

**Minutes**  
**Williamson County**  
**Board of Zoning Appeals**  
**6:00 P.M. September 27, 2018**

**Members Present**

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

**Staff Present**

Lee Sanders  
Linda Hodges  
Brenda Midgett  
Kristi Ransom, Attorney  
Aaron Holmes, Planning Coordinator

The Williamson County Board of Zoning Appeals met in regular session on September 27, 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 July 26, 2018 meeting, as presented and Andrew Ring seconded the motion. The motion was unanimously approved by voice vote.

**ITEM 1**

**A request by Keith Neidhart of Willowbrook Farm for a Special Use permit for a temporary Special Event - Extensive Impact (The Belonging Co. Men's Retreat) to be held on October 26<sup>th</sup> and 27<sup>th</sup> located at 6246 Ladd Road. The property is zoned Rural Development 1 (RD-1) and is located in the 5<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 adjoining property owners and stated this is a nice flat piece of land that has a separate entrance and exit on Ladd Road and Highway 96 East. He stated the building is centered in the middle of the property and therefore they are able to meet the 200 ft. buffer. Mr. Sanders stated Mr. Neidhart will have fire extinguishers and has a safety plan noted on the site plan in case of emergency.

Mr. and Mrs. Neidhart represented the item. Mr. Neidhart stated possibly 75-100 men may attend the event. He stated this is a men's Church group and no alcohol will be served. Mr. Neidhart stated there will be only meals and fellowship along with a rock climbing wall and laser tag for entertainment.

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

Sue Workman asked the applicants about the proposed music and sounds for the event.

Mr. and Mrs. Neidhart stated there would be music for the event but it would be controlled.

Chairman Ausbrooks asked the applicants how they plan on controlling the amount of sound from the music.

Mr. Neidhart stated he has an application on his phone that measures the volume of the music and they would monitor for compliant levels.

Vice-Chairman Don Crohan asked the applicants about the availability of the water.

Mr. Neidhart stated there will be ample amounts of water provided by the Church group as well as Milcrofton Water Utility District available at on-site water taps.

Vice-Chairman Crohan 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. His motion to approve included allowing the event to begin at 8:00 a.m. on Friday with overnight camping allowed. Sue Workman seconded the motion. Motion was approved by unanimous voice vote.

## ITEM 2

**A request by Gerald Bucy, Consulting Engineer (H.P Ingram et al, property owner) for Special Use approval of a Self-Service Storage facility located at 8089 Horton Highway. The property is zoned 840 Center (840C) and is located in the 5<sup>th</sup> district.**

Aaron Holmes read the staff report and reviewed the background documentation (see agenda report). After reading the staff report, he stated that on page two a correction should be noted and number 2 should read 11.03 (D)(15) instead of 11.05 (D)(15) of the Zoning Ordinance. Lee Sanders displayed on the overhead projector a property map showing the adjoining property owners and the I-840 area southwest of the proposed site.

Gerald Bucy, Consulting Engineer for the project, represented the item and explained to the Board that the buildings must be set back 150 ft. from any adjoining residential property. He stated this is a very low traffic generator. When traffic calculations were done, there were only 19 trips per day.

Chairman Ausbrooks then opened the public hearing.

Dr. Dinish Gupta, owner of the adjoining property as well as the property directly across the street, stated he heard about the hearing from the August 14, 2018 Triune Special Plan meeting. He stated this is considered a part of Triune Special Area Plan which is proposed. He stated the mini-warehouse would not comply with the proposed plans for this area. He stated he strongly opposes the request.

Penny Kemle of 2954 Spanntown Road has been before the Planning Commission in regards to the vision plan for the Triune area. She stated the people in the area do not want a three story box-store. She stated the neighborhood wants the warehouse to be built to look like a barn and only have two stories. She also stated that the landscape should consist of native trees and would like to know more about the water run-off.

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

Chairman Ausbrooks stated the Board has only the Ordinance criteria to work with. He added he was not aware of any other request the public had for the Triune Community because at this time it is only a draft proposal.

Karen Emerson-McPeak asked the applicant if this would be a gated storage facility and also about the lighting for the three story building.

Mr. Bucy stated there would be a kiosk to allow people to open the gate along with a six foot masonry wall around the property. He also stated there would not be a residence at the office and people would work eight hour shifts at the site. Mr. Bucy explained the three story building would be the only area that is temperature controlled and there would not be any exterior lighting on the three story building. He stated all lighting must be zeroed out at the property line.

Sue Workman asked the applicant how tall the three story building would be and if it could be made to look like a barn.

Mr. Bucy stated it would be about 30 ft. tall. He went on to explain, because the lot falls in elevation and the building is to be 300 to 400 feet off the highway, only about twelve feet of it will be above pavement level. He stated the building will be constructed of masonry and metal.

Vice-Chairman Crohan asked the applicant about the septic easement and if it touches adjoining property. He also stated the 30 ft. required setback needs to be addressed in the future because he does not believe it is sufficient.

Mr. Bucy stated an easement was granted to Mattie Sue Johnson for a reserve five bedroom septic system if her system fails. The easement is in the southeast corner of the proposed site.

Vice-Chairman Crohan made a motion to approve the request stating it meets the requirements of Sections 5.01 (E) and 11.03 (D)(15) and his motion to approve includes the additional conditions requested by staff. Andrew Ring seconded the motion. Motion was approved by a four to one vote. Karen Emerson-McPeak opposed the motion.

With no other business to come before the Board the meeting was adjourned.

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Secretary's Signature

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Date