

**Minutes  
Williamson County  
Board of Zoning Appeals  
7:00 P.M. November 21, 2013**

**Members Present**

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

**Staff Present**

Lee Sanders  
Brenda Midgett  
Kristi Ransom, County Attorney  
Aaron Holmes, Planning Coordinator

The Williamson County Board of Zoning Appeals met in regular session on November 21, 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. Don Crohan made the motion to approve the minutes of the July 25, 2013 meeting, as printed, and Steve Wherley seconded the motion. The motion was unanimously approved by voice vote.

**ITEM 1**

**A request by Matthew Keiter of CEC, (Ozburn Haley Farm, LLC, property owner) for a Special Use approval for an equestrian facility. The property is zoned Rural Development 1 (RD-1) and is located at 7668 Nolensville Road in the 5<sup>th</sup> district.**

Lee Sanders displayed a map, using the overhead projector noting the adjoining property owners and pointed out to the Board members the area of the site. Mr. Sanders stated the applicants want to build a covered arena which is classified as an equestrian facility. Aaron Holmes read the staff report and reviewed the background documentation (see agenda report).

Randall Scheck, Jason Moorelock and property owner Perry Ozburn represented the item.

Chairman Dave Ausbrooks opened the meeting to the public.

Matthew Glenn of Nolensville Road stated to the Board that he wanted the property to remain Rural and approves of the request.

With no one else wishing to speak, Chairman Ausbrooks closed the public hearing.

Mr. Scheck reported to the Board that the facility would be a metal clear span, open air building with an apron from the eave going all around the arena.

Mr. Ozburn stated the closest water was a stream approximately 500 to 600 feet from the facility. He stated the floodzone is away from the facility.

Mr. Sanders stated the buffer area is noted on the site plan and there is a small lake in the center of the property.

Sue Workman asked how long they had been boarding horses and whether this would be a lighted arena.

Mr. Ozburn stated this farm has boarded horses since 1988. He went on to address lighting by saying the facility will have sky lights. He stated there is a pole with a transformer next to the requested site to access power for the building.

County Attorney Kristi Ransom stated any special lighting not noted by the site plan would need to go before the Planning Department for approval.

Don Crohan made a motion to approve the request noting that it meets the requirements of Section 11.03 of the Zoning Ordinance.

Steve Wherley seconded the motion with a recommendation that any special lighting not noted by the site plan, should go before the Planning Department for approval.

Motion was approved by unanimous voice vote.

## **ITEM 2 – Other Business**

### **Meeting schedule for the 2014 Board of Zoning Appeals.**

Chairman Ausbrooks asked the Board members to vote on the proposed meeting schedule. Steve Wherley made a motion to approve the schedule as presented. Don Crohan seconded the motion. Motion was approved by unanimous voice vote.

## **ITEM 3 – Other Business**

### **Election of officers for 2014.**

Karen Emerson-McPeak made a motion to retain the current slate of officers for the year 2014. Sue Workman seconded the motion. Motion was approved by unanimous voice vote.

**Item 4 – Other Business**

**Closed Session** - Greenburg v Williamson County Tennessee and Williamson County Board of Zoning Appeals, Chancery Court Docket No. 42248.

County Attorney Kristi Ransom updated Board Members on the status of this case. End of closed session.

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