

**Minutes  
Williamson County  
Board of Zoning Appeals  
6:00 P.M. May 24, 2018**

**Members Present**

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 May 24, 2018 in the Auditorium of the Williamson County Administrative Complex. Vice-Chairman Don Crohan 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.

Vice-Chairman Crohan asked the members to consider the minutes from last month. Sue Workman made the motion to approve the minutes of the April 26, 2018 meeting, as presented and Karen Emerson-McPeak seconded the motion. The motion was unanimously approved by voice vote.

**ITEM 1**

**A request by Craige Hoover (Across 2 Creeks, LLC, property owner) for a Special Use permit for a temporary Special Event - Extensive Impact (Early Taste of Southall) at 1991 Carters Creek Pike. The property is zoned Municipal Growth Area (MGA) and Hamlet (H) and is located in the 11<sup>th</sup> 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. Lee stated this property is part of a property that is under an approved development plan and Special Use that was reviewed a few months ago by the Board as a Rural Retreat in the community of Southall. This request is classified as a Special Event Extensive Impact because of consecutive days and multiple weekends. The applicant's event is a kick off of a farm to table produce operation. The site plan denotes a 10 acre parcel with weekend events starting October 4<sup>th</sup> and running through November 3<sup>rd</sup>. He stated as proposed this is a low impact event and will only have a staff of 19 people and only around 50 people attending each day during the 15 day event. This is a commercial event intended to draw interest in the development's future permanent operation.

Craige Hoover and Andrew Klamar represented the item. Mr. Hoover stated it is a harvest dinner designed to incubate their business with the community.

Vice-Chairman Crohan announced to the audience and opened the public hearing. After having no one to come forward to speak, he then closed the public hearing. Vice-Chairman Crohan asked the applicant about the 60' by 40' temporary cover and if there was going to be any certified first aid personnel available.

Mr. Hoover stated this will be a tent or some kind of cover for the protection of guests in case of inclement weather. There will be a certified trained first aid assistant available.

Karen asked about the outdoor gaming and if it would create a lot of noise.

Mr. Hoover stated it would only be people playing horseshoes, corn-hole and other games, filler activities while the guests were awaiting the meal.

Vice-Chairman Crohan asked the applicant to explain about the fire-pit.

Mr. Hoover stated it would be made of stone and masonry with grates over it as a cooking apparatus.

Vice-Chairman Crohan asked the applicant about the traffic coming out of the driveway and wanted somebody to be available to help with traffic exiting in the dark.

Mr. Hoover stated people would be leaving at staggered times and there are also street lights in the area. Traffic should not have to be stopped. This is a barn/dinner type of event. He would be willing to place an officer at the site towards the end of the event. He asked Mr. Crohan if they could just have an employee direct traffic and this would be a low impact event.

Vice-Chairman Crohan stated he would rather see an official deputy at the site for the safety of the people out on the road.

Mr. Hoover stated they could simply turn the exit into a right hand turn only to avoid turning in front of traffic.

Vice-Chairman Crohan accepted this suggestion.

Sue Workman asked how to keep the estimated count of 50 people attending.

Mr. Hoover stated it would be through tickets and on-line reservations and they would not sell more than they could serve properly. He stated this is just a way for them to train their employees for such events and to also get to know the public and for them to have a taste of Southall. He stated they will not have anything to sell at their permanent facility for at least another year and a half.

Vice-Chairman Crohan asked the applicants about alcohol served during the event.

Mr. Hoover stated they are in the process of getting a license for the site to sell alcohol.

Karen Emerson-McPeak 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 with the additional requirement of a right turn only for exiting the property. Sue Workman seconded the motion. Motion was approved by unanimous voice vote.

## ITEM 2

### **Closed Session: Steve E. Cox vs. Williamson County Board of Zoning Appeals, Chancery Court Docket No. 47123.**

A closed session was had with Attorney Kristi Ransom regarding the pending litigation. No action was required.

After the closed session ended, Ms. Hodges and Ms. Midgett returned to the meeting to resume the recording of the session. Vice-Chairman Crohan reopened the meeting and asked if there are any further items to come before the Board.

Sue Workman made a motion to adjourn the meeting and 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.

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Secretary's Signature

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Date