

**City of White House
Municipal Board of Zoning Appeals
MINUTES**

Tuesday, May 14, 2013

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

Members Absent

Others Present Reed Hillen- Secretary

Approval of prior minutes- March 19, 2013. Motion was made to approve by Matthew West, seconded by Bob Dorris. Motion passed unanimously.

AGENDA

PUBLIC HEARING:

Item # 1 **Josh Patterson:** Requests a variance regarding the location of an accessory building in the front yard. Property is referenced on Robertson County Tax Map 107-I, Group B, Parcel 17.00. Property is zoned C-2, General Commercial and is located at 3051 Highway 31W.

Chairman Decker opened the public hearing.

Chairman Decker stated that the request is for a variance to the Zoning Ordinance which prohibits the placement of accessory buildings in the front yard. Chairman Decker stated that Staff recommends approval due to the property being a corner lot, which limits the amount of area to place accessory buildings. Staff recommends approval with the following stipulations: the accessory building shall be required to meet the minimum setback of 20 ft. off the property line, the accessory building shall be required to be placed within the northern and southern footprint of the primary building, the temporary signs shall be removed, and replaced with permanent signs that meet the cities design standards and does not exceed 10% of the building face, adequate support will be placed underneath the eastern side of the accessory building on the downward slope-which would be determined by the City's Planning and Codes Department, Landscaping will be used to screen the supports for the accessory building and the visible open space underneath the accessory building.

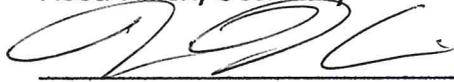
Motion was made to approve by Matthew West with staff's stipulations, seconded by Bob Dorris.

Motion passed unanimously.

Meeting adjourned at 7:08 p.m.

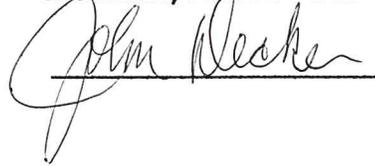
ATTEST:

Reed Hillen, Secretary



A handwritten signature in cursive script, appearing to read 'Reed Hillen', written over a horizontal line.

Chairman, John Decker



A handwritten signature in cursive script, appearing to read 'John Decker', written over a horizontal line.

City of White House
Municipal Board of Zoning Appeals
MINUTES
Tuesday, September 17, 2013

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

Members Absent

Others Present Reed Hillen- Secretary

Approval of prior minutes- May 14, 2013. Motion was made to approve by Matthew West, seconded by Bob Dorris. Motion passed unanimously.

AGENDA

PUBLIC HEARING:{Items 1-4}

Item # 1 **Ira & Deborah Wade:** Requests a special exception to allow a storage use in a C-1, Central Business District. Property is referenced as Robertson County Tax Map 107-G, Group A, Parcel 46.00 and is located at 3327 Highway 31W.

Chairman Decker opened the public hearing. There was 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 **Phillip E. Arnold:** Requests a variance regarding a side setback for an accessory structure. Property is referenced as Robertson County Tax Map 95M, Group A, Parcel 44.00. Property is zoned R-20, Low-Density Residential and is located at 404 Wilkinson Lane.

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

Chairman Decker stated that the request is for a five (5) foot side setback for an accessory building. Chairman Decker stated that for this zoning, the side setback is ten (10) feet. Chairman Decker stated that staff's approval stipulations: the variance would only apply to one structure, and only apply to the property line abutting 402 Wilkinson Lane.

Motion was made by Matthew West to approve with staff's stipulations, seconded by John Wilkinson.

Motion passed unanimously.

Item # 3 **Tamela Woodard**: Requests a special exception for a daycare use in a C-1, Central Business Service District. Property is referenced as Robertson County Tax Map 107-I, Group B, Parcel 6.00. Property is zoned C-1, Central Business District and is located at 211 Highway 76.

Chairman Decker opened the public hearing. There was 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 Dolly Peay.

Motion passed. John Wilkinson abstained.

Item # 4 **Jim Brinkley**: Requests a variance regarding the lot width at the building set back. Property is referenced as Robertson County Tax Map 117, Parcel 196.00. Property is zoned R-20, Low-Density Residential and is located at Magnolia Boulevard.

