan for senior citizens. Mr. Herman stated that the city's existing subdivisions are running out of available lots and that this would help with growth. Staff and Commission discussed if traffic study would include through to Marlin Road and Highway 31W. Staff stated he would have to check in to the traffic study. Mr. Herman stated that there will need to be turning lanes on Highway 31W, Sage Road, and McCurdy Road eventually. Mr. Herman stated that the city is working with Nashville MPO towards this. Commission asked about the plans for the open space area between the two subdivisions. Mr. Stanton stated it is a fairly wooded area now, but he will not be sure until construction plans are drawn up. Commission asked the approximate distance between houses. Mr. Stanton stated 11 feet. Staff and Commission had lengthy discussion on potential traffic issues in this area.

Motion was made to approve by Jerry Summers with staff's stipulations, seconded by Martha Wilkinson. Motion passed unanimously.

Item # 4 **Staff:** Requests Recommendation to the Board of Mayor and Aldermen to amend the Zoning Ordinance Article 4, Section 4.070, regarding flag pole height.

Staff stated in March, the Board of Zoning and Appeals approved a variance request by Bojangles, to use a 150 sq. ft. U.S. flag mounted on a 50 ft. flag pole. Staff stated the current sign ordinance allows a maximum of a 40 square foot U.S. flag on a 25 foot high pole, with an additional 32 sq. ft. allowed for Tennessee or commercial flags. Staff stated after researching other ordinances, staff found that many cities allow for a larger U.S. flag in certain areas if only the U.S. flag is flown. Staff requests a change that would allow for these 150 sq. ft. U.S. flags to be flown on 50 ft. poles in the C-2, General Commercial zones by special exception. Staff stated that the special exception is needed to ensure that these taller poles do not interfere with any utilities or line of sight safety issues. Staff stated if the larger flag is granted, no other flags may be flown on the pole. Staff and Commission discussed why the special exception is needed for line of sight safety issues or interference with utilities. Staff stated in researching U.S. flag standards, a 40 sq. ft. flag should be placed on a 30 ft. high pole. Staff stated that he also requests that the maximum height for flag poles be raised to 30 ft.

Motion was made to approve by Scott Wiggins with staff's stipulations noted in minutes, seconded by Martha Wilkinson. Motion passed unanimously.

Meeting adjourned at 8:00 p.m.

ATTEST:

Paul Eller, Chairperson

Reed Hillen, Secretary