City of White House
Municipal Board of Zoning Appeals
MINUTES
Tuesday, December 15, 2015

Call to order	7:00 p.m.
Roll Call	
Members Present	Dolly Peay, Bob Dorris, John Decker-Chairman, Matthew West
Members Absent	John Wilkinson
Others Present	Reed Hillen- Secretary, Valerie Webb, City Attorney, City Administrator, Gerald Herman
Approval of prior minutes	November 17, 2015

AGENDA

PUBLIC HEARING:

Item # 1 **Jerry Leftwich:** Requests a variance regarding an accessory building use location. Property is referenced as Robertson County Tax Map 106, Parcel 198.00. Property is zoned R-20, Low-Density Residential and is located at 112 Sage Road.

Chairman Decker opened the public hearing.

There being no one to speak for or against this item, Chairman Decker closed the public hearing.

Motion was made to approve by Bob Dorris, seconded by Matthew West.

Motion passed unanimously.

Item # 2 **Stephen J. and Emily R. Williams:** Requests a special exception to Allow an accessory residential dwelling unit. Property is referenced as Sumner County Tax Map 96, Group B, Parcel 13.00. Property is zoned R-20, Low-Density Residential and is located at 100 Daisy Court.

Chairman Decker opened the public hearing.

There being no one to speak for or against this item, Chairman Decker closed the public hearing.

Staff stated that the special exception for an accessory dwelling unit may only be used by a family member, may never be rented out, and must be recorded so as to covenant on the deed. Staff that the variance is for the front setback; this lot is a corner lot and a double side setback of 30 feet would be allowed. The house faces Daisy Court, and has less traffic than Meadowbrook Lane. Staff recommended the variance with a setback of 20 feet, due to the drainage and utility easement.

Motion was made to approve the special exception, with staff's stipulations by Matthew West, seconded by Bob Dorris.

Motion passed unanimously.

Motion was made to approve the variance with staff's stipulation of 20 ft. maximum setback by Matthew West, seconded by Dolly Peay.

Motion passed unanimously.

Item # 3 **Joey Tate:** Requests a variance regarding lot width. Property is Referenced as part of Robertson County Tax Map 106, Parcel 104. Property is zoned C-2, General Commercial and is located at 575 Sage Road.

Chairman Decker opened the public hearing.

There being no one to speak for or against this item, Chairman Decker closed the public hearing.

Staff stated that Joey Tate received approval from the Planning Commission for a commercial building to be built on Sage Road. The site plan has the required parking, but he would like to add more. He would like to acquire additional property to his parcel to allow this. After review with the City Attorney, it was found that a new parcel would need to be created to satisfy the state law. If he were allowed this variance, it would be for only one lot and that lot must be used with the parcel located directly to the east.

Motion was made to approve with staff's stipulations by Bob Dorris, seconded by Dolly Peay.

Motion passed unanimously.

POSTPONED

Item # 4 **Resolve Financial:** Requests a variance for a mixed use commercial property. Property is referenced as Sumner County Tax Map 77-G, Group C, Parcels 14.00, 15.00, 16.00, 17.00, 18.00, 19.00, and 20.00. Property is zoned C-6, Town Center Commercial and is located at College Street and Highway 31W.

Staff discussed that the developer deferred the Site Plan request for a Mixed Use Development at the December Planning Commission Meeting. Staff stated that the Commission had concerns regarding the number of parking spaces shown on the plan and offsite parking. Staff Stated that a study session has been set up for January 11th to discuss other options. Staff stated he would research current trends for Mixed Use Developments for similar size developments in similar size cities.

Meeting adjourned at 7:12 p.m.

ATTEST:

Reed Hillen, Secretary

Chairman, John Decker