CITY OF WHITE HOUSE
Meeting of the
Municipal/Regional Planning Commission
Monday, June 8, 2015

Call to order: **7:00 p. m.**
Pledge of Allegiance:
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, May 11, 2015. Motion was made to approve prior minutes by Scott Wiggins, seconded by Bob Dorris. Motion passed unanimously.
Approval of Consent Agenda: Motion was made to approve by Bob Dorris, Seconded by Scott Wiggins. Motion passed unanimously.

Staff stated that there would be a discussion item at the end of agenda.

CONSENT AGENDA

Item # 1 **Holly Tree Subdivision-Phase 1**: Requests a one-year subdivision improvement bond extension.

Staff stated that this is a maintenance bond for the entrance portion of Holly Tree. Staff stated that the developer had previously made an agreement with the City to leave this bond in place until construction of the subdivision is complete.

Motion was made to approve by Bob Dorris, seconded by Jerry Summers. Motion passed unanimously.

AGENDA

Item # 1 **A. K. Bhatt:** Requests Recommendation to the Board of Mayor and Aldermen to rezone 5.84 acres from R-20, Low-Density Residential to C-2, General Commercial. Property is

referenced as Sumner County Tax Map 97, Parcel 9.00. Property is located at 2724 Highway 31W.

Staff stated this property fronts Highway 31W. Staff stated that the commercial zoning would work well in the area and in the city's Long Range Plan. Staff stated all the surrounding properties are C-2, except for the parcel to the north. Staff stated the property to the north is zoned R-20 and is a church. Staff stated the property was zoned C-4, and was rezoned per request to R-20 in August 2012. Staff stated this rezoning would bring the property in line with the surrounding area and the Long Range Plan.

Motion was made to approve by Martha Wilkinson, seconded by Bob Dorris. Motion passed unanimously.

Item # 2 **Shoe Department:** Requests Landscaping Plan Approval. Property is referenced as Robertson County Tax Map 106, Parcel 44.06. Property is located at 205 Wilkinson Lane.

Staff stated that the owner is requesting to use different trees that are listed in the City's Design Standards. Staff stated the Commission would be the body that would approve alterations or variances from the Design Standards. Staff stated the landscaping plan meets the intent of the Design Standards. William Cranford, representative for the owner-Crown Court LLC, discussed the two options requested. Mr. Cranford stated that option 1 would be to do away with all trees on site. Option 2-would be to reduce the amount of trees and change the types of trees. Mr. Cranford stated that would like to replace the Willow Oak Trees to Red Maples throughout the site. Staff stated that he recommended Landscape Option #2, and that it does meet the Design Standard requirements.

Motion was made to approve landscape option #2 by Scott Wiggins, seconded by Bob Dorris. Motion passed unanimously.

Item # 3 **Union Road Storage Addition/Klober Engineering:** Requests Site Construction Plan Approval for three additional storage buildings. Property is referenced as Robertson County Tax Map 106, Parcel 176 and is zoned I-1, Light Industrial. Property is located at 2979 Union Road.

Staff stated this request is for additional storage buildings at Union Road. Staff stated that there are currently three storage buildings there. Staff stated that the additional storage buildings will be to the back of the property close to the

interstate. Staff stated that the property is zoned I-1, Industrial, and they would not have to meet the Design Standards. Staff stated the City Engineer approved the storm water and drainage plan. Staff stated he recommended approval with stipulation that a long term maintenance plan agreement of the storm water facilities and area would need to be signed by the applicant and the City and recorded with the deed.

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

Discussion Item: Proposed Mixed Use Development in the Town Center.

Ray Justice and Scott Lumley, developers for the proposed development were present. Mr. Justice displayed a visual rendering of development. Mr. Justice stated that there would be four levels with the lower level retail and the upper floors residential condominiums. Mr. Justice stated there would be a proposed 200 units and proposed 39,700 sq. ft. of retail space. Commission discussed size and scale of the proposed development and retail would need to be compatible with the City Offices, City Library, and Splash Pad with Children's Campus. Mr. Justice stated that the parking area for the retail and the residential would be in the rear of the building. Commission asked about amenities. Mr. Justice stated that there would be a courtyard area in the rear of the building. Staff stated that the Town Center Zoning setbacks are a maximum of 5 ft. which would have the buildings close to the street front. The Commission discussed the need for a dog space area for the residents of the condos. Staff stated there is not a green space requirement with the Town Center zoning. Mr. Justice stated that there are three layout options for the condos with two-bedroom and two-bath rooms. Mr. Justice stated that there would be a one-bedroom and one-bathroom studio size condo. Commission asked about phase one of the development. Mr. Justice stated that they would build 24 units in first two buildings and approximately 7,000 sq. ft. of retail in each building. Staff stated that his concerns were meeting design standards, detention, and open space. Staff stated that the amenities would not be required as much as apartment complexes, because of the closeness of this proposed development to the greenways, splash pad, and retail areas. Staff asked about the development beginning at the corner of Highway 31W and College Street first because of

traffic volumes are larger on 31W and the visibility. Mr. Justice stated that they have not gotten that far in the planning, but would take that into consideration. Commission had lengthy discussion on the architectural design of the building, setback requirements, building interior layout, and adding more architectural detail to the building exterior.

Meeting adjourned at 8:13 p.m.

ATTEST:

Sue Wiggins, co-chair
7-13-2015

Paul Eller, Chairperson

Reed Hillen, Secretary