

**Minutes
Williamson County
Board of Zoning Appeals
7:00 P.M. May 26, 2016**

Members Present

David Ausbrooks, Chairman
Stephen Wherley
Don Crohan, Secretary
Sue Workman
Karen Emerson-McPeak

Staff Present

Lee Sanders
Linda Hodges
Brenda Midgett
Kristi Ransom, Attorney

The Williamson County Board of Zoning Appeals met in regular session on May 26, 2016 in the Auditorium of the Williamson County Administrative Complex. Chairman David 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 April 28, 2016 meeting, as presented, and Sue Workman seconded the motion. The motion was unanimously approved by voice vote.

ITEM 1

A request by Debbie Chadwick of the Rochelle Center (Orrin Ingram, Bill Andrews and The Land Trust for Tenn., property owners) for approval of a Special Event - Extensive Impact (Chukkers for Charity) at 1475 Moran Road. The property is zoned Rural Preservation 5 (RP-5) and is located in the 9th district.

Linda Hodges read the staff report and reviewed the background documentation (see agenda report). Lee Sanders displayed the site plans using the overhead projector and pointed out a few changes had been made in order to improve the site. He stated there would be a slow release of patrons following completion of the event in order to help improve traffic control. Mr. Sanders stated there is a 200 ft. buffer and the Harpeth River borders the back of the property. He stated the request meets all Ordinance requirements for approval of this event.

Debbie Chadwick, President of the Rochelle Center, and Cheryl Scutt, Executive Director for Saddle-Up, represented the item. Ms. Chadwick stated this is the 20th year for this fundraising event and they have added the Tennessee Titans as a sponsor this year. Ms. Scutt stated some individuals have helped in leadership of this event for 20 years.

Chairman Ausbrooks stated there wasn't anyone in the audience for the public hearing; and therefore, the public hearing was opened and closed.

Karen Emerson-McPeak stated that if there isn't a traffic light available, how is the public able to get in and out of the event site and from Moran Road onto Hillsboro Road.

Ms. Chadwick stated that has not been a problem. She stated that from Moran Road patrons are able to come in and out from Hillsboro Road or the Old Natchez Trace in different shifts. Ms. Chadwick stated the general admission tailgaters are expected to leave when the match is over, while sponsors and patrons are provided a dinner after the match.

Ms. Scutt added that tailgaters are asked to leave by security if they tend to linger longer than permitted.

Don Crohan asked the applicant if there were any accidents or health issues during last year's event.

Ms. Chadwick stated not last year and Ms. Scutt added not since 2014.

Don Crohan made a motion to grant the request for this one-day event, stating they have had several successful years running this event and the application meets the requirements of Sections 11.05 (D) (7), 5.01 (E), for the one-day event. Stephen Wherley seconded the motion. Motion was approved by unanimous voice vote.

Lee Sanders stated to the Board there were no applications submitted by the deadline, so there will not be a June meeting. He also stated there will be another in-service training opportunity to be held on June 9th presented by Mike Matteson and Kristi Ransom before the Planning Commission meeting. The Board members would be able to add this to their Continuing Education hours.

There being no further business to come before the Board, the meeting was adjourned.

Secretary's Signature

Date