

**Minutes
Williamson County
Board of Zoning Appeals
7:00 P.M. April 27, 2017**

Members Present

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

Staff Present

Lee Sanders
Linda Hodges
Brenda Midgett
Kristi Ransom, Attorney
Aaron Holmes, Planning Coordinator

The Williamson County Board of Zoning Appeals met in regular session on April 27, 2017 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 January 26, 2017 meeting, as presented, and Karen Emerson-McPeak seconded the motion. The motion was unanimously approved by voice vote.

ITEM 1

A request by Tommy Rhodes and Cali Bolinger (James R. Cheshire, III, Trustee) for a Special Use permit for a temporary Special Event - Extensive Impact (Barefoot Republic Camp, held June 5 through June 9 and June 12 through June 16) at 1761 Lawrence 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 pointed out the adjoining properties and showed an aerial photo of the site using the overhead projector. He stated this is the third time to hold this event/program for the children, which gives them a week to be out in the country. Mr. Sanders stated the codes office is unaware of any problems in the past. He stated this is a temporary use in which the plans for many volunteers and camp professionals to help out with the children.

Cali Bolinger represented the item. She stated this is their third year in Tennessee, but have been conducting overnight camps for 17 years in Kentucky, and day camps for seven years in Nashville prior to this location being provided.

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

Sue Workman asked the applicant about their form of transportation at the site.

Ms. Bolinger stated that they used buses for transportation from church parking lots in Nashville and in Franklin.

Don Crohan asked about the beginning and ending times for each day.

Ms. Bolinger stated camp starts at 8:00 a.m. and ends at 7:30 p.m. on Friday.

Don Crohan made a motion to approve the request stating it meets the requirements of Sections 11.05 (D) (7) and 5.01 (E) of the zoning ordinance. He stated approval was for Monday through Thursday 8:00 a.m. to 5:00 p.m. and Friday from 8:00 a.m. to 7:30 p.m. Karen Emerson-McPeak seconded the motion. Motion was approved by unanimous voice vote.

Item 2

A request by John Powell for approval of a Special Event - Extensive Impact (Civil War Reenactment, held April 29 through 30) at King's Chapel subdivision off Highway 96 East (Murfreesboro 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 displayed the site plan using the overhead projector. He stated this is their fifth year for the reenactment and John Powell is the property owner. Mr. Sanders stated the location has nice amenities, is well-managed, has plenty of parking and will have Chris Weakley of the Sheriff's Department to help control traffic. He stated a ball/dance is to be held on Saturday night. They propose a fenced-off spectator area for viewing the battle. Mr. Sanders stated the clubhouse has permanent restrooms for use by the public.

Mr. John Powell represented the item. Mr. Powell stated women from the 1861 Girls School organization in Columbia use the clubhouse to practice period dances. He stated the event is fun for the subdivision's homeowners, re-enactors and the public. Mr. Powell stated people are learning more of the history of the area each year of the reenactment.

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

Sue Workman asked what the fee was for viewing the event.

Mr. Powell stated an admission fee of \$6.00 was to be charged to attendees who are not residents of Kings Chapel. He stated there would also be a dinner that evening for the spectators and re-enactors and the battle reenactment is held from 2:00 to 4:00 p.m. on Saturday and Sunday.

Karen Emerson-McPeak asked Mr. Powell if a first-aid location has been secured.

Mr. Powell stated yes, that it is in the basement of the clubhouse.

Don Crohan asked Mr. Powell how he intended to control the number of people on the site at one time. He also asked the applicant how he intended to control traffic once the Saturday night party was over.

Mr. Powell stated he could count the tickets when the shuttles arrive from the parking lot nearby. He stated the party would be over between 9:00 p.m. and 10:00 p.m. and Middle Tennessee Electric will have a light next to the road. He also offered that he could have the re-enactors help with the traffic.

Chariman Ausbrooks stated Mr. Powell must provide security during the whole event.

Don Crohan was concerned about the safety of the public leaving after the party.

Mr. Powell didn't think it was necessary for a second Sheriff's Deputy to direct traffic after the party. He stated they have weddings every weekend without anyone directing traffic. After further discussion, Mr. Powell agreed to have a second Sheriff's Deputy directing traffic between the hours of 7:00 p.m. and 10:00 p.m. after the ball on Saturday night.

Don Crohan made a motion to approve the request as presented stating it met the requirements of Sections 11.05 (D) (7). He stated the approval is for the events to be held 11:00 a.m. to 10 p.m. Saturday and 9:00 a.m. to 4:00 p.m. Sunday with the additional requirement of a second Sheriff's Deputy on Saturday between 7:00 p.m. and 10 p.m. Sue Workman seconded the motion. Motion was approved by unanimous voice vote.

Item 3

A request by Preston Ayer Civil Engineer of T-Square Engineering and Eddie Miles, Developer, Old Hillsboro Building Company for a Special Use approval of a Rural Retreat –Extensive Use located at 1900 Carters Creek Pike. The property is zoned Municipal Growth Area - 1 (MGA-1) and is located in the 11th district.

