

**City of White House**  
**Municipal Board of Zoning Appeals**  
**MINUTES**  
**Tuesday, March 25, 2025**

**Call to order** 7:00 p.m.  
**Roll Call**  
**Members Present** Alderman Jeremy Sisk, Dolly Peay-Chairperson, Daniel Whited, Matthew West, John Wilkinson

**Members Absent**

**Others Present** Valerie Webb, City Attorney, Chance Summers, Gerald Herman, City Administrator, Ceagus Clark-Planning & Codes Director

**Approval of prior minutes** Minutes from the June 20, 2023, 2023 Meeting. Motion was made to approve by John Wilkinson seconded by Matthew West. Motion passed unanimously.

**Public Comment**

Chairperson Peay opened up the meeting for public comment.

John Clepper-3059 New Hall Rd.-Mr. Clepper stated that his property is adjacent to the proposed development. Mr. Clepper stated that he is opposed to the variance that it does not pose a hardship to the developers. Mr. Clepper noted that the topography challenges and infrastructure has not changed since this development began. Mr. Clepper stated that there would be an impact to surrounding properties, and that the homes would be visible from his property as well as a few others. Mr. Clepper stated that their request does not meet the first two items that the city states as variance criteria.

Roger Denton-2839 New Hall Rd.-Mr. Denton stated that his property is adjacent to the proposed development. Mr. Denton stated that he would like to see this property develop into larger size tracts. Mr. Denton stated concern with flooding issues, and stated that there are already current water runoff issues onto his property. Mr. Denton stated concern with the dead-end access road that would run along his property, and asked who would maintain it. Mr. Denton stated concern with current traffic on New Hall Rd, and that with increased traffic with this development there should be traffic lights at both ends of New Hall Rd. Nicole Taylor-3449 Calista Rd.-Ms. Taylor discussed the history of this development. Ms. Taylor stated that the developer's were aware of the topography of this property, and that she does not think that it is a hardship to relocate Phase 5 lots into Phases 3 and 4. Ms. Taylor stated concern that there are no current plans for a traffic signal light at New Hall Rd and Hwy 76 or New Hall Rd and Hwy 31W. Ms. Taylor stated concern if the HOA would maintain the community park, that it would not be open to the community. Jennifer Bennett-3034 New Hall Rd. Ms. Bennett stated that she has

lived in this area her entire life. Ms. Bennett stated that the roads and schools are not equipped for any more additional growth. Ms. Bennett stated concern with traffic especially at the New Hall Rd/Hwy 76 intersection during school times, and New Hall Rd/Hwy 31W. Ms. Bennett stated that the terrain has not changed for this development, and she does not see this as a hardship. Ms. Bennett stated concern with low quality homes, and that she does not see this development as being an asset to the community. Staff stated that he wanted to add to the record that he had received emails from Brian Malick and Kathy Thompson, and that there were unable to attend the meeting and are both in opposition of this request.

## **AGENDA**

### **PUBLIC HEARING:**

**Item # 1**    **Life Christian Academy:** Requests a special exception to allow a preschool and private Christian school in a C-1, Central Business District zoning. Property is referenced as Sumner County Tax Map 077, Parcel 078.00. Property is zoned C-1, Central Business District and is located at 3012 Highway 31W

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

Staff stated that currently this school is operating out of a commercial site located in Millersville. Staff stated that the school would like to relocate inside the city at the existing TN Flea Market site. Staff stated that this property is zoned C-1, Commercial. Staff stated that the Board of Mayor and Aldermen recently approved an amendment to allow schools in a C-1 zoning by special exception. Staff stated that the proposed school would be K-5<sup>th</sup> grades. Staff stated the traffic impact would be similar to a daycare, given the smaller class size. Staff stated the traffic would be at drop-off, and pick-up times with the overall impact minimal. Staff stated that this site would exceed the required distance from the restaurant that serves alcohol. Staff stated that if the Board recommends approval of the special exception request, Staff recommends the following considerations: 1. Traffic and Parking Plan-applicant must submit a detailed traffic and parking plan for staff review, demonstrating adequate onsite parking and traffic circulation to prevent congestion on Hwy 31W., 2. State Licensing & Regulatory Compliance-the applicant must obtain and maintain all necessary approvals from the State of TN regarding school licensing, health safety, and building compliance. 3. Signage Compliance-any proposed signage must comply with the C-1 district sign ordinance. 4. Operational Limits-BZA may wish to set operational hours or enrollment limits to minimize impact on nearby commercial properties.



