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

Call to order: 7:00 p. m.
Pledge of Allegiance:
Roll call: Roll Call was taken by Staff: Austin Allison-present, Mayor Corbitt-present, Vice-Chairperson Dolly Peay-present, Doreen Brown-present, Jennifer Collado-present, Alderman Mike Wall-present, Chairperson Jenna Nelm-present
Members Absent:
Staff Members Present: Ceagus Clark-Planning and Codes Director, Gerald Herman, City Administrator, Jason Reynolds-City Consultant Engineer, Valerie Webb, City Attorney, Josh Denton, Attorney
Changes/Additions to Agenda: Staff stated no changes.
Approval of meeting agenda: Motion was made to approve by Dolly Peay, seconded by Doreen Brown. Motion passed unanimously.
Approval of prior minutes dated: from the June 8, 2026 Meeting. Motion was made to approve by Jennifer Collado, seconded by Mayor Corbitt. Motion passed unanimously.
Public Comment: There was no one signed up to speak.
Nomination of Chairperson: As new business after Item #9.

CONSENT AGENDA

Item # 1 **Summerlin-Phase 2/Goodall Builders:** Requests a subdivision bond extension.

Item # 2 **Summerlin-Phase 8/Goodall Builders:** Requests a subdivision bond extension.

Item # 3 **Dorris Farms at Willow Springs-Phase 2, Sec 1B/Farmstead Development:** Requests a subdivision bond extension.

Item # 4 **Dorris Farms at Willow Springs-Phase 3/Farmstead Development:** Request a subdivision bond extension.

Item # 5 **Highland Park Townhomes:** Requests a subdivision bond extension.

Staff stated all Consent Agenda bond requests are for extensions with a 15% increase.

Motion was made to approve by Dolly Peay, seconded by Doreen Brown.

Motion passed unanimously.

AGENDA

Item # 6 **Nashville Ready Mix/Klober Engineering:** Requests Site Plan Approval for a 1,000 sq ft office and concrete plant facility. Property is referenced as Robertson County Tax Map 95, Parcel 75. Property is zoned I-2, Heavy Industrial and is located at 131 Center Drive. Owner: HST Holdings, LLC

Staff stated that he had received public comments via email. Staff stated copies were provided tonight for Commissioners.

Mayor Corbitt stated that in light of the public comments that were provided, and that he had not received a copy of the traffic study- Mayor Corbitt stated he would like to request that this item be deferred until next month's Commission Meeting.

Motion was made to defer by Mayor Corbitt, seconded by Dolly Peay.

Motion passed. Alderman Wall abstained.

Item # 7 **Life Center Church/Civil & Environmental Consultants, Inc.:** Requests Site Plan Approval for a 18,520 sq ft church building. Property is referenced as Robertson County Tax Map 95, Parcel 117.01. Property is zoned R-15, Medium Density Residential and is located at Pleasant Grove Road

Staff stated the location for the church is at the corner of Pleasant Grove Rd and Pinson Ln. Staff stated that the church has received approval by the Board of Zoning and Appeals. Staff stated that the engineer for this project has addressed all of Staff's comments. Zach Crone, landscape architect with Civil Environment Consultants was present. Jennifer Collado asked about the congregation size. Daniel Dominguez, a representative with Life Center Church was present. Mr. Dominguez stated that they have been a church for 13 years, and currently are meeting at East Robertson High School. Mr. Dominguez stated that they currently have 400 members. Mr.

Dominguez stated that they will have 2 services. Mr. Dominguez stated the 2 services will be on Sunday mornings, and they have a student ministry on Wednesday evenings. Mr. Dominguez stated that they are a community outreach church, and discussed several types of programs that they do.

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

Motion passed unanimously.

