

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

**Tuesday, July 21, 2020**

|                                  |  |
|----------------------------------|--|
| <b>Call to order</b>             | 7:00 p.m.  |
| <b>Roll Call</b>                 |  |
| <b>Members Present</b>           | John Decker-Chairman, Bob Dorris, Matthew West,<br>Dolly Peay  |
| <b>Members Absent</b>            | John Wilkinson   |
| <b>Others Present</b>            | Valerie Webb-Webb Sanders Law, City Administrator-<br>Gerald Herman, Ceagus Clark-Planning & Codes<br>Director                             |
| <b>Approval of prior minutes</b> | Minutes from the May 19, 2020 Meeting. Motion was<br>made to approve by Matthew West seconded by Bob<br>Dorris. Motion passed unanimously. |

**AGENDA**

**PUBLIC HEARING:**

**Item # 1** **Edward Simpson:** Requests a special exception for a residential agricultural use on 2.5 acres. Property is referenced as Robertson County Tax Map 107A, Group B, Parcel 094.00. Property is zoned R-20, Low Density Residential and is located at 408 Hillwood Drive.

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

Staff stated that this property is 2.5 acres and zoned R-20, Low Density Residential. Staff stated the zoning district permits agricultural uses as a use permitted by special exception with review and approval of the Board of Zoning and Appeals. Staff discussed the general criteria in the city's zoning ordinance for granting the special exception. Staff stated he would recommend approval based on the owner maintain the coop to prevent excessive noise, odor, or rodents and the applicant adheres to the regulations listed in the city's zoning ordinance.

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

**Motion passed unanimously.**

**Item # 2** **Corey Jones:** Requests a variance regarding the location for an accessory use building on 1.23 acres. Property is referenced as Sumner County Tax Map 097, Parcel 007.03. Property is zoned R-20, Low Density Residential and is located at 761 McCurdy Road.

Chairman Decker opened the public hearing for Item #2.

Greg Boshers-759 McCurdy Rd. Mr. Boshers stated that he supports the variance request.

Staff stated the property is on 1.23 acres on McCurdy Road. Staff stated the provision for accessory building setbacks for detached accessory buildings. Staff stated the minimum reduced accessory building setback for the R-20, Low Density Residential zoning district is ten (10') feet. Staff stated the homeowner is requesting to place the accessory building would on the side yard requesting approximately a 5 ft. variance. Staff stated he would recommend approval due to the property grades and wetlands that are in the rear of property (topographical conditions). Staff stated the variance request would allow a reasonable use of the property since the proposed total building lot coverage and accessory building/primary building percentage ratio is both below the minimum requirements of the zoning ordinance.

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

**Motion passed unanimously.**

**Item # 3** **Sean Hagan:** Requests a (5') five-foot side setback variance. Property is referenced as Sumner County Tax Map 096, Parcel 019.11 and is zoned R-20, Low Density Residential. Property consists of 1.01 acres and is located at 737 North Palmers Chapel Road.

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

Staff stated the applicant is requesting a (5') five ft. variance on the side of the home. Staff stated the property is zoned R-20, Low Density

Residential. Staff stated the property consists of 1.01 acres and is located at 737 North Palmers Chapel Road. Staff stated he recommends approval due to the property grades in the rear of the property.

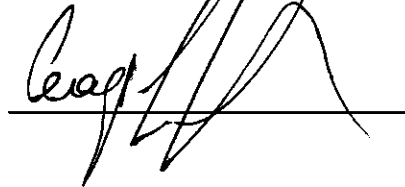
**Motion was made to approve with staff's stipulations by Bob Dorris, seconded by Matthew West.**

**Motion passed unanimously.**

Meeting adjourned at 7:15 p.m.

**ATTEST:**

Ceagus Clark, Secretary



---

Chairman, John Decker

---