

**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.

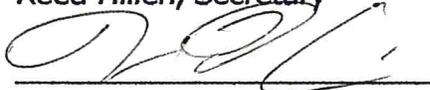
The board asked Mr. Stroupe where the addition would be proposed. Mr. Stroupe stated on the west side (closest to Union Road) of the existing building. Mr. Stroupe stated that this would be a lien to type addition.

Motion passed unanimously.

Meeting adjourned at 7:12 p.m.

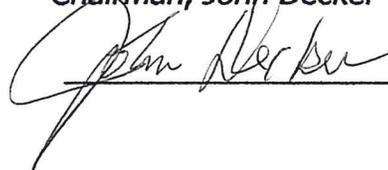
ATTEST:

Reed Hillen, Secretary



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Chairman, John Decker



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