

**City of White House
Municipal Board of Zoning Appeals
MINUTES
Tuesday, September 15, 2009**

Call to order 7:00 p.m.

Roll Call

Members Present **Dolly Peay, Matthew West, Chairman-Mike Arnold, Bob Dorris, John Wilkinson**

Members Absent

Others Present **Addam McCormick-Secretary, David Amonette, City Attorney**

Election of Chairperson and Vice Chairperson: Matthew West nominated Mike Arnold as Chairman, seconded by Dolly Peay. Motion passed unanimously. Dolly Peay nominated John Wilkinson as Vice-Chairman, seconded by Matthew West. Motion passed unanimously.

Approval of prior minutes-February 17, 2009: Motion was made to approve by Matthew West, seconded by Dolly Peay. Motion passed unanimously.

AGENDA

PUBLIC HEARING:

Item # 1 **Kail/Johnson Property:** Requests a special exception for a 3,500 sq ft warehouse. Property is zoned C-2, General Commercial. Property is referenced on Robertson County Tax Map 106, Parcel 23.00 and is located at 1120 Highway 76.

Chairman Arnold opened the public hearing.

Paul Kail-1120 Hwy 76- stated the proposed warehouse would be for distribution only and that the product would be wire type baskets that are used at farmer's markets. Mr. Kail stated there would not be more than 1 truck delivering at a time and that they would receive approximately 3 deliveries a week. Mr. Kail stated that there would only be 1 person employee at the warehouse.

There being no one else to speak for or against Chairman Arnold closed the public hearing.

Staff stated that C-2 zoning permits warehouses by special exception. Staff stated there are a few criteria that would have to be met: no manufacturing, screening would be required around facility, and that the building does not exceed 35 ft in height. Staff stated he would recommend that all outdoor storage be prohibited. Staff stated he would recommend screening in the loading dock area. Staff stated this area would have to meet the City's Commercial Design Standards.

Motion was to approve by Matthew West with the stipulation that the loading dock area be screened, seconded by Bill Colvin.

John Wilkinson asked where the loading dock would be located on the property. Mr. Kail stated that it would be located at the bottom end of the property closest to Highway 76. Mr. Kail stated the delivery trucks would enter through the driveway and back up to the loading dock. Mr. Kail stated the dock area would face I-65.

Motion passed unanimously.

PUBLIC HEARING:

Item # 2 Best Western Hotel/Benny Neil: Requests a variance from the sign Ordinance to move an existing interstate high-rise sign to front of property. Property is zoned C-2, Interstate Sign District. Property is referenced on Robertson County Tax Map 106, Parcel 108.00 and is located at 404 Hester Drive.

Chairman Arnold opened the public hearing.

David Powell-143 Cranwell Dr, Hendersonville-representative for Best Western stated that he is requesting to improve visibility for the Best Western sign. Mr. Powell stated that the current sign location is being blocked by the Holiday Inn, Cracker Barrel, and Quality Inn.

Staff asked if they are still proposing to move the existing sign to the area adjacent to Hester Drive. Mr. Powell stated yes. Staff stated that the proposed location to move the sign would be on a separate piece of property which was for a future building on the front lot that Best Western owns. Staff explained Interstate Sign District. Staff stated the Zoning Ordinance is set up that when sites are designed that interstate signs be incorporated into the site design instead of requiring building and sites to be designed around the signs. Staff stated that interstate signs are required to be at the rear/side of site. Staff explained that the existing sign was permitted to be installed at the front of the back lot. Staff stated the future building on the front lot would reduce the view of the base of the sign and due to the grade at rear of site; the sign height would have been increased. Staff stated currently the existing sign is already in front of the building. Staff stated he did not recommend a variance. Staff stated that 2 variances would be required. Staff stated the first variance would be to allow interstate high rise sign on property without a primary building being designed and constructed and the second variance would be to permit sign to be installed at front of site. Staff explained review criteria for a variance to be granted. Staff stated that his recommendation is based on site visits to review proposal to move sign based on limited visibility of sign in current location. The board asked how tall the sign is now. Staff stated approximately 110 feet. The board had discussion on site visibility of sign and if they would be allowed to put another interstate sign on adjacent property when it is developed. Staff stated that only one interstate sign is allowed per lot. Staff stated that it could be a shared sign. Staff asked Mr. Powell if they had considered moving the sign to any other location. Mr. Powell stated he was only presenting this location at this time. The board discussed that the existing sign is visible from its current location.

**Motion was made to deny by John Wilkinson, seconded by Bob Dorris.
Motion to deny passed.**

Staff discussed a request for appeal that would be on next month's Board of Zoning and Appeals Agenda. Staff stated it would be regarding approval to allow 5 to 6 chickens on the property. Staff stated that the Codes Office received a complaint from a neighbor and the Codes Office sent a notice to the property owner. Staff stated the owner has appealed the notice based on the ordinance regarding the 5 acre requirement applies to cows and horses, not chickens.

Meeting adjourned at 7:28 p.m.

ATTEST:

Addam McCormick, Secretary

Chairman, Mike Arnold
