

**City of White House
Municipal Board of Zoning Appeals
MINUTES
Tuesday, May 17, 2011**

Call to order 7:00 p.m.
Roll Call
Members Present **Dolly Peay, Bob Dorris, John Wilkinson, and John Decker**

Members Absent **Matthew West**

Others Present **Addam McCormick, Secretary and David Amonette, City Attorney.**

Approval of prior minutes-February 15, 2011: Motion was made to approve by Bob Dorris, seconded by Dolly Peay. Motion passed unanimously.

Annual Election of Chairman: Motion was made by John Wilkinson to nominate John Decker as Chairman.

AGENDA

PUBLIC HEARING:

Item # 1 **Mark Denney/Debbie Jones:** Requests a special exception for a daycare center use in a commercial district. Property is referenced on Robertson County Tax Map 107-H, Group A, Parcel 19.00. Property is zoned C-1, Central Business Service District and is located at 400 Highway 76.

Vice-Chairman Wilkinson opened the public hearing.

Debbie Jones-516 Calista Road: Ms. Jones stated that she is proposing to start a day care and would like to start out small. Ms. Jones stated that she has lived in White House for 29 years and has seen White House continue to grow and sees a need for another day care. Ms. Jones stated that she loves working with kids and that she feels the proposed property is a good location for a day care. Ms. Jones explained that they are proposing placing the playground area in the back of the property and it would be fenced in. Ms. Jones stated that they would put a small parking lot in the front of the property off the Kennedy Drive entrance. Ms. Jones stated that they would propose to expand the current driveway for the parking area. The board asked

how far the fence would be from Kennedy Drive. Mr. Dennedy-1066 New Deal Potts Road, Cottontown, TN: stated that they have not decided exactly yet, but approximately 8 feet from the street. Mr. Denney stated that the property currently has a carport and they are proposing closing it in. Mr. Denney stated that he had spoken with a representative from the state regarding the fire sprinkler requirement if the house is over 2,000 sq ft. Mr. Denney stated that they do not propose using the basement area for day care use and that should not be figured into the sq footage requirement for the sprinklers. Mr. Denney stated that location would be good for people who go towards the interstate to work and drop their kids off on the way.

Vice-Chairman Wilkinson closed the public hearing.

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

Motion passed unanimously.

Staff stated that the stipulations include that the area between SR 76 and building frontage to not be used for playground areas to maintain open area in front yards along SR 76 and no full driveway access on SR 76.

John Decker made a motion to nominate John Wilkinson as Chairman. John Wilkinson made a motion to nominate John Decker as Chairman. The board voted for John Wilkinson as Chairman with John Decker voting yes. The board voted for John Decker as Chairman with Bob Dorris voting yes, John Wilkinson voting yes, and Dolly Peay voting yes.

Motion passed unanimously for John Decker as Chairman and John Wilkinson as Vice-Chairman.

Motion was made to adjourn by Bob Dorris, seconded by Dolly Peay.

Meeting adjourned at 7:26 p.m.

ATTEST:

Addam McCormick, Secretary



Vice-Chairman, John Wilkinson


