

**Minutes
Williamson County
Board of Zoning Appeals
6:00 P.M. October 26, 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 October 26, 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 September 28, 2017 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 (2018 Tennessee Renaissance Festival) at 2124 New Castle Road. The property is zoned Rural Development 5 (RD-5) 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 event has been held at this location for over 30 years. He stated the lack of complaints is a good sign that the signage that diverts traffic is helping with the traffic flow. Mr. Sanders stated the applicant's submittal exceeds the requirements of the Zoning Ordinance.

Mr. and Mrs. Freeman represented the item. Mrs. Freeman stated she hopes the traffic signage was a good improvement for the public and is always seeking suggestions for improvements. She also stated that she appreciates the off-duty Sheriff's deputies working as security officers that were there last year. Mr. Freeman stated they tried very hard with adding new exits and entrances to the site to help the flow of traffic.

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

Karen Emerson-McPeak stated that traffic was better but during two days of the event, traffic did back-up some. She went on to state that she lives about a mile away and at times could hear jousts during the day while the festival was being held.

Don Crohan made a motion to approve the request stating it met the requirements of Sections 11.05 (D) (7) along with 5.01 (E) of the Zoning Ordinance. Andrew Ring 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