

**Minutes
Williamson County
Board of Zoning Appeals
7:00 P.M. November 17, 2016**

Members Present

David Ausbrooks, Chairman
Stephen Wherley, Vice-Chairman
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 November 17, 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 October 27, 2016 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 (2017 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 pointed out the adjoining properties and showed the site plan using the overhead projector. He stated staff had notified Rutherford County regarding the request because the site adjoins and excess parking is used in Rutherford County. Mr. Sanders stated this is a large parcel that borders I-840 and Highway 96 East. He stated the applicants have addressed the necessary standards for the event. Mr. Sanders also stated the Freemans addressed the issue of traffic problems that was pointed out by staff. He stated the applicants hired a traffic engineer consultant to help resolve their traffic issues and he is with them to discuss and answer questions.

Mr. and Mrs. Freeman represented the item. Mrs. Freeman introduced Mr. Bill Huddleston, president of Huddleston Engineering, to the Board.

Mr. Huddleston stated the Freemans asked him to help with their traffic problems during the festival. He stated most of the traffic problems are on Saturdays during the 10:00 a.m. to 3:00 p.m. time period. Mr. Huddleston stated one serious problem was the traffic coming from 96 East onto New Castle Road where the traffic would have to wait for buses to get to the castle. He stated the Freemans plan on constructing a new entrance for traffic to enter the site to avoid the buses and cars crossing paths. Mr. Huddleston stated another problem was the Freemans only had ten people hired to direct and park guests. He stated the Freemans will now hire 15 people to better manage parking and traffic flow. Mr. Huddleston stated that signage had been approved by T.D.O.T. that will be placed along the route in order to warn people about the festival traffic in order for them to avoid if necessary.

Mike Freeman stated they opened a second gate during the last weekend of the festival and increased the number of parking attendants, which helped tremendously.

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

Don Crohan asked the applicants why there will not be any signage on the southern end of Horton Highway. He also asked if there were any problems during last year's festival.

Mr. Huddleston stated TDOT was a little reluctant for the applicants to tell traffic where to go. He stated the sign vendor could place alternate route signage on the highways and include that Horton Highway location.

When asked if there were any medical problems last year, Mrs. Freeman stated there was only one person transported to a hospital and the patient seemed to have a heart problem. She stated the patient was able to go home the next day from the hospital. Ms. Freeman went on to address other minor incidents that happened during the festival.

Karen Emerson-McPeak stated she had problems with the traffic during the festival and asked how parking attendants try to control traffic. She stated traffic backs up to Haley Lane and suggested that perhaps the traffic could take turns into two parking areas.

Mrs. Freeman stated that uniformed sheriff's officers help better than parking attendants because people will pay more attention to them than parking attendants. One of the keys to keep traffic moving is to not allow anyone to stop and ask questions.

Mr. Freeman stated they are going to add signage to the area to remind drivers to use their turn signals.

Mr. Sanders suggested to the applicants that signage could be placed on the site also for traffic movement and directions that may prevent traffic from stopping to ask questions.

Ms. Freeman asked staff if banners would be allowed on the property.

Linda Hodges stated yes, 16 ft. of signage is allowed for temporary signage per the zoning ordinance.

Don Crohan made a motion to approve the request stating it met the requirements of Sections 11.05 (D) (7) and 5.01 (E) of the zoning ordinance. Stephen Wherley seconded the motion. Motion was approved by unanimous voice vote.

Item 2 – Other Business

Vote on the meeting schedule for the 2017-2018 Board of Zoning Appeals.

Don Crohan made a motion to approve the Board of Zoning Appeals 2017 schedule as presented. Karen Emerson-McPeak seconded the motion. Motion was approved by unanimous voice vote.

Item 3 – Other Business

Election of officers for 2017.

Karen Emerson-McPeak made a motion to retain the current slate of officers for the year 2017 as follows: David Ausbrooks, Chairman, Stephen 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