Chairman Decker opened the public hearing.

Joe Mitchell-Magnolia Subdivision- asked what the proposed square footage and price ranges of the homes would be.

Staff stated that this item has not had the final plat approval. Staff stated that for the R-20 zoning, the width of the lot is required to be one hundred (100) feet at the front of the house. Staff stated the variance request is to reduce this to ninety (90) feet. Staff stated that the lots would all be larger than the required minimum of 20,000 square feet.

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

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

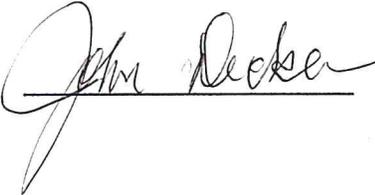
Motion passed unanimously.

Meeting adjourned at 7:09 p.m.

ATTEST:

Reed Hillen, Secretary

Chairman, John Decker



**City of White House
Municipal Board of Zoning Appeals
MINUTES**

Tuesday, October 15, 2013

Call to order 7:00 p.m.
Roll Call
Members Present Dolly Peay, Bob Dorris, John Wilkinson-Vice-Chairman,
Members Absent John Decker, Matthew West
Others Present Reed Hillen- Secretary

Approval of prior minutes- September 17, 2013. Motion was made to approve by Bob Dorris, seconded Dolly Peay. Motion passed unanimously.

AGENDA

PUBLIC HEARING:{Items 1}

Item # 1 **CPB Properties:** Requests a special exception to allow a mini-storage warehouse use in a C-2, General Commercial Zoning. Property is referenced as Robertson County Tax Map 117, Group A, Parcel 7.00 and is located at 121 Business Park Drive.

Vice-Chairman Wilkinson opened the public hearing. There being no one to speak for or against. Vice-Chairman Wilkinson closed the public hearing.

Leroy Preston, property owner representative, stated that they would like to put in a nice mini storage facility and are asking for the city's approval.

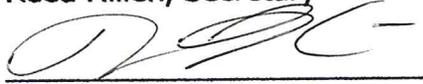
Motion was made to approve by Dolly Peay, seconded by Bob Dorris.

Motion passed unanimously.

Meeting adjourned at 7:33 p.m.

ATTEST:

Reed Hillen, Secretary



A handwritten signature in black ink, appearing to be 'RH', written over a horizontal line.

Vice-Chairman, John Wilkinson



A handwritten signature in black ink, appearing to be 'JW', written over a horizontal line.

**City of White House
Municipal Board of Zoning Appeals
MINUTES**

Tuesday, April 15, 2014

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

Members Absent

Others Present Reed Hillen- Secretary, Jerry Herman-City
Administrator, Valerie Webb, City Attorney

Approval of prior minutes- October 15, 2013. Motion was made to approve by Bob Dorris, seconded John Wilkinson. Motion passed unanimously.

AGENDA

PUBLIC HEARING:{Items 1}

Item # 1 **Phillip Ridge:** Requests a special exception for an accessory residential family dwelling unit. Property is referenced as Sumner County Tax Map 97, Parcel 34.05. Property is zoned R-20, Low-Density Residential and is located at 2314 Highway 31W.

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

Chairman Decker listed staff's requirements for recommended approval: This special exception is allowed only for family use, the second dwelling may not be rented out and, the utility meters are not allowed to be split. A deed restriction must be placed on the property stating these previous two restrictions. This deed restriction will be required to fully comply if the variance is granted.

Chairman Decker asked applicant if she understood these requirements? The applicant stated yes.

Chairman Decker asked if there was any discussion.

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

Motion passed unanimously.

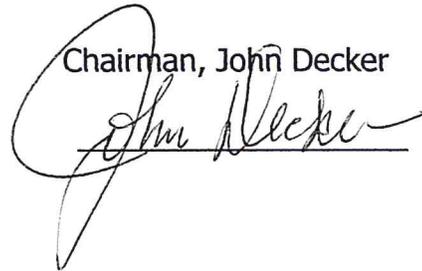
Meeting adjourned at 7:03 p.m.

ATTEST:

Reed Hillen, Secretary

A handwritten signature in cursive script, appearing to read "Reed Hillen", written over a horizontal line.

