

**Minutes  
Williamson County  
Board of Zoning Appeals  
7:00 P.M. September 25, 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

The Williamson County Board of Zoning Appeals met in regular session on September 25, 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 June 26, 2014 meeting, as printed, and Sue Workman seconded the motion. The motion was unanimously approved by voice vote.

**ITEM 1**

**A request by Holli Givens of the Leiper's Fork Community Yard Sale Committee (Aubrey Preston, land owner) for a Special Use permit for a temporary Special Event - Extensive Impact (2014 Leiper's Fork Yard Sale, October 10, 11 & 12th) located at Old Hillsboro Road and Old Hwy. 96. The property is zoned Leiper's Fork Village and is located in the 9<sup>th</sup> 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 a waiver had been signed by the necessary adjoining property owners for the 200 ft. buffer and a land use approval had been signed by the property owner Aubrey Preston.

Holli Givens and Joe Waddell represented the item. Ms. Givens stated to the Board the funds they obtain from the event go back into the community.

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 when the vendors would arrive for the event.

Ms. Givens stated some would arrive as early as Tuesday night and the vendors supply their own tables and tents.

Mr. Waddell stated he was at the hearing in case the Board had any questions for him.

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 stated he approved of the 7:00 a.m. start time due to the light traffic in the vicinity. Steve Wherley seconded the motion. Motion was approved by unanimous voice vote.

## ITEM 2

**A request by Holli Givens of the Grand Ol' Chili Cookoff Committee (Gooch House, LLC, land owner) for a Special Use permit for a temporary Special Event - Extensive Impact (2014 Leiper's Fork Chili Cookoff, October 18th) located at Old Hillsboro Road and Floyd Road. The property is zoned Leiper's Fork Village and is located in the 9<sup>th</sup> 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 property owner has signed a land use approval and the adjoining property owners have signed a waiver for the 200 ft. buffer. He stated general parking will be across the street from the Chili Cookoff and the owner of that property has also signed a use agreement.

Holli Givens and Joe Waddell represented the item. Ms. Givens stated this is another event that will raise funds for the community.

Chairman Ausbrooks opened the hearing to the public.

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

Don Crohan asked the applicants if there would be any protection for the children in order to keep them from running out into the street.

Mr. Waddell stated the children's section is located 100 ft. from the road with a guardrail and will be roped off. He stated they would have volunteers standing by at the kid zone to monitor the children.

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 stated he approved of the 7:00 a.m. start time stating it is in a rural area and should not bother the public and the applicants have agreed to Section 16.02 regarding noise levels. Sue Workman seconded the motion. Motion was approved by unanimous voice vote.

**ITEM 3**

**A request by Larry Montgomery of Jailhouse Industries (Aubrey Preston, land owner) for a Special Use permit for a temporary Special Event - Extensive Impact (2014 Haunted Woods, October 3, 4, 10, 11, 17, 18, 24, 25, 31 and November 1) located at Old Hillsboro Road and Old Hwy. 96. The property is zoned Leiper's Fork Village and is located in the 9<sup>th</sup> 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 property owner has signed a land use agreement and the adjoining property owners have signed a waiver for the 200 ft. buffer. He stated Mr. Larry Montgomery has held this event for the past eight years on this 220 acre site that is located on Old Hillsboro Road. Mr. Sanders stated the plans show an access road and lighting in the parking area for the general public. He stated the application shows trail routes through the woods along with movie type sets along the way. The application says there will be staff, security and deputies from the Sheriff's Department helping at the site. Mr. Sanders stated the plan also shows a first-aid section and areas for water for the public.

Larry Montgomery and Mark Montgomery represented the item. Mr. Larry Montgomery stated the event would not be held on Sundays as read in the staff report. He stated the event is held on Friday and Saturday nights and proceeds go to the needy children of the community and their families. Mr. Montgomery stated this is a 501 C3 non-profit organization, and noted they have held the event for eight years.

Chairman Ausbrooks opened the hearing to the public.

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

Karen Emerson-McPeak asked the applicant about how many people to expect in any single night.

Mr. Mark Montgomery stated on one night there might be a total of 200 people. He stated there is never a line of 200 people at one time. Mr. Larry Montgomery stated they would only serve hot dogs, candy, coffee and hot chocolate.

Don Crohan asked the applicants if there was an age limit for the guests to go through by themselves.

Mr. Larry Montgomery stated the event is family oriented and children are accompanied by their parents. He stated every group had a guide to help them through the trail. Mr. Montgomery stated in case of rain the event would shut down due to safety.

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.

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