

**Minutes
Williamson County
Board of Zoning Appeals
7:00 P.M. May 25, 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 May 25, 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. Sue Workman made the motion to approve the minutes of the April 27, 2017 meeting, as presented, and Don Crohan 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 pointed out the adjoining properties and showed an aerial photo of the site using the overhead projector. He stated this item meets and exceeds all the County Zoning conditions. Mr. Sanders stated Ms. Chadwick even has a contingency plan in case of rainy weather conditions.

Debbie Chadwick represented the item. She stated she feels as though they do a good job for the event because the charity event supporters expect to have a good experience.

Chairman Ausbrooks opened the public hearing. There being no one to speak, he then closed the public hearing. Chairman Ausbrooks asked Ms. Chadwick if there had been any major injuries during the last event.

Ms. Chadwick stated they had a bad storm which blew down tree limbs and damaged cabanas, but no personal injuries. She stated no horses were injured during the event. She stated the game was shortened and the horses were boarded onto the trailers just before the storm hit and then left the field.

Don Crohan asked Ms. Chadwick about how they kept up with the number of guests.

Ms. Chadwick stated it is an invitation only event. She said only six people per tailgate were allowed and the sale of tickets limited the amount of guests during the event.

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 and due to the past history of the events. Sue Workman seconded the motion. Motion was approved by unanimous voice vote.

Item 2

A request by Mike Hayes for Special Use approval (Landscape Business) at 5466 Carters Creek Pike. The property is zoned Hamlet and is located in the 1st district.

Aaron Holmes read the staff report and reviewed the background documentation (see agenda report). Lee Sanders displayed the site plan along with the adjoining properties using the overhead projector. He stated this is a five acre parcel and is only three parcels from Huff's grocery. Mr. Sanders stated this is a mostly open parcel with an older two story home and backs up to Columbia Gulf's right-of-way easement. He stated the applicant will have trees planted for buffering. Mr. Sanders then handed out to the Board members a copy of an e-mail he received from Nancy Craig who's property lies across from Mr. Hayes' property. She had nine questions that involve operation of the business that she wanted to have addressed by the applicant.

Mike Hayes (property owner) and Steve Clifton (Engineer) represented the item. Mike Hayes stated he is a small landscaping business with an agricultural base. Mr. Hayes stated he has met with several neighbors and has discussed the site and explained to them there will be a six foot privacy fence towards Carters Creek Pike. He felt his business would be an asset to the Burwood area. Mr. Hayes stated he was given a copy of the nine questions by Ms. Craig before the meeting.

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

Sue Workman asked the applicant if he would address the questions submitted by Ms. Craig.

Mr. Hayes did address the questions with answers to the Board and the audience. His answers included; there will be no, walk-in sales, additional lights, burning of debris, gasoline or diesel storage or outdoor intercom used on the site.

Karen Emerson-McPeak asked Mr. Hayes about his present site.

Mr. Hayes said he is presently located across from the WSM site on Mallory Lane in Franklin and he designs landscaping, patios, irrigation for lawns, etc. He stated he has return customers and has been in the business for 30 years.

Don Crohan asked Mr. Hayes about the size of his vehicles that will be entering and leaving the site. Mr. Crohan also asked the applicant how close the house is from the office.

Mr. Hayes stated they have 20 ft. trucks and also 20 ft. trailers.

Steve Clifton stated the entrance was designed for trucks turning into and out of the site. He stated the house is 9.57 feet from the office. Mr. Clifton stated it is considered one structure by the Zoning Ordinance by definition. However, the existing garage is to be converted to the office and the house will remain as a residence.

Aaron Holmes stated the uses are permitted in the Hamlet district.

Don Crohan made a motion to accept staff's recommendation as presented stating it met the requirements of Sections 5.01 (E) and 11.03 (E) (2) of the Williamson County Zoning Ordinance. Sue Workman seconded the motion. Motion was approved by unanimous voice vote.

Item 3 – Other Business

Officer election. Due to the expiration of the term of Mr. Stephen Wherley, the Vice-Chairman seat is vacant. By-Laws require that the position be filled at the next available meeting.

Sue Workman nominated Don Crohan for Vice-Chairman. Karen Emerson-McPeak seconded the motion. Motion was approved by acclamation.

Sue Workman nominated Karen Emerson-McPeak for Secretary. Don Crohan seconded the motion. Motion was approved by acclamation.

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

Secretary's Signature

Date