

CITY OF WHITE HOUSE  
 Joint Study Session Meeting  
 Municipal/Regional Planning Commission and Board of Mayor and Aldermen  
*Minutes*  
 February 8, 2021  
 6:00 p.m.

1. Call to Order by the Mayor

Meeting was called to order at 5:30 pm.

2. Roll Call

Mayor Arnold - Present; Ald. Bibb - Present; Ald. Decker - Present; Ald. Hutson - Present; Ald. Corbitt - Present; Mr. Scott Wiggins - Present; Mr. Bob Dorris - Present; Ms. Paula Eller - Present; Mr. Richard Berry - Present; Mr. Jerry Summers - Absent; Ms. Martha Wilkinson - Present via Zoom; **Quorum - Present.**

3. Adoption of the Agenda

Motion was made by Ald. Decker, second by Ald. Bibb to adopt the agenda. A voice vote was called for with all members voting aye. **Motion passed.**

4. New Business

- a. Discuss a proposed residential multi-family development called Cardinal Point located at Sage Road.

Mayor Arnold opened the meeting and discussed the history of the project. Staff explained that this item was on the May 2020 Planning Commission Agenda and was deferred. Staff discussed that the Commissioners had concerns with approving larger box-type multi-family developments. Staff stated Commission discussed that they would like to see more infill-type developments such as townhomes and condominiums. Staff stated Commission wanted developers to come back with a different type of design that would include a possible mixed-use type of development with townhomes, condo-type units, and a couple of commercial-type spaces. Staff stated that the city's Comprehensive Plan permits a mixed-use type development for this area.

Mr. Mike Stanton representing the owner and developer was present. Mr. Stanton discussed the other developments that they currently have underway within the city, including The Reserve at Palmers Crossing and The Fields at Oakwood. Mr. Stanton stated that they brought this request before the city about a year ago. Mr. Stanton stated that after the pandemic hit, it affected the office space properties that they have. Mr. Stanton stated it would take several years for this property to develop commercially.

Mr. Stanton discussed and reviewed the proposed master plan for this development. Mr. Stanton discussed that there would be thirteen (13) multi-family buildings total with three (3) three-story, ten (10) two-story buildings. Mr. Stanton stated their previous plans had all three-story buildings. Mr. Stanton stated that the research shows no big demand for townhomes in the White House. Mr. Stanton stated the 2-story buildings are called "Big House" look more residential and consist of 1, 2, and 3 bedrooms. Mr. Stanton stated that they have strategically placed these types of plans to front public roads. Mr. Stanton stated these types of plans tend to attract young professionals as well as empty nesters. Mr. Stanton stated the Big House plans offer an independent access point for each home. Mr. Stanton discussed the three-story Garden Style buildings. Mr. Stanton stated these buildings would back up to existing apartments (The Standard).

Mr. Stanton stated the one building in the rear would back up to the Industrial Property. Mr. Stanton advised that the Garden Style buildings would offer unique architectural features such as Hardie-board type siding, dormers, and stone. Mr. Stanton discussed the amenities for the development. Mr. Stanton stated it would include: a resort-style pool and clubhouse, coffee center, gaming area, outdoor connection area, dog park, walkable areas within the development. Mr. Stanton mentioned they also would incorporate a space within the amenity area for a commercial component that would be open for the homeowners and the public. Mr. Stanton stated that the previous plan had all three-story buildings and did not include a commercial component. Mr. Stanton discussed that they had reduced the three-story buildings from nine (9) buildings to three (3) buildings. Mr. Stanton stated the two-story buildings now comprise two-thirds of the development and have architectural features and front the main roads. Mr. Stanton discussed the overall plan for areas of Sage Road and across the street from their property.

Mr. Stanton stated this proposed residential development would be on the March Planning Commission Agenda. Staff stated that he had asked both developers to coordinate a traffic study. Mr. Stanton stated that they have 5 acres at Madeline Way and the two properties currently have houses on them; they hope to be used as commercial in the future. Mr. Stanton discussed that the multi-family development would provide for a higher property tax base for the city. Mr. Stanton advised that studies show that For Rent Type Communities has less impact on school systems.

