

**City of White House  
Municipal Board of Zoning Appeals  
MINUTES  
Tuesday, June 20, 2023**

<b>Call to order</b>	7:00 p.m.
<b>Roll Call</b>	
<b>Members Present</b>	Mike Wall, Dolly Peay-Chairperson, Linda Silver, Matthew West, John Wilkinson
<b>Members Absent</b>	
<b>Others Present</b>	Chance Summers-Webb Sanders Law, Gerald Herman, City Administrator, Ceagus Clark-Planning & Codes Director
<b>Approval of prior minutes</b>	Minutes from the April 18, 2023 Meeting. Motion was made to approve by Matthew West seconded by John Wilkinson. Motion passed unanimously.

**AGENDA**

**PUBLIC HEARING:**

**Item # 1    John Davis/Express Oil Change:** Requests a variance from the Commercial Design Standards, Auto Repair & Service, #4. Property is zoned C-2, General Commercial. Property is referenced as Robertson County Tax Map 106E, Group A, Parcel 018.00 and is located at 608 Highway 76.

Chairperson Peay opened the public hearing. There being no one to speak to this item Chairperson Peay closed the public hearing.

Staff stated that the applicant is requesting a variance regarding Auto Repair & Service in the Commercial Design Standards. Staff stated the applicant is requesting a variance to allow the repair bays to face the frontage of Highway 76. Staff stated the applicant states that the architectural requirements would cause undue and unnecessary hardship, and the existing site has limited width and orienting the building to face away from the street frontage would be infeasible on this site. Staff stated the applicant states that the proposed orientation would allow for better access to the building for pedestrians parked on-site due to direct access from the parking to the front door of the building. Staff discussed standards for variances as listed in the city's zoning ordinance. Staff stated based on the odd shape of the lot, the

variance standard in the Zoning Ordinance, Section 9.060, C., 1. The particular physical surroundings, shape, topographic conditions of the specific property involved that would result in a particular hardship upon the owner as distinguished from a mere inconvenience, if the strict application of this ordinance were carried out must be stated. The board had discussion regarding how many cars could be stacked. The applicant stated that there could be 1 vehicle in each bay, and 3 vehicles stacked per bay. Staff stated that the ingress/egress would be looked at with the site plan submittal approval at the Planning Commission. Staff stated city engineer would review also if building would need to be pushed further back on property to allow cars to exit from site. Board asked about existing buildings on site. The applicant stated that they would use the building in the rear. Board asked if there would be difficulty exiting the site after leaving bays. Staff stated that the pass way and parking would be looked at with site plan submittal.

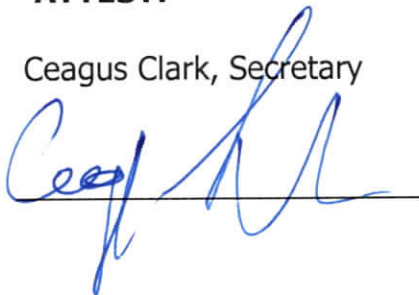
**Motion was made to approve by Mike Wall, seconded by Matthew West with addition that landscape screen be provided along Highway 76.**

**Motion passed unanimously.**

Meeting adjourned at 7:13 pm

**ATTEST:**

Ceagus Clark, Secretary



Chairperson, Dolly Peay

