

**Minutes  
Williamson County  
Board of Zoning Appeals  
6:00 P.M. July 26, 2018**

**Members Present**

David Ausbrooks, Chairman  
Don Crohan, Vice-Chairman  
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 July 26, 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 June 28, 2018 meeting, as presented and Andrew Ring seconded the motion. The motion was unanimously approved by voice vote.

**ITEM 1**

**A request by Sarah Legan of Southall Meadows (Harry and Robanne Legan, property owners) for a Special Use permit for temporary Special Events - Extensive Impact (Weddings) to be held on September 8<sup>th</sup>, 15<sup>th</sup>, 21<sup>st</sup>, 22<sup>nd</sup>, 29<sup>th</sup>, October 5<sup>th</sup>, 6<sup>th</sup>, 13<sup>th</sup>, 20<sup>th</sup>, 27<sup>th</sup>, November 3<sup>rd</sup> and 10<sup>th</sup> at 3193 Southall Road. The property is zoned Rural Preservation 5 (RP-5) and is located in the 9<sup>th</sup> district.**

Linda Hodges read the staff report and reviewed the background documentation (see agenda report). Lee Sanders displayed to the Board the site plan using the overhead projector. He pointed out the existing tobacco (event) barn and the parking spaces for guests, along with the different locations for the water, restrooms and lighting. Mr. Sanders stated Ms. Legan has reserved help with the traffic flow by hiring a deputy from the Williamson County Sheriff's Department. He stated Ms. Legan has on file a letter from an engineer stating the safety of the barn. She also provided an architect's plan for fire safety and emergency lighting she has installed.

Sarah Legan and Robanne Legan represented the item. Sarah Legan stated they have twelve upcoming single day events that she hopes the Board will approve. She went on to affirm the staff report and added she is on site for the event and is trained in first aid for health emergencies. She stated the sound engineer always does a sound level check.

Chairman Ausbrooks opened the public hearing.

Lindsey Smith of 3245 Southall Road identified herself as a next door neighbor. She stated Ms. Legan’s events are noisy and negatively affects the adjoining neighbors. She stated she wants the Board to deny Ms. Legan’s request.

There being no one else to speak, Chairman Ausbrooks closed the public hearing. The Chairman then asked the Board members if they had any questions or comments.

Mr. Ring asked the applicant about the sounds coming from the event.

Ms. Legan stated her sound engineer works with her amplified sound systems to see that the sound stays in compliance with the required 55 decibals. She noted the events end by 10:00 p.m. and all vendors and staff are gone by 11:00 p.m. She also added that there would be plenty of lighting inside as well as outside in the parking area where she places temporary lighting.

Don Crohan asked staff if the Board could allow 15 extensive use days in addition to the four limited event permits issued by staff. Mr. Crohan recognized this request is for 12 days and asked could Ms. Legan come back before the Board for the remaining three. He also asked Ms. Legan the status of building the permanent facility for which she was approved earlier this year.

Ms. Legan stated the site plan was approved just recently by Planning Department and she hasn’t had time to get the other buildings built.

In response to Mr. Crohan, Mr. Sanders stated Ms. Legan would be allowed to apply to the Board for up to three more Extensive Events in this calendar year.

Attorney Kristi Ransom stated Planning staff can approve four Limited Events per calendar year and each event could be up to two consecutive days. In addition the Zoning Ordinance allows the Board of Zoning Appeals to approve an additional 15 days per calendar year.

Chairman Ausbrooks pointed out to the Board that their purpose was to vote on the request before the Board tonight.

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. 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