

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

**Tuesday, April 19, 2022**

<b>Call to order</b>	7:00 p.m.
<b>Roll Call</b>	
<b>Members Present</b>	John Wilkinson, Bob Dorris, Dolly Peay, Chairman, John Decker, Matthew West
<b>Members Absent</b>	
<b>Others Present</b>	Valerie Webb-Webb Sanders Law, City Administrator- Gerald Herman, Ceagus Clark-Planning & Codes Director
<b>Approval of prior minutes</b>	Minutes from the September 13, 2021 Meeting. Motion was made to approve by Bob Dorris seconded by John Wilkinson. Motion passed unanimously.

**AGENDA**

**PUBLIC HEARING:**

**Item # 1** **Ron and Cheryl Goff:** Requests a side setback variance regarding a swimming pool location. Property is zoned R-20, Low Density Residential and is referenced as Robertson County Tax Map 106M, Group A, Parcel 023.00. Property is located at 225 Cherry Lane.

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

Chairman Decker opened the public hearing for Item #2.

The following public comments are for Item #2-A Plus Storage

Rebecca Johnson- Ms. Johnson stated that there are better uses for this property. Ms. Johnson stated that the city currently has eight storage type businesses now, with another proposed at Sage Rd., stated concerns with the following: with potential litter around perimeter/parking area, with low value to the community, building exterior, land use when possibly could refurbish existing, older building in the city.

Sam Matthews-419 Wilkinson Ln-Mr. Matthews stated the following concerns: better use for property, not good fit for this location, proximity to school, building elevations could be improved, garage doors facing right-of-way's, location is an entrance to subdivision down Wilkinson Ln. Mr. Matthews stated that he would recommend that the reduce the scale of the buildings and improve the architectural design with no garage doors facing rights-of-way.

Chairman Decker stated that this item is only a request for zoning appeal at this time. Chairman Decker stated items such as architectural design would be reviewed if there were a site plan at Planning Commission.

Mark Jackson-Calista Rd- Mr. Jackson stated that this is not a good fit for the property and is too close to the school. Mr. Jackson stated that this property could be used for school use or a different commercial use such as a restaurant.

There being no one else to speak for this item Chairman Decker closed the public hearing for Item #2

Chairman Decker reviewed staff notes for Item #1: the applicant is requesting a 2 ft variance regarding a swimming pool setback. Staff stated that the property has a sloping in the rear corner of the yard. Staff stated per the city's zoning ordinance, under the Standards for Variance there has to be a noted hardship which would deem a variance to be granted. Chairman Decker discussed the types of conditions noted in the city's zoning ordinance that may result in a particular hardship for the owner. Staff stated that he would recommend approval with stipulation that the applicant provide adequate shrubbery screening at the property line with evergreen or similar shrub/trees.

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

**Motion passed unanimously.**

**PUBLIC HEARING:**

**Item # 2** **A Plus Storage:** Requests a special exception to allow a mini storage warehouse use. Property is zoned C-2, General Commercial and is referenced as Robertson County Tax Map 106, Parcel 056.00. Property is located at Wilkinson Lane.

Chairman Decker reviewed Staff notes: The property is located in a C-2, General Commercial zoning district which may be permitted as a Special exception after review and approval by the Board of Zoning And Appeals. The applicant would be required to screen appropriately And adhere to the city's commercial design standards. Staff stated That this request meets the qualifications listed in the city's zoning Ordinance, Procedure for Authorizing Special Exceptions. Staff stated that there would be performance standards that they would have to adhere to when a site plan is submitted to the Planning Commission for approval. The board asked what zoning is this use allowed out right. Staff stated I-1, light industrial. Staff stated that rezoning would not be recommend due to I-1 would not be suitable in this area. The board asked if there would be traffic concerns at Edenway. Staff stated that the city has discussed with the owner to consider land donation for a potential road connection between Edenway and Wilkinson Lane on the south side of the property. Staff and Board had discussion regarding the potential land dedication and driveway into the storage unit development. Staff stated the proposed connection would help with traffic flow from Edenway and Wilkinson Lane. John Wilkinson stated that there could be traffic concerns with trucks or larger vehicles dropping off or picking up at the storage facility when school is opening or letting out. Gerald Herman, City Administrator stated that he has had discussion with Robertson County Director of Schools regarding the issue of cars backing into Highway 76 during school drop offs/pickups. Mr. Herman stated that the county has looked at purchasing this property, but due to the commercial price it would be difficult for them to purchase. Matt Taylor, with SEC Inc. representative for the site engineering company for this project was present. Mr. Taylor stated for these types of storage facilities there is low traffic generators compared to other commercial uses as retail or restaurants. John Wilkinson stated concern with some storage units are used for to store for their business such as contractors. Staff stated that exterior elevations would be reviewed by Staff to meet the city's commercial design standards in the site plan approval stage. Bob Dorris stated that he would like to see this property used for a different commercial use. John Wilkinson stated he also would like to this property used for a different commercial use.

**Motion was made by John Wilkinson to deny, seconded by Matthew West. Dolly Peay-opposed.**

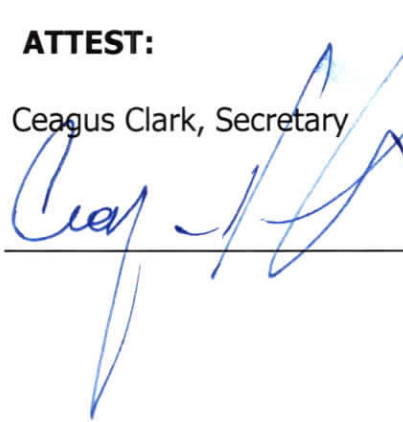
**Motion passed.**

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

Meeting adjourned at 7:25pm

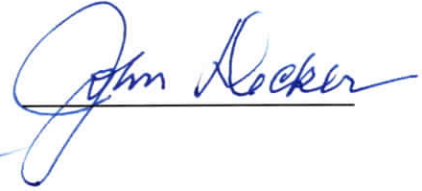
**ATTEST:**

Ceagus Clark, Secretary



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

Chairman, John Decker



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