

**Minutes  
Williamson County  
6:00 P.M. September 28, 2017**

**Members Present**

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

**Staff Present**

Lee Sanders  
Linda Hodges  
Brenda Midgett  
Kristi Ransom, Attorney

The Williamson County Board of Zoning Appeals met in regular session on September 28, 2017 in the Auditorium of the Williamson County Administrative Complex. Chairman Ausbrooks read the 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 July 27, 2017 meeting, as presented, and Andrew Ring seconded the motion. The motion was unanimously approved by voice vote.

**ITEM 1**

**A request by deMarco DeCiccio and Robert Nicewarner for a Special Use permit for a temporary Special Event - Extensive Impact (Wedding) to be held on October 21, 2017 at 7515 Pewitt Road. The property is zoned Rural Preservation 5 (RP-5) and is located in the 1<sup>st</sup> District.**

Linda Hodges read the staff report and reviewed the background documentation (see agenda report). Lee Sanders pointed out that staff combined different site plans in order for the Board to better understand the applicant's request for the site using the overhead projector. He stated that staff has never received any complaints from previous wedding events at this site. Mr. Sanders stated the owners have obtained an approved license agreement from one of the adjoining property owners for the 200 ft. buffer.

de Marco DeCiccio and Robert Nicewarner represented the item. Mr. DeCiccio stated they had had a couple of weddings, but have also had an Easter Egg Hunt and a fundraising event for their community.

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

Karen Emerson-McPeak asked the applicants if they have any tent safety precautions in case of high winds and storms.

Mr. Nicewarner stated they use heavy stakes and heavy water barrels in case of high winds to secure the tent(s) during an event.

Chairman Ausbrooks asked the applicants how they plan on monitoring their guest's alcohol intake and keep them from driving under the influence.

Mr. DeCiccio stated they do not furnish the alcohol. He stated the clients are furnishing the alcohol and they provide a licensed server and an insurance policy to him for liability.

Don Crohan asked about the safety of their tap water that was noted in their application. Mr. Crohan also asked the applicants about the safety of the electricity used during the events.

Mr. DeCiccio stated they are on well water which is filtered and disinfected with ultra violet light. He stated he ordered two separate water tests which confirmed the water safety, but for events they mostly serve bottled water to the guests.

Mr. Nicewarner stated a professional electrician is used to check the electricity for the events. He stated they use a 30 amp breaker box for electrical use. He stated they only use low wattage and lighting and do not use a lot of electricity.

Karen Emerson-McPeak asked the applicants what they use for music during the events.

Mr. Nicewarner stated they promote a low key environment of country chic where there may be acoustical or just use a boom-box for music.

Don Crohan asked County Attorney Kristi Ransom if the Board can make a motion with additional conditions for approval.

Ms. Ransom stated conditions of approval could be added to the motion.

Don Crohan made a motion to approve the request stating it met the requirements of Sections 11.05 (D) (7) and 5.01 with the conditions that the applicants provide adequate bottled water for the event, and that a letter from the electrician approving the temporary wiring be provided to staff. Andrew Ring seconded the motion. Motion was approved by unanimous voice vote.

## Item 2

Board of Zoning Appeals 2018 Schedule of Meetings.

Don Crohan made a motion to approve the 2018 schedule. 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