Chairman, John Decker

A handwritten signature in cursive script, appearing to read "John Decker", written over a horizontal line.

**City of White House
Municipal Board of Zoning Appeals
MINUTES**

Tuesday, May 27, 2014

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

Members Absent

Others Present Reed Hillen- Secretary, Jerry Herman-City
Administrator, Valerie Webb, City Attorney

Approval of prior minutes- April 15, 2014. Motion was made to approve by Matthew West, seconded Dolly Peay. Motion passed unanimously.

AGENDA

PUBLIC HEARING: {Items 1}

Item # 1 **Angie Gant:** Requests a special exception for a daycare use in an R-10, High-Density Residential District. Property is referenced as Sumner County Tax Map 77-G, Group B, Parcel 9.00. Property is zoned R-10, High-Density Residential and is located at 96 Tyree Springs Road.

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

Staff stated that childcare is allowed in an R-10 zone by special exception to ensure that the property is in a location that can support the use. Staff stated that this property is near the town center area and is close to other commercial properties. Staff stated a daycare center would not be out of place on this property.

Chairman Decker asked if there was any discussion.

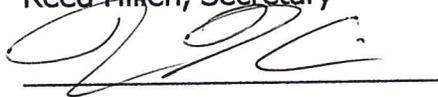
Motion was made to approve by Matthew West, seconded by Bob Dorris.

Motion passed unanimously.

Meeting adjourned at 7:03 p.m.

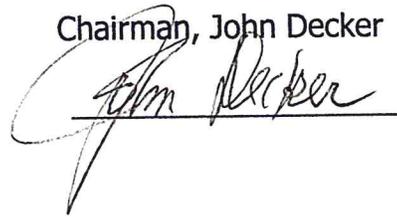
ATTEST:

Reed Hillen, Secretary



A handwritten signature in cursive script, appearing to read 'Reed Hillen', written over a horizontal line.

Chairman, John Decker



A handwritten signature in cursive script, appearing to read 'John Decker', written over a horizontal line.

**City of White House
Municipal Board of Zoning Appeals
MINUTES**

Tuesday, June 17, 2014

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

Members Absent

Others Present Reed Hillen- Secretary, Jerry Herman-City
Administrator, Valerie Webb, City Attorney

Approval of prior minutes- May 27, 2014. Motion was made to approve by Matthew West, seconded Bob Dorris. Motion passed unanimously.

AGENDA

PUBLIC HEARING:

Item # 1 **Phillip and Linda Reynolds:** Requests a variance regarding the maximum percentage of lot coverage for an accessory use. Property is referenced as Sumner County Tax Map 77, Parcel 48.00. Property is zoned R-20, Low-Density Residential and is located at 113 Brookview Drive.

Chairman Decker opened the public hearing. There was no one to speak for or against. Chairman Decker closed the public hearing.

Staff stated the area of accessory building is limited to 70% of the area of the primary building in residential zones. Staff stated the request is for a de-attached garage near the house. Staff stated the variance would be less than 25% over his limit. Staff stated that the garage would be allowed if a covered walk way was built. Staff stated that this variance would allow him to build the garage without the walk way. Staff stated he would recommend approval with the stipulation that the garage is limited to 440 square feet and no further accessory building area be allowed.

Motion was to approve with staff's stipulations by Bob Dorris, seconded by John Wilkinson. Motion passed unanimously.

Public Hearing:

Item # 2 **Ken and Renee Mortimer:** Requests a setback variance. Property is Referenced as Sumner County Tax Map 77-B, Group D, Parcel 10.00. Property is zoned R-20, Low-Density Residential and is located at 103 Carson Court.

Chairman Decker opened the public hearing. There was no one to speak for or against. Chairman Decker closed the public hearing.

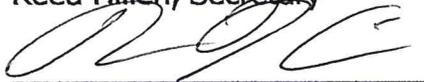
Staff stated that this is an odd shaped lot, and with the required setbacks for the R-20 zone, it has a very narrow available building foot print. Staff stated they are requesting a rear set back variance of 4.25 feet for one corner of the house, and a front set back variance of 10.5 feet for another corner of the house. Staff stated he recommended approval with the stipulation that only the two requested corners of the building come outside the original setbacks.

