

**Minutes
Williamson County
Board of Zoning Appeals
7:00 P.M. June 22, 2017**

Members Present

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

Staff Present

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

Andrew Ring

The Williamson County Board of Zoning Appeals met in regular session on June 22, 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 May 25, 2017 meeting, as presented, and Sue Workman seconded the motion. The motion was unanimously approved by voice vote.

ITEM 1

A request by Adam Seger, Engineer (Craig Allen, property owner) for approval of a Special Use (self-service storage) at 1105 Cannon Drive. The property is zoned Grassland Village Character 4 (GVC-4) and is located in the 8th district.

Aaron Holmes stated to the Board that on page two of the staff report that the use has been revised from "Light Industrial" to "Commercial" to accurately reflect the use's classification. He then 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 is located in the Battlewood Shopping Center area and also adjoins a few residences. Mr. Sanders stated this site went before the Planning Commission in 2010 as a "Conditional Use" application and was approved for a storage facility with five buildings. He stated the applicant has built four of the approved buildings but wants to alter a previously-approved one-story unit to a two story unit for the fifth building. With the effective date of the current Zoning Ordinance in 2013, this request is now to be reviewed by the BZA as a "Special Use". Mr. Sanders informed the Board that the applicant has a buffer area and also has a security/privacy fence around the site.

Craig Allen and Hunter Dale represented the item. Mr. Allen presented elevation drawings for the proposed building and current photos of the site to the Board. He stated he wanted to take the opportunity to build a larger storage unit since the regulations have now changed for the area.

He stated his plans at first was to build a storage unit for R.V.s but now wants to build the two story climate controlled building with larger storage units and an elevator. There will be no height difference in the proposed building and the other existing buildings due to the grade of the site.

Hunter Dale represented Mr. Seger who couldn't appear at the meeting. He briefly noted site plan engineering requirements including no changes in the existing storm-water runoff.

Chairman Ausbrooks opened the public hearing.

Jean Yelvington of 122 Featherstone Drive spoke. She stated she is a 45 year resident of her home and wanted to be reassured about the proposed building height and the concerns of storm-water runoff for its effect on the nearby daycare.

Chairman Ausbrooks closed the public hearing.

Don asked applicant if there were any problems with traffic.

Mr. Allen stated he has a cul-de-sac turnaround and space on his lot for any sized truck. He does not rent outside parking because he has more demand for climate controlled units. He stated the new unit will be on the left and you will not be able to see the units except for the tower of the main building unless you go back to the area at the end of the cul-de-sac.

Don Crohan made a motion to approve the request based upon and including the staff recommendations, stating it meets the requirements of Sections 5.01, 11.03 (D) (15), 1.03 and 10.03 (T) of the Zoning Ordinance. 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