

**Minutes
Williamson County
Board of Zoning Appeals
6:00 P.M. June 28, 2018**

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
Aaron Holmes

The Williamson County Board of Zoning Appeals met in regular session on June 28, 2018 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 asked the members to consider the minutes from last month. Vice-Chairman Don Crohan made the motion to approve the minutes of the May 24, 2018 meeting, as presented and Andrew Ring 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 to the Board the adjoining properties and displayed the site plan using the overhead projector. Mr. Sanders stated this event has come before the Board for several years. He stated the applicant submitted a very complete application and that all conditions for the request have been met or exceeded. He informed the Board that the applicant even has a back-up polo field in case of poor weather conditions that also meets requirements.

Debbie Chadwick of the Rochelle Center and Laurie Kush Executive Director of Saddle Up, represented the item. Ms. Chadwick stated to the Board this year's event will be an all women's match. It will be the first time in the state of Tennessee for such an event.

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

Andrew Ring stated that as a life-long resident of Moran Road, he has never known of any issues and highly recommended the request.

Ms. Chadwick stated they have always tried to be good partners with the public.

Chairman Ausbrooks asked the applicant if there were any injuries during last year's event.

Ms. Chadwick stated no, there were no injuries at the event.

Vice-Chairman Crohan asked the applicant about the estimated peak of people attending the event and there being no vendors.

Ms. Chadwick stated that was correct, no vendors. She went on to explain they stagger the release of different ticket holders to minimize traffic impact from the event.

Vice-Chairman Crohan made a motion to approve the request stating it meets the requirements of Sections 11.05 (D) (7), 5.01 (E) and 16.02 of the Zoning Ordinance. Sue Workman seconded the motion. Motion was approved by unanimous voice vote.

ITEM 2

A request by Michael Payne of S&ME (Stuart McWhorter, property owner) for a Special Use approval of a Rural Retreat - Extensive Use located at 2211 Lewisburg Pike. The property is zoned Rural Development-1 (RD-1) and Rural Development-5 (RD-5) and is located in the 2nd district.

Aaron Holmes read the staff report and reviewed the background documentation (see agenda report). Lee Sanders pointed out to the Board the adjoining properties using the overhead projector. Mr. Sanders stated Rolling Hills Farm is made up of three tracts and the 200 foot buffer has been noted for the perimeter of the entire project by the applicant. He stated Mr. McWhorter obtained approval for a Rural Retreat-Limited several years ago that allowed events for his company. Now he wishes to operate the facility as a commercial venue that is available to the public.

Jason Brouillette and Michael Payne of S&ME represented the item. Mr. Brouillette stated he has met with Aaron Holmes and informed him that traffic control will be provided during any events held during the week. Due to less traffic, traffic control is not required on the weekend. He then added that no planned additions or expansions will be made to the buildings.

Chairman Ausbrooks opened the public hearing.

Commissioner Judy Lynch Herbert stated there are not many farms left and she does not want this site to be denied and then have a subdivision put in its place. Therefore, she would like to see the Board approve this request.

Elaine Thompson of 2236 Lewisburg Pike stated she lives across the highway from the site and has no problem with it becoming a Rural Retreat.

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

Karen Emerson-McPeak stated she was concerned about traffic during the night.

Mr. Brouillette stated it depends on the people's perception. He stated there will be blue lights blinking from the traffic control officer's car along with cones to caution drivers of traffic conditions when events are held.

Mr. Payne stated there is minor up-lighting on the trees, but nothing to cause issues.

Vice-Chairman Crohan asked if the request was approved, and some of the acreage was sold off, what would happen to the 200 foot buffer.

Aaron Holmes, Planning Coordinator stated the smaller parcel would be unable to support the required 200 foot buffer by itself and the site plan would be void.

Mr. Brouillette stated the smaller parcel could not accommodate the 200 ft. buffer if the adjoining parcels were sold off. He stated that if the events are held on weekdays, there would be someone helping with traffic control during the week but not on weekends.

Vice-Chairman Crohan made a motion with conditions noted in the staff report to approve the request since it meets the criteria set forth in Sections 5.01 (E) and 11.03 (D) (5) 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