

City of White House
Municipal Board of Zoning Appeals
MINUTES
Tuesday, September 21, 2021

Call to order	7:00 p.m.
Roll Call	
Members Present	John Wilkinson, Bob Dorris, Dolly Peay, Chairman, John Decker
Members Absent	Matthew West
Others Present	Valerie Webb-Webb Sanders Law, City Administrator- Gerald Herman, Ceagus Clark-Planning & Codes Director
Approval of prior minutes	Minutes from the July 20, 2021 Meeting. Motion was made to approve by Bob Dorris seconded by John Wilkinson. Motion passed unanimously.

AGENDA

PUBLIC HEARING:

Item # 1 **Jonathan Etson:** Requests a short-term rental use at property located at 651 Tyree Springs Road. Property is zoned R-20, Low-Density Residential and is referenced as Sumner County Tax Map 096, Parcel 054.04.

Chairman Decker opened the public hearing. There being no one to speak to this item Chairman Decker closed the public hearing.

Staff stated that there have been several inquiries over the past years regarding short-term rentals. Staff stated the city did not have anything in our Municipal Code or Zoning Ordinance to regulate this type of use. Staff stated the Zoning Ordinance was updated in December 2020 with requirements that outline and provide an applicant with the steps needed to have a bed and breakfast or short-term rental. Staff stated applicants are required to complete an application, obtain a city business license, and get inspections as outlined in the Zoning Ordinance. Staff stated the current applicant is requesting to rent a room in his current residence. Staff stated the homeowners would be live at the residence full time. Staff stated the applicant has obtained the necessary license and inspections required. Staff stated that he recommends approval. The board had discussion

regarding adding routine inspections and enforcement of short-term rentals.

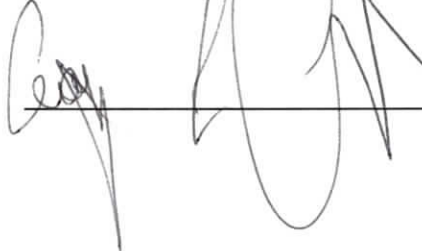
Motion was made by Dolly Peay to approve the request, seconded by John Wilkinson.

Motion passed unanimously.

Meeting adjourned at 7:15 p.m.

ATTEST:

Ceagus Clark, Secretary

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

Chairman, John Decker

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