

**Minutes
Williamson County
Board of Zoning Appeals
7:00 P.M. March 27, 2014**

Members Present

Dave Ausbrooks, Chairman
Steve Wherley
Don Crohan, Secretary
Sue Workman

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 27, 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 January 23, 2014 meeting, as printed, and Steve Wherley seconded the motion. The motion was unanimously approved by voice vote.

ITEM 1

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 (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 which is an undeveloped section of King's Chapel. Mr. Sanders stated the applicant wants to host a Triune Civil War Reenactment. He stated the entrance to the event is located on Hwy. 96 East which will be controlled by an officer from the Sheriff's Department. Mr. Sanders stated this is a gated community, but the gates will be left open during the event. He stated general parking will be assigned to the northern section of the property with shuttle service to take the guests to the viewing area for the event. Mr. Sanders stated they plan to use permanent restrooms at the club house and chapel. He stated Mr. Powell has given his approval to allow the event to take place on his property and provided a temporary limited Power of Attorney for Mr. Corry to represent him. Mr. Sanders informed the Board this is the same subdivision that hosted the event last year, but in a different location on the property.

Mr. Alan Corry represented the item. He stated this is the second year this event has been held at King's Chapel. Mr. Corry stated last year's event endured a lot of rain. He stated Mr. Sanders report had covered all the issues for the request.

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

Don Crohan asked the applicant about the traffic and how he was going to sell tickets and not tie up traffic on Hwy. 96 East.

Mr. Corry stated he would have crew members direct parking into the parking area. He stated the shuttle service would then transport the guests to the ticket booth in order to allow the guests to purchase their tickets before entering the viewing area.

Chairman Ausbrooks asked the applicant if there were any issues to report on last year's event.

Mr. Corry stated that everything went fine except for the steady rain.

Sue Workman asked the applicant about the different events that would be held and the schedule of each event.

Mr. Corry stated there would be two scenarios of the actual battle, with each one lasting approximately 30 minutes long. He stated there would be demonstrations being given by the re-enactors at different locations. Mr. Corry stated that the event was only promoted within Williamson County and the cost for the tickets will be \$5.00. He added there would also be guest speakers, and the public can stay as long as they wish.

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 made the stipulation that because the area is for future sewage disposal, heavy equipment would not be allowed on the viewing area, and portable toilets are to be relocated outside the fenced area. Steve Wherley seconded the motion. Motion was approved by unanimous voice vote.

ITEM 2

A request by Jonathan Oppenheimer for approval of a Special Event Extensive Impact (Big East Fork Retreat) at 5375 Big East Fork Road. The property is zoned Rural Preservation 5 (RP-5) and is located in the 1st 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 this site was once approved for Camp Hollowday as a temporary event, and more recently was approved as a Rural Retreat with specific limitations. That approval requires Special Use approval for events of this size and extent. Mr. Sanders also presented the new parking site plan to the Board members. He stated the parking area has been relocated outside of the reserved septic area which will be roped off. Mr. Sanders stated camping will be held along the creek and the stage is placed in the northern area. He stated the Health Department will inspect the site for food service.

Jonathan Oppenheimer, property owner, along with project manager Isabel Barros, represented the item.

Chairman Ausbrooks asked the applicant if he had anything else he wished to add to Mr. Sanders' report, and asked what the event was about.

Mr. Oppenheimer stated the event was to encourage the public to eat and use local products and to care for green space. He stated the site will be lit at night and security will guard the lake area. Mr. Oppenheimer stated there will not be any water activities, and parking will be closer to the road and away from the lake.

Chairman Ausbrooks opened the hearing to the public.

Fleet Vandrells spoke in favor of the event and Isabel Barros said they have been working hard to put the event together.

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

Chairman Ausbrooks asked the applicant about foot traffic from the stage, lecture and food areas.

Mr. Oppenheimer stated it will be well lit.

Sue Workman asked if this was the first time for this event.

Mr. Oppenheimer stated that it is the first time.

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.

Chairman Ausbrooks made the stipulation that someone be knowledgeable about using the small boat on the lake in case of water rescue from the lake. He also stated he would like to see that the parking area and walkway along the lake be well lit.

Mr. Oppenheimer offered to cordon off the lake at sunset and instruct his security staff to keep people out of the water and protect people walking after dark.

Mr. Crohan added these stipulations to his motion.

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