Mayor Arnold stated that Sage Road would need to be widened from Madeline Way on down at some point. Mayor Arnold stated we would have to wait for the traffic study. Mayor Arnold asked if they had an easement there. Mr. Stanton stated if Cardinal Point is approved, they will grant the right-of-way. Mayor Arnold asked about a future connection from Sage Rd to Union Rd and if there would be room for that road with the power lines. Mr. Stanton stated that would be south of their property.

Mr. John Corbitt asked how much commercial space would there be in the clubhouse. Mr. Stanton stated it would be approximately twenty percent of the clubhouse space, approximately 1,200 sq. ft.

The Board asked what their plans are for the mini storage buildings. Mr. Stanton discussed the history of the project. Mr. Stanton stated that the project was put on hold. Mr. Stanton stated that this proposed development would create demand for storage use. Mr. Stanton mentioned that they still have plans in the future to build the storage facility.

City Administrator Gerald Herman asked what their plans are for the other two commercial sites. Mr. Stanton stated that they are marketing it now, but do not have any specific plans. Mr. Herman stated that this development would create a buffer between future industrial property growth.

City Administrator Gerald Herman asked about the stormwater on-site. Mr. Jim Harrison, the project engineer, stated they plan to build stormwater into the landscape and use bioretention.

Alderman John Decker discussed history regarding apartments, demographics, building exterior products, and potential to help the city without having to raise taxes.

Mr. Scott Wiggins discussed that when this item was deferred in 2020, the discussion was that the city did not want any larger unit apartments and gave more direction to go towards less density than the zoning allows. Mr. Wiggins stated from a design perspective, it is very nice, and a lot of design aesthetics have been addressed. Mr. Wiggins stated concerns with approving more apartments.



Mr. Stanton stated that the current apartments that the city has are at 100 percent capacity. Mr. Stanton stated that there is a market for this type of development. Mr. Stanton stated that townhomes are not selling. Mr. Stanton stated that if there is no market for townhomes, they can become rentals and have management-type issues.

Mayor Arnold had a lengthy discussion on current market studies showing a need for apartments and that townhome sales do not seem to be the trend. Mayor Arnold stated that a recent new townhome development had not sold all the units and rents some of them. Mayor Arnold discussed that a company's proposed apartment development would be managed, whereas if townhomes are built in the city and don't sell, there could be management issues. Mayor Arnold discussed the tax revenue benefits for this type of development.

Alderman John Corbitt asked what the commercial revenue would be if this property developed commercial instead of residential. Mayor Arnold stated that they have been trying to market this property commercial for several years and have not had any buyers. Ald. Corbitt stated concerns about sacrificing this property as residential when it could develop as commercial in a few years.

Alderman John Decker discussed that this property had been rezoned agricultural, residential, industrial, and then commercial. Mr. Decker discussed the history with this property, and that commercial has not been marketable. City Administrator Gerald Herman stated that this type of development would be a tax benefit for the city.

Jerry Summers asked about the price per unit. Mr. Stanton stated that has not been decided yet. Mr. Stanton stated The Standard at White House is \$1,200. Mr. Stanton stated that these apartments would have to be higher due to the higher cost to build.

Staff discussed traffic issues and that the city would be looking at the traffic study results and how that could be addressed. Mr. Herman discussed future improvements from Madeline Drive down to Cardinal Drive and widening Highway 31 W/McCurdy Road, and the city has purchased right-of-way.

Mayor Arnold discussed the importance to the Commissioners that they ask developers looking to develop across from Cardinal Point about providing road right-of-way so that the city would not have to purchase if the traffic study does not call for it.

Alderman John Corbitt asked how many apartments the city currently has. Mr. Herman stated approximately 800 units. Mr. Corbitt asked how many apartments have been approved that have not been constructed. Mr. Herman stated there are 48-units for the next phase of Creekside, 180 units behind Kroger, 22 townhomes at Twin Springs out a lot at Hirsch Parkway. Mr. Corbitt stated that with the current 800 apartment units and proposed 328, that would be close to the 1,200.

Project was recommended to be presented at the March 8<sup>th</sup> Planning Commission meeting.

##### 5. Adjournment

Meeting was adjourned at 6:52 pm.



Michael Arnold, Mayor

ATTEST:



Derek Watson, City Recorder