

**Minutes
Williamson County
Board of Zoning Appeals
7:00 P.M. January 23, 2014**

Members Present

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

Staff Present

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

The Williamson County Board of Zoning Appeals met in regular session on January 23, 2014 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 November 21, 2013 meeting, as printed, and Steve Wherley seconded the motion. The motion was unanimously approved by voice vote.

ITEM 1

A request by Mike & Jackie Freeman for a Special Use permit for a temporary Special Event - Extensive Impact (2014 Tennessee Renaissance Festival) at 2124 New Castle Road. The property is zoned Rural Development 1 (RD-1) and is located in the 5th district.

Linda Hodges read the staff report and reviewed the background documentation (see agenda report). 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 host the 2014 Tennessee Renaissance Festival. He stated that overflow parking is provided on adjoining property just over the Rutherford County border. Mr. Sanders stated Rutherford County Planning had been notified. He stated all festival rides and activities are located on the Western side of the property. On the eastern side a new route to the castle is shown to be outside of the 200 ft. buffer area which will correct an area of previous non-compliance.

Mr. & Mrs. Freeman represented the item. Mrs. Freeman stated this is the 29th event that has been held on their property.

Mr. Freeman stated an adjustment has been made for unloading the elderly and children at the castle tour. The new route will comply with the 200 ft. buffer requirements.

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

Chairman Ausbrooks asked the applicants to report on last year's festival.

Mrs. Freeman read to the Board a listing of guests requiring medical aid and the reason for each one.

Karen Emerson-McPeak asked the applicants about the camels for entertaining the guests and if special insurance was required for animals.

Mrs. Freeman stated they do have specially trained handlers for the animals and also insurance in case of an accident. She further replied that camels have been at the festival for many years, but this was the first time it was noted on the site plan.

Don Crohan made a motion to approve the request noting that it meets the requirements of Sections 11.05 (D) (7) and 5.01(E) of the Zoning Ordinance. He included in his motion approval of the request for the early arrival of school students for the event, stating it meets the requirements of Section 11.05 (D) (7) (d) of the Zoning Ordinance. Steve Wherley seconded the motion. Motion was approved by unanimous voice vote.

ITEM 2 – Other Business

A request by Lee Kennedy for a Special Use permit for a Craft Distillery at 3381 Southall Road. The property is zoned Rural Preservation 5 (RP-5) and is located in the 9th district.

Aaron Holmes read the staff report and reviewed the background documentation (see agenda report). He stated a copy of an e-mail was given to the Board members from James Rhodes, an adjoining property owner, who felt it was ill advised for a distillery to be allowed in Leiper's Fork. Lee Sanders displayed a map, using the overhead projector noting the adjoining property owners and he also displayed a site plan in which he pointed out to the Board members the area of the facility and storage buildings. Mr. Sanders stated the proposed facility will have the appearance of a horse barn structure with landscape buffering the site from adjoining property owners.

Lee Kennedy and Mike Tanner represented the item. Mr. Kennedy stated he had a first meeting with the Planning Department in January of 2012 in which they reviewed plans in relation to comprehensive land use plan. Mr. Kennedy stated the site will have 90% open space and the maximum size of the main facility will be 12,500 sq.ft. He stated the production of liquor will be 25,000 gallons per year which totals approximately 400 to 500 gallons per week. Mr. Kennedy stated the facility will have storage capacity of 5,000 barrels. He stated he wishes to refurbish the rock wall and the old Tennessee railroad bed that are on the property and will continue to maintain them.

Mike Tanner stated the facility would create only a low volume of traffic and a low impact on the land, infrastructure and utilities. He stated they would only do tours between the hours of 9:00 a.m. and 4:00 p.m. to prevent peak hour traffic issues. He stated the distillery would create a rural economy and blend in with historical structures. Mr. Tanner stated he feels the craft distillery meets the requirements of the Williamson County Zoning Ordinance.

Chairman Ausbrooks opened the hearing to the public.

John Gibson of 3371 Southall Road, along with his wife Lucy, spoke. They stated they believe Mr. Kennedy has carefully and extensively planned the craft distillery and stated they liked the project. He wished for the Board to approve the request.

April Cantrell of 3375 Southall Road stated she feels this project is a value to the community. She stated Leiper's Fork is a small community and is perfect setting for the craft distillery. Ms. Cantrell then read a letter to the Board from Melanie Hicks who stated she is in favor of the request for the distillery. The letter was submitted for the record.

Sam Lynch of 3340 and 3370 Southall Road stated he supports the applicant and how the applicant is trying to maintain the heritage of the area. He stated he would love to see a bike path and widening of Southall Road in the future.

Rainey Kirk of 3121 Carl Road stated the applicant approached him explained the details of the site plan. He stated he was in favor of the project. Mr. Kirk read a letter from David Green of 3111 Carl Road in which Mr. Green also approves of the request. The letter was submitted for the record.

There being no one else to speak, Chairman Ausbrooks closed the public hearing.

Chairman Ausbrooks read the staff recommendations regarding deliveries being made in box trucks instead of larger trucks, the approvals for the signage and from the Stormwater Department. He stated that tours will only be made between the hours of 9:00 a.m. and 4:00 p.m.

Don Crohan asked staff if the area covered 26.83 acres or 28 acres and hours of deliveries.

Aaron Holmes stated the site is 26.83 acres.

Mr. Kennedy stated deliveries would be made between the hours of 9:00 a.m. and 5:00 p.m. He stated the last tour would start at 3:00 p.m.

Karen Emerson-McPeak asked the applicants about the tour buses entering the site.

Mr. Tanner stated there are three lanes coming into the site and the buses should be able to make the turn easily.

Aaron Holmes stated the Highway Department visited the site and determined there is proper sight distance.

Karen-Emerson-McPeak asked the applicant about the fumes associated with the process.

Mr. Kennedy explained there won't be any fumes released outside of the building.

Don Crohan asked the applicant what type of material will be placed for the driveway.

Mr. Tanner stated perhaps pea gravel type pavement.

Aaron Holmes stated no crushed stone can be used for the driveway. According to the Zoning Ordinance, a dust free surface is required.

Don Crohan made a motion to approve the request stating it meets the requirements of Sections 5.01 and 11.03 (E) (10). He also stipulated the tours be allowed between the hours of 9:00 a.m. to 4:00 p.m. and deliveries are to be made between the hours of 8:00 a.m. to 5:00 p.m. Steve Wherley seconded the motion. Motion was approved by unanimous voice vote.

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

Secretary's Signature

Date