

**Minutes  
Williamson County  
Board of Zoning Appeals  
7:00 P.M. August 27, 2015**

**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 August 27, 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. Steve Wherley made the motion to approve the minutes of the June 25, 2015 meeting, as presented, and Don Crohan seconded the motion. The motion was unanimously approved by voice vote.

**ITEM 1**

**A request by Andrew M. Stone Engineering, PLC (Mark Carver, Trustee) for a 43.74 ft. road frontage variance at 698 Sneed Road, West. The property is zoned Suburban Infill and Conservation (SIC) and is located in the 8<sup>th</sup> district.**

Linda Hodges read the staff report and reviewed the background documentation (see agenda report). Lee Sanders displayed a map and noted the adjoining property owners, and also displayed a site plan using the overhead projector. Mr. Sanders stated he wanted to correct an error in the report: there are currently two parcels owned by the applicant and they want to move a lot line. It would remain as two parcels. He stated one lot is presently vacant and the other has an older house and an accessory building. Mr. Sanders stated the property owner wants to reconfigure the lot lines but needs a variance due to insufficient frontage for one of the lots.

Chip Howorth represented the item. Mr. Howorth presented to the Board drawings that show present and proposed lot lines. Mr. Howorth stated he would like to avoid an easement in case the owner ever wanted to sell the properties.

Chairman Ausbrooks opened the public hearing.

George Moore, an adjoining property owner at 665 Sneed Road West, asked the Board why the applicant needed a variance to place a driveway on an easement. He wanted to know why the applicant couldn't place it somewhere else. Mr. Moore stated he was against the request for a variance.

Terry Craft, an adjoining property owner at 643 Sneed Road West, asked the Board what were the future plans for the lot with the pond and house.

Chairman Ausbrooks informed the audience this hearing is for a variance only.

Robert Sarratt, an adjoining property owner at 2701 Longwood Drive, stated he had discussed a plan and he approved of creating the easement for the lot access.

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

Don Crohan asked staff to verify that the two lots are currently in compliance, but to change the lot lines as proposed created insufficient frontage that would require the variance.

Mr. Sanders answered in the affirmative.

Chairman Ausbrooks spoke to Mr. Howorth about the subdividing of the lots for future use. He stated he does not feel that the Board has a right to grant a variance because he does not see any hardships for the lots.

Don Crohan made a motion to deny the applicants' request stating the owner has the ability to build as is with present road frontage and it does not meet the requirements for a variance as adopted in Section 5.02 (F) of the zoning ordinance. Steve Wherley seconded the motion. Motion was approved by unanimous voice vote.

## ITEM 2

**A request by Chad Roberts and Tracy Hamachek for a setback variance for an addition at 1454 Sneed Road, West. The property is zoned Suburban Infill and Conservation (SIC) and is located in the 8<sup>th</sup> district.**

Linda Hodges read the staff report and reviewed the background documentation (see agenda report). Lee Sanders displayed a map and noted the adjoining property owners, and also displayed a site plan using the overhead projector. Mr. Sanders stated the house is located on the only level area of a hill and it was built before platting was required by the zoning ordinance. He stated the house is built at an angle on the lot and it already encroaches current setbacks for this size lot. He stated the lot is very treed, so that it cannot be seen by adjoining property owners.

Mr. Chad Roberts and Ms. Tracy Hamachek represented the item. Mr. Roberts stated the addition would not be elaborate and he consulted with an architect that informed Mr. Roberts that the proposed location is the only place to build an addition. Mr. Roberts stated both the front and back yards are very steep.

Chairman Ausbrooks opened the public hearing.

There being no one to speak, he then closed the public hearing.

Steve Wherley asked staff about the aerial view and the map topography. He pointed out the location of the adjacent property owner's driveway.

Mr. Roberts stated the adjoining property is vacant with a cell phone tower and an old vacant shop located on it. He stated they have a problem with the topography. He stated the front drop-off is worse than the back.

Don Crohan made a motion to approve the variance request due to the topography meeting the requirements of Section 5.02 (F) of the zoning ordinance. Steve Wherley seconded the motion. Motion was approved by unanimous voice vote.

### ITEM 3

**A request by Nicky Wells of Turnberry Homes for a retaining wall setback variance for Lot 108 Dunblane Subdivision at 2231 Dunblane Lane. The property is zoned Rural Development 1 (RD-1) and is located in the 8<sup>th</sup> district.**

Item 3 was withdrawn by the applicant before the hearing was held. The applicant wished to try another solution to resolve the problem.

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