

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

**Tuesday, June 21, 2022**

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

**Members Absent**

**Others Present** Valerie Webb-Webb Sanders Law, Gerald Herman, City Administrator, Ceagus Clark-Planning & Codes Director

**Approval of prior minutes** Minutes from the May 17, 2022 Meeting. Motion was made to approve by Matthew West seconded by Bob Dorris. Motion passed unanimously.

**AGENDA**

**PUBLIC HEARING:**

**Item # 1** **Eli and Shawna Alberts:** Requests a special exception to allow an agricultural use on the property. Property is zoned R-15, Medium Density Residential. Property is referenced as Robertson County Tax Map 096I, Group B, Parcel 012.00 and is located at 3348 Calista Road.

Chairman Decker opened the public hearing for Item #1 and Item #2.

James Standard-307 Rolling Acres Drive- stated that he is against chickens. He stated concerns regarding noise, smell, and that the size of the lot is not large enough for agricultural use.

Carl-401 Rolling Acres-stated that he is in opposition of chickens and possibility of roosters and noise.

Fred Rodgers-stated that he is in opposition of chickens.

Eli Alberts-owner at 3348 Calista Rd-stated that they would only have two chickens on property.

Board discussed that the subdivision restrictions prohibit agricultural uses for his subdivision.

Chairman Decker reviewed Staff's comments for both items due to the items are both requests for residential agricultural uses for chickens: Staff stated the property located at 3348 Calista Rd is zoned R-15, Medium Density Residential and the property located at 305 Rolling Acres is zoned R-20, Low Density Residential. Staff stated that both zoning districts permit residential agricultural uses as a use permitted by special exception and approval by the Board of Zoning and Appeals. Staff stated the special exception in the city's zoning ordinance reviews include: both the general criteria per Zoning Ordinance, Section 9.070 and specific use criteria per Zoning Ordinance Section 4.170- regulations for properties between (1) one and (5) five acres. Staff stated that both Items 1 & 2 are both under the requirement set forth in Zoning Ordinance, Section 4.170, residential agricultural uses. Staff stated for this use, properties must be over one acre in size. Staff stated that property located at 3348 Calista Rd is .37 acres. Staff stated that the property located at 305 Rolling Acres is .57 acres.

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

**Motion to deny was unanimous.**

**PUBLIC HEARING:**

**Item # 2** **Fred and Jennifer Rodgers:** Requests a special exception to allow an agricultural use on the property. Property is zoned R-20, Low Density Residential. Property is referenced as Sumner County Tax Map 097E, Group D, Parcel 026.00, and is located at 305 Rolling Acres Drive.

**Motion was made to deny by Matthew West, seconded by Dolly Peay.**

**Motion to deny was unanimous.**

Meeting adjourned at 7:45 pm

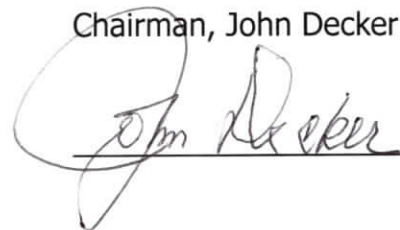
**ATTEST:**

Ceagus Clark, Secretary



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Chairman, John Decker



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