

**Minutes  
Williamson County  
Board of Zoning Appeals  
7:00 P.M. March 28, 2013**

**Members Present**

Dave Ausbrooks, Chairman  
Steve Wherley, Co-Chairman  
Don Crohan, Secretary  
Karen Emerson-McPeak

**Staff Present**

Lee Sanders  
Linda Hodges  
Brenda Midgett  
Kristi Ransom, County Attorney

The Williamson County Board of Zoning Appeals met in regular session on March 28, 2013 in the Auditorium of the Williamson County Administrative Complex. Chairman Dave Ausbrooks began the meeting by reading a public statement stating that the Board of Zoning Appeals is made up of five citizens nominated as Board members by the County Mayor and confirmed by the County Commission. One member is a Planning Commissioner, one member may be a County Commissioner and the remaining members are not otherwise connected with County Government. He went on to say the Board will hear from anyone who has anything to say to the Board relevant to the request at hand. However, the Board will not view or hear anything that does not have a direct bearing on the item or issue being heard. He requested that all comments be addressed to the Board.

Chairman Ausbrooks then asked the members to consider the minutes of the February 28, 2013 meeting. Don Crohan stated he had read the minutes and that there was some important dialog between he and Mr. Armstrong, the applicant's Engineer, that he felt needed to be noted in the minutes. Mr. Crohan made a motion to defer action on the minutes and asked staff to review the record in order to correct the minutes. Steve Wherley seconded the motion. The motion was unanimously approved by voice vote.

**ITEM 1**

**A public hearing to consider a request by Alan Corry (John Powell property owner) for approval of a Special Event Extensive Impact (Civil War Reenactment) at King's Chapel subdivision off Highway 96 East (Murfreesboro Road). The property is zoned Rural Development 1 and is located in the 5<sup>th</sup> district.**

Linda Hodges read the staff report and reviewed the background documentation (see agenda report). Mr. Sanders displayed a site plan using the overhead projector and pointed out to the Board the adjoining properties. He stated this site is part of King's Chapel Subdivision with accesses from Murfreesboro Road and Mullins Road. Mr. Sanders stated that a Sheriff's deputy will address traffic from the Nolensville Road and Mullins Road area.

Alan Corry and John Powell represented the item. Mr. Corry stated he is a public speaker and has done research regarding the Battle of Triune during 1862. He stated the battle was actually held at the proposed site. Mr. Corry stated the civil war re-enactors are self-contained. He noted that the fire department and a deputy from the Sheriff's department will be present to help at the site.

John Powell spoke to the Board stating they have several volunteers and people driving golf carts for spectators with disabilities.

Chairman Ausbrooks opened the public hearing. There being no one to speak, he then closed the public hearing.

Don Crohan asked the applicants if they had a method to control the amount of spectators, if they had enough facilities and how many spectators and re-enactors could the site hold.

Alan Corry stated they had plenty of room for the spectators and sufficient facilities. He stated that the site could support at least 1,000 but this is not planned to be a mega event. Mr. Corry stated in the past they have had 500 to 1,000 people a day at other events.

Mr. Sanders stated the applicants were proposing enough facilities to supply the number of people quoted in their application, but the concern was that their estimate was too low based on the number of re-enactors committed to the event.

Chairman Ausbrooks explained to the applicants that there was a need for a controlled system to count the number of people at the site.

Mr. Powell stated that during the Parade of Homes at Kings Chapel, over 1,000 guests attended the event, and there was sufficient space and facilities during that event. He then suggested to Mr. Corry that he should get six port-a-johns for the Battle of Triune.

Mr. Corry stated he would plan for a larger attendance and that water faucets would supplement the water supply at the campground area for the re-enactors.

Chairman Ausbrooks asked the applicants if the campers would use campfires and about security for the fire watch.

Mr. Corry stated the re-enactors will stoke the fires and that they will have two people for security and contacting the paramedics. He stated each unit will have their own captain.

Don Crohan asked the applicants about the high volume of traffic and what hours would the Sheriff's department work at the site.

Mr. Corry stated the Sheriff's Deputy is scheduled to be on site at 10:00 a.m. each day and would spend more time at the site on Sunday.

Karen Emerson-McPeak reminded everyone that the event is being held during the same weekend at the Franklin Main Street Festival, which would create even more traffic to and from Franklin.

Don Crohan made a motion to approve the request since it met the requirements of Section 11.05 and 5.01 of the Zoning Ordinance, but with the following stipulations: the maximum number of guests would be 1,500 a day with two extra port-a-johns added, 24 hour security on the property, traffic control to arrive one hour prior to the event and that sufficient water for the spectators and re-enactors be provided according to the terms of the Zoning Ordinance. Steve Wherley seconded the motion and requested that the stipulations includes that the applicants must also have adequate

parking and trash pick-up. Don Crohan concurred with this friendly amendment. Motion was approved by unanimous voice vote.

## **ITEM 2 – Other Business**

### **Board of Zoning Appeals By-Laws Amendments to correct references of Article and Section numbers to correspond with new Zoning Ordinance adopted May 14, 2012.**

Linda Hodges read the staff report regarding the proposed By-Law changes. (See staff report).

Steve Wherley made a motion to approve By-Laws amendments as printed. Don Crohan seconded the motion. Motion was approved by unanimous voice vote.

## **Other Business**

Mr. Sanders mentioned an additional By-Laws amendment next month would change application deadlines.

County Attorney Kristi Ransom gave a short training session to the Board regarding the flood zone regulations, F.E.M.A's requirements and the County's responsibilities.

There being no further business to come before the Board, the meeting was adjourned.

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Secretary's Signature

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Date