CITY OF WHITE HOUSE
Meeting of the
Municipal Planning Commission
Monday, April 13, 2026

Call to order: 7:00 p. m.
Pledge of Allegiance:
Roll call: Austin Allison, Mayor Corbitt, Alderman Mike Wall, Vice-Chairperson Dolly Peay, Jenna Nelms- Chairperson, Doreen Brown, Jennifer Collado
Members Absent:
Staff Members Present: Ceagus Clark-Planning and Codes Director, Valerie Webb, City Attorney, Gerald Herman, City Administrator, Jason Reynolds-City Consultant Engineer
Changes/Additions to Agenda: Staff stated Items #3 and 4 are withdrawn. Staff stated Public Services stated that they are not ready for bond reductions.
Approval of meeting agenda: Motion was made to approve by Alderman Wall, seconded by Dolly Peay. Motion passed unanimously.
Approval of prior minutes dated: from the March 9, 2026 Meeting. Motion was made to approve by Alderman Wall, seconded by Jennifer Collado. Motion passed unanimously.
Public Comment: There was no one signed up to speak.

CONSENT AGENDA

Item # 1 **Bridle Creek-Phase 4, Section 1/J Allen Builders, Inc.:** Requests a one-year bond extension.

Item # 2 **Summerlin-Phase 7/Goodall Homes:** Requests a one-year bond extension.

{Item # 3 Withdrawn}

Item # 3 **The Parks-Phase 5A/D. R. Horton, Inc.:** Requests a one-year bond reduction.

{Item # 4 Withdrawn}

Item # 4 **The Parks-Phase 5B/D. R. Horton, Inc.:** Requests a one-year bond reduction.

Motion was made by Dolly Peay to approve Consent Agenda items, seconded by Jennifer Collado.

Motion passed unanimously.

AGENDA

Item # 5 **Fletchline Inc./Klober Engineering:** Requests Site Plan Approval for (2) two warehousing buildings totaling 247,800 square feet. Property is referenced as Robertson County Tax Map 106, Parcels 181.00, 182.00, and Parcel 183.00. Property is zoned I-1, Light Industrial and is located at Union Road.

Staff stated this project was submitted last summer. Staff stated that they have submitted elevations and a traffic study has been completed. Staff stated that he included in the Commission packets comments from Staff and engineer. Staff stated that Fletchline produces surveyor belts, and would be moving the company from Springfield to White House. Josh Lyon with Klober Engineering was present. Mr. Lyon discussed that there have been some modifications to the building plans regarding the exterior elevations for the warehouse and the office building. Mayor Corbitt asked what is the timing of construction. Mr. Lyon stated that they hope to break ground the end of this summer, and completion would take approximately 15 months. They hope to be completed by end of 2027. Alderman Wall asked about Union Road improvements. Mr. Lyon stated that they received a revised traffic study due to Union Road being closed. The company that provided the traffic study stated that if improvements that were presented at Love's traffic stop are completed, there would not be anything additional required for this development. Mr. Lyon discussed that Union Rd will be widened to include (3) three lanes with a center turn lane in front of the property. Mr. Lyons stated that there would be approximately 2 to 9 trucks a day during there busy season. Mr. Lyon stated there would be approximately 40 to 50 employees at this site. Alderman Wall stated that there are a lot of dock doors on plans for just 2 to 9 trucks a day. Gerald Herman, City Administrator stated that the city has begun design work for improvements which would be from Harper's Way/Union Rd to where the I-65 overpass is located. Mr. Herman stated the construction work should be completed about the same time as the business would be opened. Mr. Herman stated the road construction that the city will perform would not include the section in front of Fletchline as they would be doing that work. Alderman Wall stated concern with trucks using this road. Jennifer Collado asked about the use of the warehouse. Ed Fletcher, owner was present. Mr. Fletcher discussed the business and they are a nationwide company that provides and installs conveyor belts. Mr. Fletcher stated that they would use the warehouse to store their

equipment. Mr. Fletcher stated that they are not a manufacturing company, and that the equipment that they store goes from project to project. Mr. Fletcher stated that November to February is their slow period, and they typically cut their staff from half to two-thirds. Mr. Fletcher stated they had the building designed to be larger than currently needed to allow for future growth. Jennifer Collado asked if there would be any chemical for fuel storage on the premises. Mr. Fletcher stated there would not. Staff noted that this would be the sixth headquarter business to come to White House.