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

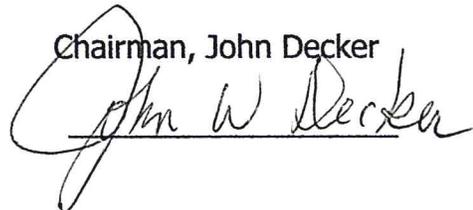
Meeting adjourned at 7:10 p.m.

ATTEST:

Reed Hillen, Secretary



Chairman, John Decker



**City of White House
Municipal Board of Zoning Appeals
MINUTES**

Tuesday, September 16, 2014

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

Members Absent

Others Present Reed Hillen- Secretary, Jerry Herman-City
Administrator, Daniel Crowell, City Attorney

Approval of prior minutes- June 17, 2014. Motion was made to approve by Matthew West, seconded Bob Dorris. Motion passed unanimously.

AGENDA

PUBLIC HEARING:

Item # 1 **Ken Whately:** Requests a variance regarding the maximum percentage of lot coverage for an accessory use. Property is referenced as Sumner County Tax Map 77, Parcel 70.08. Property is zoned R-20, Low-Density Residential and is located at 314 Tyree Springs Road.

Chairman Decker opened the public hearing.

Buddy Stinson-322 Tyree Springs Road- stated that he was at the meeting to hear more details in the request. Mr. Stinson stated that he spoke with Mr. Whately and that he stated that he would be storing cars in the pole barn. Mr. Stinson stated he had noise concerns if they would be working on cars.

Tim Judge-312Tyree Springs Road-stated that he has concerns with Mr. Whately running a landscaping business from this property. Mr. Judge stated that there are landscaping and construction type materials being stored at this property now. Mr. Judge stated that Mr. Whately does not live at this address. Mr. Judge stated concerns with

flatbed trucks coming in and out of this property and coming on to his property. Mr. Judge had pictures of this property to show the Board.

Chairman Decker closed this public hearing.

Chairman Decker opened the public hearing for Item # 2. There being no one to speak for or against, Chairman Decker closed the public hearing.

Chairman Decker reviewed staff's notes: the City's Zoning Ordinance limits the area of accessory buildings to 70% of the area of the primary building in residential zones. The intent of this section of the ordinance is to prevent the cluttering of a lot. This is primarily meant for lots of 20,000 square feet or less. Mr. Whatley's lot is over 77,000 square feet. The property to the rear of his, is undeveloped, and well screened if it is ever developed. Staff recommended approval with the stipulations that the pole barn be limited to 40 ft. by 60 ft., is built to the rear of the primary building, and that no additional accessory buildings be built.

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

The board asked Staff if these concerns apply to this variance. Staff stated that these types of concerns are not pertinent to the Zoning Ordinance variance request. Staff stated that car repair work is not allowed as a home occupation business. Staff stated any noise violation would be addressed by the Police Department.

Motion passed unanimously.

Public Hearing:

Item # 2 **The Hope Center:** Requests a parking space requirement variance. Property is referenced as Robertson County Tax Map 106, Parcel 118.00. Property is zoned C-2, General Commercial and is located at 1115 Highway 76.

Motion was made to approve by Bob Dorris, seconded by John Wilkinson.

Chairman Decker stated that the Hope Center would like to add an 800 square foot addition to the existing building. Chairman Decker reviewed staff's notes: This addition would require four additional

parking spaces. There is currently not enough space with in the building setback lines to accommodate this. Staff stated due to the nature of the business, the Hope Center does not need as many spaces as required for this standard commercial spot. The current parking would be more than enough for the existing building and this addition.

Ron Stroupe-The Hope Center representative was in attendance.

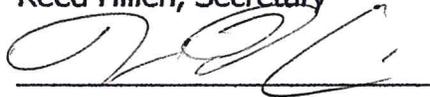
The board asked Mr. Stroupe where the addition would be proposed. Mr. Stroupe stated on the west side (closest to Union Road) of the existing building. Mr. Stroupe stated that this would be a lien to type addition.

Motion passed unanimously.

Meeting adjourned at 7:12 p.m.

ATTEST:

Reed Hillen, Secretary



Chairman, John Decker

