

**City of White House
Municipal Board of Zoning Appeals
MINUTES
Thursday, June 28, 2012**

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

Members Absent Bob Dorris

Others Present Addam McCormick, Secretary, Leslie Sanders, City Attorney, City Administrator, Jerry Herman

Approval of prior minutes-May 15, 2012. Motion was made to approve by John Wilkinson, seconded by Matthew West. Motion passed unanimously.

Chairman Decker opened the public hearing for Item # 1. There being no one to speak for or against this item Chairman Decker closed the public hearing.

AGENDA

PUBLIC HEARING:

Item # 1 **Rick and Betsy Robinson:** Requests a special exception to allow an agricultural use on property. Property is referenced on Sumner County Tax Map 77-G, Group B, Parcel 6.00 and consists of 1.5 acres. Property is zoned R-10, High-Density Residential and is located at 62 Tyree Springs Road.

Chairman Decker stated that the property owners have had horses on their property for a while and there have not been any complaints or problems.

Motion was made by Dolly Peay to open up this item for discussion, seconded by John Wilkinson.

Dolly Peay stated concerns with placing time limits on the property to require additional requests every 1 to 3 years. Ms. Peay stated that the homeowners could make housing amendments for the horses, and then come before the Board in a few years and be denied the use after making necessary housing costs.

John Wilkinson stated that one of staff's stipulations was to seek advice from a vet specialist on how to properly care for two horses on one acre. Mr. Wilkinson asked if the Board could ask Dr. Link since he is present at the meeting.

Motion was made to approve by Matthew West, seconded by John Wilkinson.

Motion passed unanimously.

PUBLIC HEARING:

Item # 2 **Joe Burris:** Requests special exception for a vehicular sales use for commercial vans. Property is referenced on Sumner County Tax Map 77, Parcel 79 and 79.01 and consists of 0.90 acres. Property is zoned C-1, Central Business Service District Commercial and is located at 3006 Highway 31-W.

Chairman Decker opened the public hearing for Item # 2.

Joe Zanger- He stated that he is in opposition of this item. Mr. Zanger stated this type of use is not in character with this commercial district. Mr. Zanger stated this type of use would be a departure from the types of businesses that are currently in the area. Mr. Zanger stated when he bought property in this area that he was told that there would be certain types of businesses and atmosphere for this commercial District. Mr. Zanger stated that he did not believe that the use of van sales would enhance this corner property and area especially with the types of businesses that are currently there. Mr. Zanger stated that there is a restaurant, hair salon, law office, bank, and veterinary business. Mr. Zanger stated there are more appropriate areas for a business like this. Mr. Zanger stated that he also represents Dr. Phil Vickery, who owns the property directly behind this property. Mr. Zanger stated that he too voices opposition to this type of business for this property.

Dr. Steve Link-Dr. Link stated that he owns White House Animal Hospital, which is on Highway 31-W and the property runs behind the hair salon on Clif Garret Drive. Dr. Link stated that he is in opposition to the use of a used car lot. Dr. Link stated that the property behind the vet office receives drainage from that area. Dr. Link stated concerns with the vehicles on the car lot leaking oil and could cause run off environmental concerns. Dr. Link stated that this could be a potential problem for the animals that are kept behind his office.

Linda Zanger-Ms. Zanger stated that she is opposed to this business. Ms. Zanger stated she is concerned with the aesthetics of this commercial area. Ms. Zanger stated that she would like to keep the integrity of the neighborhood and the types of businesses that are already there.

Chairman Decker closed the public hearing.

Chairman Decker had discussion on the efforts the City is making in attracting businesses to our area.

Joe Burris-Value Cargo Vans-Mr. Burris stated that he understands the legitimate concerns of these business owners. Mr. Burris stated that he has been in the automobile sales business for 40 years. Mr. Burris stated that this business would be commercial van sales. Mr. Burris stated that every van is a one owner van maintained in a fleet maintenance program. Mr. Burris stated that he currently has a commercial van lot in Shelbyville, Tennessee. Mr. Burris stated that most of his sales are internet sales. Mr. Burris stated that all of their sales are to businesses. Mr. Burris stated that they do not do any financing and that all the vans are paid with a bank check. Mr. Burris stated that they collect state, county, and city sales tax.

Motion was made to deny by John Wilkinson, seconded by Matthew West.

John Wilkinson stated that he owns property next to a car lot inside the city. Mr. Wilkinson stated that if the majority of the cargo vans are internet sales, then the location is not important and that Mr. Burris could be at another location. Mr. Wilkinson stated that he did not feel that this is the right location for a car lot and does not feel that this property would be large enough for his operation.

Dolly Peay stated concerns with the size of the lot and what it would be used for. Ms. Peay stated concerns with traffic at this intersection with vehicles that would take the vans in and out of property

Motion passed.

Motion was made to adjourn by John Wilkinson. Meeting adjourned at 7:27 p.m.

ATTEST:

Addam McCormick, Secretary



Chairman, John Decker


