

**City of White House  
Municipal Board of Zoning Appeals  
MINUTES  
Tuesday, December 20, 2022**

**Call to order** 7:00 p.m.  
**Roll Call**  
**Members Present** Mike Wall, Dolly Peay-Chairperson, John Decker,  
Matthew West,  
**Members Absent** John Wilkinson  
**Others Present** Chance Summers-Webb Sanders Law, Gerald Herman,  
City Administrator, Ceagus Clark-Planning & Codes  
Director  
**Approval of prior minutes** Minutes from the September 20, 2022 Meeting. Motion  
was made to approve by Matthew West seconded by  
Mike Wall. Motion passed unanimously.

**AGENDA**

**PUBLIC HEARING:**

**Item # 1** **Donnie Eden:** Requests a special exception to allow a duplex in a residential zoned property. Property is referenced as Robertson County Tax Map 107H, Group A, Parcel 002.00. Property is zoned R-20, Low Density Residential and is located at 319 Hamlett Drive.

Chairperson Peay opened the public hearing.

Stephen Link: stated he was representing his father who lives at property adjacent to 319 Hamlett Drive. Stephen stated that his father has owned this property since the 1960's. Stephen discussed the history of the property, and that his father sold the property that was then developed into a subdivision. Stephen stated that there are deed restrictions with the subdivision that are to be enforced for 99 years. Stephen stated that the subdivision was developed for single family dwellings only, with required setbacks, and specific exterior building materials. Stephen stated that he is in opposition to the property at 319 Hamlett Drive being converted into a duplex. Stephen stated that he believes it would devalue the homes in the subdivision, and be a nuisance. Stephen stated that the subdivision is zoned R-20, and that there are no duplexes in any of the subdivision. Stephen stated

concerns with if this house were allowed to be converted into a duplex, others would follow. Stephen stated that this is an established quiet neighborhood that adjoins the city park.

Linda Silver- Ms. Silver stated she does not live in this subdivision, but has concerns with putting a duplex in the middle of a residential subdivision. Ms. Silver stated that the property owner currently has the house listed as six-bedroom, three bed room available to be rented. Ms. Silver stated that this property is .93 acres and does not qualify to be a duplex. Ms. Silver stated that the city's zoning ordinance in the R-20, Low Density Residential section states that property has to be at least one acre, and be approved by a special exception.

Chairperson Peay closed the public hearing.

Staff stated the applicant submitted information detailing the location of the proposed duplex. Staff stated that the proposed duplex would include renovation of the single-family house to remodel the finished basement and increase the size of the house from 1,688 sq ft to 3,376 sq ft. Staff stated the applicant proposed to rent the top level and bottom level of the home separately as a duplex. Staff stated the applicant obtained a building permit for a remodel of the house. Staff stated that the applicant provided a lot measurement, but not an official survey of the property. Staff stated that the city's zoning ordinance, in the R-20, Low Density section, allows duplexes on lots over one acre by special exception approval process from the Board of Zoning and Appeals. Staff stated that the tax records state that the deeded property is on .93 acres. Staff stated that he explained process to applicant that he could make his request to this Board. Staff stated that the applicant would be required to adhere to all building codes and zoning regulations. Staff stated that he printed out the section from the zoning ordinance regarding Board of Zoning and Appeals procedures for authorizing a special exception. Chairperson Peay stated that he did review the legal deed, and that the property is under one acre which does not meet the criteria per the zoning ordinance.

**Motion was made by Matthew West to deny request due to that it does not meet the minimum standards of the zoning ordinance that it is not over (1) one acre, it would have an adverse effect on some of the other properties in the area, and there are issues with ingress/egress, seconded by Mike Wall**

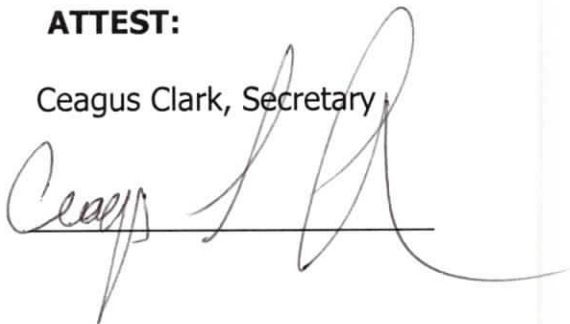
**Motion passed unanimously to deny.**

**Motion was made to adjourn by Mike Wall, seconded by Matthew West.**

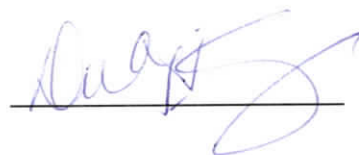
Meeting adjourned at 7:12 pm

**ATTEST:**

Ceagus Clark, Secretary

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

Chairperson, Dolly Peay

A handwritten signature in blue ink, appearing to read "Dolly Peay", written over a horizontal line.