5. Alcoholic Beverages Sale Distance Regulations-The City of White House Municipal Code may include distance restrictions between schools and establishments selling alcoholic beverages. Ms. Beth Johnstone discussed that the school would like to move a more central location. Ms. Johnstone stated that they would have ages from 6-weeks to 5<sup>th</sup> graders. Ms. Johnstone stated that there would be 20 classrooms. Ms. Johnstone stated that they have spoken to the State Fire Marshall's Office and structural engineer and the building is structurally sound. Chairperson Peay asked what the hours of operation. Ms. Johnstone stated 6:30am-6:00pm. Matthew West stated concern with dismissal time being in conflict with elementary school across the highway. Ms. Johnstone stated that there are 50 elementary age children, and that most of them stay in after care so the pick-up times would be staggered. Ms. Johnstone stated that there would not be buses. Ms. Johnstone stated they would operate Monday-Friday. The board asked if they look to expand in the future. Ms. Johnstone stated that 300 students for the entire school would be the cap.

City Attorney, Valerie Webb asked Mr. West for clarification on stipulation regarding to stagger dismissal hours. Mr. West stated he would like to see that they stagger the dismissal hours in relation to the school across Highway 31W so that they would not let out at the same time, and cause congestion at Highway 31W. Ms. Johnstone stated that they could do that. The Board and Staff had discussion on setting a time frame for the school to meet the conditional approval recommended by Staff. The Board and Staff stated the school would have 12-18 months to comply. Staff asked the Board if they would want to make the stipulation that the conditional approvals are not transferrable. Valerie Webb stated the Board should set an exact time frame. The Board stated that the school would have 12 months to comply to conditions.

**Motion was made to approve by Matthew West with the stipulation that the school stagger the dismissal hours. Chairperson Peay made a motion to include the (5) five conditional approvals recommended by Staff, and if the applicant does not comply to Staff's recommended conditions by 12 months, the approval would be revoked.**

**Motion was seconded by Daniel Whited.**

**Motion passed. Alderman Sisk-yes, Dolly Peay-yes, Matthew West-yes, Daniel Whited-yes, and John Wilkinson-abstained**

**PUBLIC HEARING:**

**Item # 2** **CESO:** Requests a variance regarding the minimum lot dimensions for R-20, Low Density zoning. Property is referenced as Robertson County Tax Map 117, Parcel 008.00. Property is zoned R-20, Low Density Residential and is located at New Hall Road.

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

Chairperson Peay asked for a motion to discuss. Motion was made by Daniel Whited, seconded by John Wilkinson.

Luke Klausner, Project Manager with CESO was present. Mr. Klausner stated in regards to the open space, the intent is to preserve 75 acres and it would be dedicated and maintained by the HOA. Mr. Klausner stated if Lennar were to sell the property, the passive park area would not change. Mr. Klausner stated that the park area would include walking trails, multiple gazebos, and dog parks. Mr. Klausner stated the drainage areas would be fixed that no water would be pushed to any adjacent properties. Mr. Klausner discussed the traffic concerns, and stated that they had met with TDOT 4 years ago with a lot of discussion. Mr. Klausner stated that they would install a traffic light at New Hall Rd/Highway 31W. Mr. Klausner stated that the payment in lieu of would pay for the traffic signal at Union Rd/Highway 76. Chairperson Peay asked about the timeline. Gerald Herman, City Administrator stated that the city is currently in the design phase for the intersection of Union Rd/Hwy 76. Mr. Klausner addressed concerns with visibility of this area with a denser housing. Mr. Klausner stated that they plan to create a denser landscape buffer around this area. Alderman Sisk asked at what point since the 18 years that this development originally began did it become a hardship issue with the terrain. Mr. Klausner stated that it has not changed, and always has been a hardship. Mr. Klausner stated that it meets the criteria for a hardship request. Mr. Klausner stated that there has been a level of design effort to combat the issue, but would be invasive to that property. Alderman Sisk asked why this design change wasn't done with the initial plan. Mr. Klausner stated he doesn't know as he was not the project manager at that time. Mr. Klausner stated that it could be because of several different factors such as the financial part of it with the cost of building the homes. Mr. Klausner stated that is purely speculation on his part. Alderman Sisk stated that the financial aspect would negate the hardship request in his opinion.

Chairperson Peay stated that by making the lot size denser would make the development more of a PUD which is not the zoning that was approved.

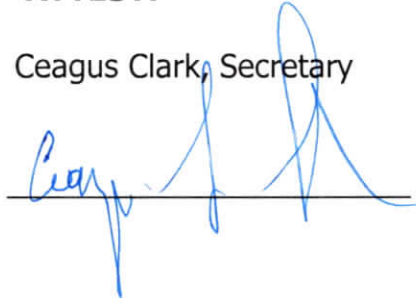
**Motion was made to deny by John Wilkinson, seconded by Alderman Sisk.**

**Motion to deny passed unanimously.**

Meeting adjourned at 7:37 pm

**ATTEST:**

Ceagus Clark, Secretary

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

Chairperson, Dolly Peay

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