Aaron Holmes read the staff report and reviewed the background documentation (see agenda report). Mr. Sanders stated the site is bordered by Carters Creek Pike and Mile End Road at the Southall Community. Mr. Holmes recommended to the Board that the item be deferred until such time as the County's Traffic Consultant provides a letter to the County recommending approval from a traffic stand point. Mr. Sanders stated the neighbors wanted to have some input on the hearing of this item and recommended proceeding with the Public Hearing. He then presented a letter to the Chairman from an adjoining property owner, which was filed in lieu of appearance.

Preston Ayer and Eddie Miles noted they were there to represent the item and didn't have anything to add to staff's presentation.

Chairman Ausbrooks opened the meeting to the public.

Joey Davis of 3174 Southall Road stated he has lived in his home since 1969, and he is concerned about the extra traffic and stated Southall Road couldn't take any more traffic. He stated the owners of the requested site had a private meeting at the Southall store without telling all the neighbors. Mr. Davis stated only one parcel was originally zoned commercial. He wanted to know

who was going to pave the roads in the area.

Judy Skeen of 2093 Carters Creek Pike asked if the applicants could describe the proposed development. She stated she hoped it is not connected to the "Two Farms" Development. Ms. Skeen was concerned about the dense population of the development and surrounding areas and the site becoming a commercial use.

Felix Lawrence, who owns property located off Mile End Road, stated he has lived in the area since the early 1940s. He wanted the applicant to describe the proposed development. He stated he has spoken to the Mayor about the traffic problem already. Mr. Lawrence stated that Mile End Road is only about eight feet in some places and is concerned about the traffic and the safety of the public.

Lloyd Deason of 4461 Southall Road was concerned about the water that is coming off the hill from the junkyard that is across the street from this project.

Ellie Watman Chin of 409 Melander Court stated she is CEO of Williamson County Convention and Visitors Bureau and she explained that the hotel taxes that would be generated from this site would go back into the community. She stated a rural retreat would be very intriguing to them and would bring a larger visitor impact to the County.

Lisa Perry of Halfway Market stated the market has been at its location for 100 years, she stated traffic is already causing problems because customers can't get in and out safely.

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

Don Crohan was concerned that the County traffic consultant was not available to speak and provide more information to the Board.

Aaron Holmes stated the traffic consultant could not approve the request by the applicant and that more information is needed.

Don Crohan made a motion to defer the request until such time as the County's Traffic Consultant has completed his review and issued a recommendation letter. Sue Workman seconded the motion. Motion was approved by unanimous voice vote. Don Crohan requested that at the meeting when the request is heard again, he would like the County's Traffic Consultant to be in attendance.

ITEM 4

A request by Cole Newton, Civil Engineer for T-Square Engineering (James McCanless, property owner) for approval of a Special Use (Mini Warehouse) off Shelbyville Highway. The property is zoned Hamlet and is located in the 5th district.

Aaron Holmes read the staff report and reviewed the background documentation (see agenda report). Lee Sanders pointed out the adjoining properties and showed an aerial photo of the site using the overhead projector. He stated there are several greenhouses next door close to the 150 ft. front property line. Mr. Sanders explained the proposed use will have buffering and landscaping at this site. He stated the proposed site is at the crossroads of Covington Road and Shelbyville Highway.

Cole Newton of T-Square Engineering represented the item. He stated he had nothing else to add to staff's presentation.

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

Don Crohan asked Mr. Holmes if there was access to the property located at the back of this site. Mr. Crohan required that if the proposed site was ever subdivided, would it still to have access or would it be landlocked. He felt there should be at least a 50 ft. easement to the back. Mr. Crohan also asked if there would be outside storage at the site, stating he would like to see screening.

Aaron Holmes stated there is access to the undeveloped acres located to the back of the property.

Mr. Newton stated yes, there will be outside storage for boats and RVs and there would be a 150 ft. setback from neighboring properties.

Aaron Holmes stated the site as proposed would be screened appropriately.

Karen Emerson-McPeak asked if there would be a code gate since there will not be anyone tending to the site.

Mr. Newton stated yes, there would be a code dial-pad for people that are only entered into their system.

Don Crohan asked the applicant how much distance there was from the main highway to the gate entrance.

Mr. Newton stated 40 ft. should accommodate people with a towing package.

Don Crohan stated the minimum for someone with a towing package should be 50 ft. for vehicles such as an RV turning in from the highway.

Don Crohan made a motion to approve the request as presented, based on staff recommendation with the additional stipulation that any outside storage be screened and the gate entrance be moved to a minimum of 50 ft. from the TDOT right-of-way (in case the main highway is widened). He said it met the requirements of Sections 11.03 (D) and 5.01 (E). Sue Workman seconded the motion. Motion was approved by unanimous voice vote.

ITEM 5

Meeting time change.

Mr. Sanders stated that a couple of Board members mentioned having an earlier starting time for BZA meetings.

After discussion, Don Crohan made a motion to approve the new starting time of 6:00 p.m. for the meeting schedule of the Board of Zoning Appeals beginning in June. Karen Emerson-McPeak 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