

**Minutes
Williamson County
Board of Zoning Appeals
7:00 P.M. November 19, 2015**

Members Present

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

Staff Present

Lee Sanders
Linda Hodges
Brenda Midgett

The Williamson County Board of Zoning Appeals met in regular session on November 19, 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 August 27, 2015 meeting, as presented, 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 (2016 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 and noted the adjoining property owners using the overhead projector. Mr. Sanders stated the applicants use property located in Rutherford County for overflow parking. He stated notifications have been sent to the Rutherford County Mayor's office and Planning office. Mr. Sanders stated that waivers have been signed by the adjoining property owners to consent to the event and the 200 ft. buffer.

Mr. and Mrs. Freeman represented the item. Mrs. Freeman thanked staff and the Board members for allowing the event, which has been held now for 31 years. Mr. Freeman also wanted to thank all the Board members and said that it is an ongoing learning experience.

Chairman Ausbrooks opened the public hearing.

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

Sue Workman asked the applicants why they are placing 64 bathrooms instead of the minimum required, which are 16.

Mrs. Freeman stated because of so many children and women and the available space.

Mr. Freeman added that more were needed to compensate because the port-a-johns are only cleaned out at night.

Don Crohan asked the applicants if there were any problems on the site last year.

Mrs. Freeman stated there were seven patrons with cuts and scrapes, and one person with a nose-bleed. Three were treated for diabetic treatments and had to be transported; one person with a high heart rate and dehydrated, one woman dehydrated, and one person with an epileptic seizure.

Mr. Freeman stated they also do follow-ups on people who had medical problems and offer them a free ticket to come back to the festival.

Mrs. Freeman stated they have heart defibrilators and EMTs on the site. She added that security walks around and checks on people that look distressed. Ice baggies are offered to people who look dehydrated.

Karen Emerson-McPeak asked the applicants about the attendance of the festival, if attendance was up from when they first started or has leveled off.

Mr. Freeman stated the attendance has leveled off at pre-2008 levels.

Karen Emerson-McPeak stated that traffic on the last weekend of last year's event was backed up badly about mid-day to early afternoon.

Mrs. Freeman stated that the news staff on television forecasted bad weather on the previous weekend and not many people showed up even though the weather was fine. Then on the last weekend, everybody showed up. She stated she has gotten tips from the Bell Buckle craft organization on how to better manage large crowds and traffic. Also, they are not giving away promotional ticket passes for the last weekend anymore.

Mr. Freeman stated that traffic will not be allowed to stop in the road and ask any questions. He stated attendants will be directed by the police to keep going and ask questions in the parking areas to help traffic flow in the future.

Don Crohan made a motion to approve the request stating it met the requirements of Sections 11.05 (D)-(7)-d)-iii and 5.01-(e). Sue Workman seconded the motion. Motion was approved by unanimous voice vote.

Item 2 – Other Business

Vote on the meeting schedule for the 2016-2017 Board of Zoning Appeals.

Don Crohan made a motion to approve the new meeting schedule. Sue Workman seconded the motion. Motion was approved by unanimous voice vote.

ITEM 3 – Other Business

Election of officers for 2016.

Karen Emerson-McPeak made a motion to retain the current slate of officers for the year 2016 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