Item # 8 **Martial Arts Studio/Stone Ridge Engineering, PLLC:**
Requests Site Plan Approval for an 8,000 sq ft building. Property is referenced as Robertson County Tax Map 106G, Group A, Parcel 42.00. Property is zoned C-1, Central Business District and is located at 3309 Highway 31W.
Owners: Chris and Kristina White

Staff stated that this site has previously been before the Commission for rezoning of the entire parcel. Staff stated the rear portion that backs up to Hillwood Dr was rezoned R-20, Low Density Residential and the front portion was rezoned to C-1, Central Business District. Staff stated that they worked through the parking requirements. Staff stated that they met with TDOT as well to receive approval for a single point of access from Highway 31W. Staff discussed the parking requirements differences with previous Zoning Ordinance and the newly adopted UDO. Staff stated there was not a specific parking classification for a martial arts studio, and after evaluation was able to use the parking requirements for Commercial Sporting Facilities and Dance Halls, Studios, and Schools for the Commission's consideration which would be 20 spaces. Staff stated the applicant proposed 22 off-street parking spaces which would be sufficient. Dolly Peay asked if there would be any access from the back lot located at Hillwood Drive. Staff stated no. Preston Ayers with Stone Ridge Engineering was present. Doreen Brown asked about the traffic in and out of the facility with students who are dropped off and picked up after school. Mr. Ayers stated the time frame would be as parents are getting off of work. Mr. Ayers stated that students are bused after school to the facility for their after-school program. Commission asked what are the hours of operation. Mr. Ayers stated their current hours of operation are 7:00am-8:30pm. Jennifer Collado asked if they would have a summer program. Mr. Ayers stated yes. Ms. Collado asked if the influx of traffic would mainly be at after school hours pick up. Mr. Ayers stated yes. Ms. Collado

stated at their current location at Edenway, the parking lot is not large and it works fine. Gerald Herman, City Administrator asked if there would be enough room for the school buses to turn around, and come back out. Mr. Ayers stated they included on the site plan room for buses and emergency vehicles to turn around on the site.

Motion was made to approve by Alderman Wall with the stipulation that there is to be no access from Hillwood Drive, seconded by Jennifer Collado.

Motion passed unanimously.

Item # 9 **Staff: Requests Discussion: Sage Farms/Stagecoach Development/Klober Engineering:** Re: A request for a concept Plan amendment to the Final Master Development Plan for Sage Farms. Property is referenced as Robertson County Tax Map 106, Parcel 103. Property is zoned NCRPUD, Neighborhood Center Residential Planned Unit Development and is located at Sage Road.

Staff stated the Applicant is requesting a review of a conceptual of a potential modification to a previously approved NCRPUD. Staff stated the applicant would like to introduce a small commercial component along the Sage Road frontage. Staff stated this would not be voted on tonight, but wanted to get feedback from the Commission. Mayor Corbitt stated if the developer would consider reducing the number of apartments, if so, he would consider the concept plan. Commission asked how many units are proposed. Staff stated 100 units. Dolly Peay asked about any drainage issues. Jason Reynolds, City Engineer, stated that he didn't think that was a detail here. Doreen Brown asked if Staff knew the proposed commercial. Staff stated no, but would include a small drive-through business. Ms. Collado stated that she would like to see more senior housing. Staff and Commission discussed that the proposed commercial component would replace the previously planned open space near the entrance to the development. Mr. Herman stated they could consider to get rid of the proposed apartments, and replace with townhomes and add more open space with the commercial component or more commercial along the north/south side of Sage Road. Staff stated he will get with the applicant and give him the feedback from Commission which includes lower residential density, and keep green space. Alderman Wall stated that he would like to see them keep the green space that was previously approved.

Nomination of Chairperson and Vice-Chairperson:

Motion was made by Mayor Corbitt to nominate AJ Allison as Chairperson, seconded by Alderman Wall.

Motion passed unanimously.

Motion was made by Mayor Corbitt to nominate Jennifer Collado as Vice-Chairperson, seconded by Alderman Wall.

Motion passed unanimously.

Meeting adjourned at 7:24 pm

Jenna Nelms, Chairperson

Ceagus Clark, Planning Secretary