Motion was made to approve by Jennifer Collado, seconded by Austin Allison.

Motion passed unanimously.

Item # 6 **Cider Grove-Lot 5/Kimberly Horn:** Requests Site Plan Approval for a 10,000 sq ft Day Care Facility. Property is located within the Cider Mill Commercial Planned Unit Development. Property is zoned CPUD, Commercial Planned Unit Development. Property is referenced as Robertson County Tax Map 107I, Group B, Parcel 075.00 and is located at 2931 Highway 31W. Owner: Shrihari, LLC.

Staff stated this would be in the Commercial PUD. Keaton McCormick with Kimley Horn was present. Mr. McCormick stated the daycare use would be complying to the CPUD. Mayor Corbitt asked Staff if this is in compliance with the distance requirement from the Wine and Spirits location. Staff stated yes, it is well within the required distance. Staff stated he has been asked if the lighting within the development would bleed over onto the adjacent neighborhood. Mr. McCormick stated that would not be an issue with this lot. Jennifer Collado asked what age groups would be in attendance. The owner, Saumil Patel was present. Mr. Patel stated it would be 0 to 5 years old. Doreen Brown asked how many children would be allowed per the facility square ft. Mr. Patel stated per state requirements they will have 169 licenses and 21 to 24 teachers. Mr. Patel stated they would have traditional hours. Staff stated that daycares are regulated by the state and that would include inspections.

Motion was made to approve by Alderman Wall, seconded by Jennifer Collado.

Motion passed unanimously.

Item # 7 **Cider Grove-Lot 9/Kimberly Horn:** Requests Site Plan Approval For a 5,200 sq ft commercial building. Property is zoned CPUD, C Commercial Planned Unit Development. Property is referenced as Robertson County Tax Map 107I, Group B, Parcel 075.00 and is located at 2931 Highway 31W.
Owner: Shrihari, LLC.

Staff stated that this lot would be across the Bypass from Lot 5, and will be next door to Christian Brothers. Alderman Wall asked if it would have a shared access. Staff stated yes. Mayor Corbitt asked if there are tenants for the spaces. Mr. Patel discussed potential tenants. Commission and Staff discussed parking requirements and how many available spaces. Staff stated parking requirements are related to the use. Alderman Wall asked about the sidewalk variance. Staff stated that the applicant is requesting a variance from the required sidewalks due to site constraints. Mr. McCormick stated that the sidewalk was not a requirement. Mr. McCormick stated that the site contains steep slopes with significant grade changes. Commission asked about state funding project for sidewalk improvements. Mr. Herman stated the city has already bid this out, and construction should start in the next couple of weeks.

Motion was made to approve by Alderman Wall, seconded by Jennifer Collado.

Motion passed unanimously.

{Public Hearing}

Item # 10 **Staff:** Requests discussion of the amended UDO-Unified Development Ordinance.

Staff stated the Board of Mayor and Aldermen approved for the Zoning Ordinance to be updated 2 to 3 years ago. Staff stated the city originally adopted the Zoning Ordinance in 1995, and it has been amended over time. Staff stated revisions made are intended to shape development patterns within the city by establishing clear standards and strengthen what was already in place. Staff discussed a few changes that include: development contracts, revised regulations with clearer language regarding parking on grass, topsoil stockpiling and site management-which will be more controlled, and condensing zoning districts to provide more clarity. Mr. Herman asked if the special exception section would be included. Staff stated yes, the special exception process would include data centers, asphalt plants, and concrete plants. Mr. Herman discussed

the lengthy step by step review process that has been performed by city staff to get to this point for approval. Mr. Herman stated he is confident at this point for the Commission to recommend approval to the Board of Mayor and Aldermen that would be heard for first reading this week, and then second reading next month. Mayor Corbitt stated he appreciated all the hard work by the city attorney, Valerie Webb, Ceagus Clark, and rest of City Staff. Doreen Brown asked about the 53 ft building height maximum height. Mr. Herman stated this was added when the city purchased a ladder fire truck which allowed them to reach taller buildings which created the change of height in the Ordinance.

Motion was made by Jennifer Collado to recommend approval to the Board of Mayor and Aldermen, seconded by Doreen Brown.

Motion passed unanimously.

Meeting adjourned at 7:33 pm

Jenna Nelms, Chairperson

Ceagus Clark, Planning Secretary