

**Minutes
Williamson County
Board of Zoning Appeals
7:00 P.M. November 20, 2014**

Members Present

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 November 20, 2014 in the Auditorium of the Williamson County Administrative Complex. Vice-Chairman Steve Wherley 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.

Vice Chairman Wherley then asked the members to consider the minutes. Don Crohan made the motion to approve the minutes of the September 25, 2014 meeting, as printed, and Sue Workman 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 (2015 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 are requesting to host the 2015 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 this year Mr. Eddie Ray along with all the other adjoining property owners have signed a license agreement to utilize their property to satisfy the 200 ft. buffer which will allow more parking spaces for the applicant's guests.

Mr. and Mrs. Freeman represented the item. Mrs. Freeman stated this is the 30th year that the event will be held on their property.

Vice Chairman Steve Wherley opened the hearing to the public. There being no one to speak, he closed the public hearing.

Sue Workman asked the applicants why there is no longer a Friday set aside for the school education day.

Mrs. Freeman stated that during that time the schools are having tests and field trips normally end in April. She stated that the first two weekends are available for students who wish to attend and will be charged a reduced rate. Mrs. Freeman also stated the attendance for school days was reduced significantly due to new testing schedules. Mrs. Freeman presented to the Board a letter she sent to all the schools advising them of the special rates for students.

Don Crohan asked the applicants if there were any problems during the last event.

Mrs. Freeman stated that during the total event only three people were transported to the hospital, an elderly lady, a jouster and one student. Mrs. Freeman thought these problems were probably related to dehydration. She went on to read a summary to the Board of less serious issues with the patrons. Mrs. Freeman stated they provide ice chests with cool packs for patrons and plenty of benches for people who look as though they are overheated. She stated they also rope off areas that are steep and dangerous for patrons to prevent accidents.

Sue Workman asked the applicants if an ambulance is on site for emergencies.

Mrs. Freeman stated they had an ambulance on site during the last event.

Don Crohan made a motion to approve the request noting the successful history of this event and that it meets the requirements of Sections 11.05 (D) (7) (d) iii) and 5.01 (E) of the Zoning Ordinance. Sue Workman seconded the motion. Motion was approved by unanimous voice vote.

ITEM 2 – Other Business

Vote on the meeting schedule for the 2015 Board of Zoning Appeals.

Don Crohan made a motion to approve the schedule for the 2015 Board of Zoning Appeals. Sue Workman seconded the motion. Motion was approved by unanimous voice vote.

ITEM 3 – Other Business

Election of officers for 2015.

Karen Emerson-McPeak made a motion to retain the current slate of officers for the year 2015 as follows: Dave Ausbrooks, Chairman, Steve Wherley, Vice-Chairman and Don Crohan, Secretary. Sue Workman 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