

WHITE OAK PLANNING & ZONING COMMISSION
MEETING MINUTES
May 18, 2021

MEMBERS PRESENT: David Puckett, Mike Spencer, Robin Hood, Randy Brint, Kevin Berry, Jeff Loftis

MEMBERS ABSENT: Jo Swanson

STAFF PRESENT: Charlie Smith, Leah Brooks, Jimmy Purcell

GUESTS PRESENT: Dan Thomas, LaDonna Griffin, Alan Griffin, Rob Hicks

1. CALL TO ORDER – 5:08 p.m.
2. CONSIDERATION of minutes – March 16, 2021

Robin Hood moved to approve, seconded by Kevin Berry. Carried 4-0.

3. PRESENTATION/DISCUSSION by Dan Thomas regarding future SUP for Tentr within White Oak City Limits

Dan Thomas presented additional information regarding the possibilities regarding this service including increased revenue for the city. Mr. Thomas also explained the company provides a \$1 million insurance policy and it would be tested in a small portion of property first before expending any money. This test may occur in Clarksville City instead of White Oak.

Concerns from Board members include fire dangers, noise pollution and neighbors. Suggestions include narrowing down location to be used and apply for the SUP prior to making any determination.

Randy Brint arrives at 5:14 p.m.
David Puckett arrives at 5:20 p.m.

4. PUBLIC HEARING regarding a Special Use Provision (SUP) permit request from Jo Swanson for a Welding School with dormitories to be located at Abstract 38 W.H. Castleberry Survey Tract 46-02 Section 8, more commonly known as 1102 S. White Oak Rd, White Oak

Public hearing opened at 5:39 p.m.
Rob Hicks explained he is wanting to create a welding school with dormitories that would house twelve students however was experiencing hang-ups with the major one being the requirement of a sprinkler system that would cost anywhere between \$60,000-\$100,000. Concerns were raised by abutting property owners regarding drainage. Mr. Hicks confirmed there would be no add-ons that would change the

drainage of the landscape. Mr. Hicks also explained that all the supplies for the school would be housed inside the building and all machines would be all electric. With the biggest hang-up of the sprinklers, Mr. Hicks stated he would remove the dorms from the plan at this time and just be a drive-in school.

With no further comments, the public hearing was closed at 5:59 p.m.

5. CONSIDERATION regarding a Special Use Provision (SUP) permit request from Jo Swanson for a Welding School with dormitories to be located at Abstract 38 W.H. Castleberry Survey Tract 46-02 Section 8, more commonly known as 1102 S. White Oak Rd, White Oak

With the removal of the dorms from the plan, a SUP would not be required.

6. CONSIDERATION of regulations to Single-Family 44 zoning classification
Mike Spencer moved to table items 6-10, seconded by Randy Brint. Carried 6-0.
7. CONSIDERATION of regulations to Single-Family 22 zoning classification
8. CONSIDERATION of regulations to Single-Family 12 zoning classification
9. CONSIDERATION of amendments to Zoning ordinance Section 29.3: Fences in Residential Areas
10. CONSIDERATION of amendments to Zoning ordinance Section 30.2: Minimum Dwelling Unit Area
11. CONSIDERATION of topics for next meeting

Charlie Smith suggested reviewing the garages section of the zoning ordinance to consider carports in certain areas as well as reviewing enclosed garages not included in the square footage of a home.

12. ADJOURNMENT

Randy Brint moved to adjourn at 6:42 p.m., seconded by Kevin Berry. Adjourned by consensus.

David Puckett, Chairman

Attest:

Leah Brooks, City Secretary