

**Minutes
Williamson County
Board of Zoning Appeals
7:00 P.M. June 26, 2014**

Members Present

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

Staff Present

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

The Williamson County Board of Zoning Appeals met in regular session on June 26, 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 May 22, 2014 meeting, as printed, and Karen Emerson-McPeak seconded the motion. The motion was unanimously approved by voice vote.

ITEM 1

A request by Debbie Chadwick of the Rochelle Center (Orrin Ingram, Bill Andrews and The Land Trust for Tenn., property owners) for approval of a Special Event - Extensive Impact (Chukkers for Charity) at 1475 Moran Road. The property is zoned Rural Preservation 5 (RP-5) and is located in the 9th 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 also a site plan to the Board members. Mr. Sanders stated the event has been held at this site for the last 12 to 15 years. He stated the applicants have presented a very complete application that has everything addressed to cover their needs. Mr. Sanders stated the applicants have met the 200 foot buffer. He stated there are three property owners for this site. He stated this is a fundraising event with proceeds going to Saddle-Up and to the Rochelle Center.

Debbie Chadwick, President of the Rochelle Center, and Cheryl Scutt, Executive Director for Saddle-Up, represented the item. Ms. Chadwick stated funds are very important to the Rochelle Center and Saddle-Up.

Ms. Scutt stated the funds help to pay for the cost of their fees so the children can enjoy riding the horses.

Ms. Chadwick stated the funds also help meet the need for funds at the Rochelle Center.

Chairman Ausbrooks opened the hearing to the public.

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

Sue Workman asked the applicants how they acquire their funds.

Ms. Chadwick stated by collection of entry fees from the participants, along with sponsors providing money, and by selling tickets to their guests.

Ms. Scutt stated this is a community based event and they try to keep the cost down for their guests.

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. Steve Wherley seconded the motion. Motion was approved by unanimous voice vote.

ITEM 2

A request by Tim Turner, Engineer, Scott and Rose Walter (contract buyers), Richard McAdams (property owner), Special Use Permit for a light industrial use for a construction office at 8421 Horton Highway, Kirkland Community. The property is zoned Hamlet and is located in the 5th district.

Aaron Holmes 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 property is located in the Kirkland Community on Horton Highway. He stated the construction office is classified as a light industrial facility and the building will be located in the rear of the property. Mr. Sanders informed the Board that the Harpeth River borders the back of this property, however, flooding is not an issue for this site. He stated this plan does not contain outdoor storage. Mr. Sanders informed the Board that if the business use was to change and outdoor storage proposed, a new or amended site plan would be required.

Tim Turner, Engineer, and Scott and Rose Walter (contract buyers) represented the item. Mr. Turner stated he has been working with the Planning and Engineering Departments to create this plan for the Walters.

Mr. Walter stated he has been in the business of water proofing and foundation repair for 15 years and needed a new location for his business.

Chairman Ausbrooks opened the hearing to the public.

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

Chairman Ausbrooks asked the applicant if he was aware of the remaining four requirements from Planning and Engineering Departments.

Mr. Turner stated most have already been met, and they will finish the rest before construction begins.

Karen Emerson-McPeak asked the applicant if they had any hazardous materials, if this is a three story building and if there will be any flooding from the Harpeth River.

Mr. Walter stated there will not be any hazardous chemicals and the building itself will be single story 18 ft. tall.

Mr. Turner stated that there would not be any flooding

Aaron Holmes, Planning Coordinator, stated the County Engineer would not allow a building in the floodplain, and he has reviewed the site plan for compliance.

Don Crohan asked staff if new plants would be required on the site.

Aaron Holmes stated landscaping is required as part of the site plan approval, and the Planning Commission will review the Landscaping Bond at its July meeting.

Steve Wherley made a motion to approve the Special Use request, stating it meets the requirements of Section 501 (E) of the Zoning Ordinance and also stated all stipulations from the staff report be met. Don Crohan 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