

**Minutes
Williamson County
Board of Zoning Appeals
7:00 P.M. April 28, 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 April 28, 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. Don Crohan made the motion to approve the minutes of the February 25, 2016 meeting, as presented, and Karen Emerson-McPeak seconded the motion. The motion was unanimously approved by voice vote.

Stephen Wherley made a statement for the record regarding the training session held just prior to the BZA meeting. Mr. Wherley wanted to thank Mike Matteson, Planning Director, and Attorney Kristi Ransom for the professional training session, and also thanked the Planning Commission members who were in attendance.

ITEM 1

A request by Tommy Rhodes (James R. Cheshire, III, Trustee) for a Special Use permit for a temporary Special Event - Extensive Impact (Barefoot Republic Camp, held June 6 thru June 10 and June 13 through June 17) at 1761 Lawrence Road. The property is zoned Rural Preservation 5 (RP-5) and is located in the 9th district.

Lee Sanders stated to the Board that Mr. Cheshire approved Barefoot Republic to use the farm for the camp. He stated that Ms. Cali Bolinger, the day camp director, would represent the item instead of Tommy Rhodes.

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 stated the property belongs to Amy Grant, with James R. Cheshire, III, as Trustee, and they both had indicated their support of this event. He stated this request had come before the Board last year for the first time and no problems were reported. The architect, Wes Patroski, made safety improvements to the barn and

the log cabins that are used by the camp. He stated a new bus route and parking spaces were developed this year to improve traffic safety. He presented a map key and pointed out to the Board members the standard criteria and traffic flow for the camp. He stated the request meets and exceeds the criteria of the zoning ordinance.

Cali Bolinger represented the item. Ms. Bolinger stated the children are offered diverse activities to allow them to expand their horizons. She stated 50% of the children can afford the camp because of a scholarship program. Ms. Bolinger stated that their camp provides a diverse program for city children to enjoy the outdoors.

Chairman Ausbrooks opened the public hearing.

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

Chairman Ausbrooks then asked the Board members if they had any questions for the applicant.

Sue Workman asked the applicant about them only having the use of three buses.

Ms. Bolinger stated they also use vans for the staff, volunteers and children at the camp.

Chairman Ausbrooks asked the applicant if there were any injuries to anyone last year and stated he would like her to be able to verify that the total number people approved is not exceeded.

Ms. Bolinger stated there were only bumps and scrapes from children falling. She stated the camp registration is open to only 275 students. Ms. Bolinger stated that with staff and volunteers, approved attendance will not be exceeded on the premises at any one time.

Karen Emerson-McPeak asked about animals or horseback riding during camp.

Ms. Bolinger stated they do have horseback riding, but no petting zoo this year.

Don Crohan made a motion to grant the request stating it meets the requirements of Sections 11.05 (D) (7), 5.01 (E), and approved the early start time of 8:00 a.m. Stephen Wherley added that next year he would like the applicant to have recorded details regarding attendance and injuries. Don Crohan added this to his motion. Sue Workman seconded the motion. Motion was approved by unanimous voice vote.

ITEM 2

A request by Keith and Leigh Neidhart for a Special Use permit for a temporary Special Event - Extensive Impact, bicycle tour (Tour Davita Charity Bicycle Event, held September 23 thru 28) 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 the tax map showing adjoining properties and site plan using the overhead projector and stated the property is located off Hwy. 96 East on Ladd Road. He stated that

the applicants were contacted for this event by Tour Devita. Mr. Sanders stated the site has a nice treed buffer on the 40 acres. He stated the applicants have licensing agreements from two adjoining property owners to accommodate the required 200 ft. buffer. Mr. Sanders stated the Sheriff's Department, Fire Department and Emergency Management have been made aware of the event. He stated this is a complete application.

Keith and Leigh Neidhart represented the item. Mr. Neidhart stated they have had contact with Tour DeVita and also the Backroads Company regarding the event. He stated the property and the community will be well taken care of and the proceeds help people on dialysis. Mr. Neidhart stated the Backroads Company brings in caterers, port-a-potties, water, etc., because this is a full service event. He stated there will be 75 staff members to support the 500 riders, and no children are allowed on site.

Chairman Ausbrooks opened the public hearing.

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

Chairman Ausbrooks asked the applicants what there would be for the bike riders to do after dark.

Mr. Neidhart stated on Monday the riders will ride from Lewisburg to Franklin and will have a wellness tent, along with entertainment and presentations at night. He stated on Tuesday the riders will leave Franklin and ride to Leiper's Fork and back. Mr. Neidhart stated that the camp will be mostly empty during the day while the riders are out, but return in the evening.

Sue Workman asked the applicants about eating and sleeping quarters.

Mr. Neidhart stated the riders mostly eat and sleep on their site for the three days and two nights, except during the day excursions.

Karen Emerson-McPeak asked the applicants about the food trucks and where they will be located.

Mrs. Neidhart stated the trucks will be parked as noted on the site plan, in the middle of their property. During the day excursions they may arrange for use of parking lots at Churches and parks along the route.

Don Crohan asked staff about the floating dates.

Mr. Sanders stated it was suggested by staff to have a broad range just in case of rain delays.

Mr. Neidhart stated he will let staff know what days the bikers will be using this site.

Don Crohan asked the applicants how many people would be on the property at one time and about the music at night.

Mr. Neidhart stated approximately 600 and the music would end at 10:00 p.m. Mrs. Neidhart stated this is a ticketed event and registration has now been cut off.

Don Crohan made a motion to grant the Special Use request for only a three day event to

occur during the dates noted in the application, stating it met the requirements of Sections 5.01 E, 11.05 (D) (7) and 11.05 (D) (7) iii and stated the applicant has had events at this location in the past. The applicant is required to confirm to staff the exact dates that the event will be held. Stephen 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