

**Minutes
Williamson County
Board of Zoning Appeals
7:00 P.M. June 25, 2015**

Members Present

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

Staff Present

Lee Sanders
Linda Hodges
Brenda Midgett
Todd Moore, County Attorney

The Williamson County Board of Zoning Appeals met in regular session on June 25, 2015 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 28, 2015 meeting, as presented, and Karen Emerson-McPeak seconded the motion. The motion was unanimously approved by voice vote.

ITEM 1

A request by Keith and Leigh Neidhart for a Special Use permit for a temporary Special Event - Extensive Impact, artisan sale (Franklin Barn Market held July 17 & 18) at 6246 Ladd 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 site is in a good open field for parking with a gated entrance to the barn area for vendors and tents. Mr. Sanders stated it meets the 200 ft. buffer yard requirements of the zoning ordinance. He stated the applicants held the same event last year that was permitted by staff as a "limited event".

Mr. & Mrs. Neidhart represented the item. Mr. Neidhart stated he would like to start the event earlier than the standard 10:00 a.m. time. Mrs. Neidhart stated the shoppers are like yard sale people in which they like to come earlier to the event. She stated this is a ticketed event in which proceeds go towards helping a youth group. Mr. Neidhart stated he believes they have filed everything that is required by the ordinance and stated there are no issues with the ingress and egress onto Ladd Road. He stated there were no complaints from the adjoining neighbors from last year's event.

Chairman Ausbrooks stated that seeing there isn't anyone in the audience, he would dispense with the public hearing.

Don Crohan asked the applicants about traffic turning onto Ladd Road.

Mr. Neidhart stated there would be an attendant at the gate that will direct traffic leaving the event towards Trinity Road if too many cars start backing up onto Ladd Road from the Murfreesboro Road intersection.

Karen Emerson-McPeak asked the applicants about the purchasing of tickets and keeping people away from the ponds.

Mrs. Neidhart stated the cars enter from Ladd Road and are parked first in the field and then they purchase their tickets. This prevents traffic backup on Ladd Road. She stated there is limited access on the property due to the farm fencing and nobody is allowed to go towards the ponds that are fenced from the parking area.

Chairman Ausbrooks asked the applicants about medical needs from last year's event.

Mrs. Neidhart stated that no medical services were needed.

Don Crohan stated the tickets must be counted and any overflow of people beyond the capacity of the facilities are not allowed onto the site until the maximum of people are lowered. He stated crowd control must be controlled for water and sanitation.

Don Crohan made a motion to approve the applicants' request stating it met the requirements of Sections 5.01 E, 11.05 (D) (7) and 11.05 (D) (7) d iii 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.

Secretary's Signature

Date