

**Minutes  
Williamson County  
Board of Zoning Appeals  
6:00 P.M. October 25, 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

The Williamson County Board of Zoning Appeals met in regular session on October 25, 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 September 27, 2018 meeting, as presented and Andrew Ring 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 (2019 Tennessee Renaissance Festival) at 2124 New Castle Road. The property is zoned Rural Development 5 (RD-5) 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 properties and stated the Freemans do an excellent job putting on this event. He stated the site is on the eastern border of Williamson and Rutherford County and Rutherford County was notified of the event. Mr. Sanders stated the Freemans use property in Rutherford County for extra parking. He stated the applicants exceed the zoning requirements including security, water and medical help. Mr. Sanders stated the Freemans will again use a State Department of Transportation approved plan to help traffic flow on Highway 96.

Mr. and Mrs. Freeman represented the item. Mrs. Freeman stated she is always very concerned about safety and the event being successful for the patrons. Mr. Freeman stated he tries his very best to create a positive experience for the patrons. He has learned in the past how to hold such an event by going to other festivals in order to learn from their experience.

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.

Vice-Chairman Don Crohan asked the applicants if there would be buses and children coming in early on the first weekend and if the applicants experienced any medical problems during the last event.

Mrs. Freeman stated no surrounding counties with school children plan to come to the event because the schools are holding tests during this time period. She then advised of a few minor medical issues addressed during the festival.

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 and because of their excellent past history of the event. Sue Workman seconded the motion. Motion was approved by unanimous voice vote.

**ITEM 2**

**A request by Robert Baltz (Sandra Sullivan, property owner) for a variance of lot size at 7729 Cut Road. The property is zoned Municipal Growth Area District (MGA-5) and is located in the 1<sup>st</sup> district.**

Mr. Sanders requested the item be deferred until the application was completed by the applicants with the site being resurveyed. Because the item was advertised, the By-Laws require that the request to defer be approved by vote of the Board. Vice-Chairman Don Crohan moved for deferral, Sue Workman seconded, and the motion was approved by unanimous vote.

**ITEM 3**

**Board of Zoning Appeals 2019 Schedule of Meetings.**

Lee Sanders stated that BZA meetings are held on the fourth Thursday of every month except November and there are no meetings in December.

Vice-chairman Don Crohan made a motion to accept the 2019 schedule of meetings. Karen Emerson-McPeak seconded the motion. Motion was approved by unanimous voice vote.

**ITEM 4**

**Proposed amendments to the Board of Zoning Appeals By-Laws.**

There were two different By-Law changes for the Board to consider.

By-Laws Section V.6. requires filing a complete application a minimum of 29 days prior to the meeting. The staff is asking the Board to adopt a change that would allow 36 days between application deadline and the meeting.

Attorney Ransom stated the additional time is needed for soil testing and other requirements. She also added that Planning Department is on a six week review schedule.

Secretary Karen Emerson-McPeak made a motion to change the deadline from 29 to 36 days. Sue Workman seconded the motion. Motion was approved by unanimous voice vote.

By-Laws Section VI (A) 2 (b) requires a notarized Power of Attorney to represent the item at the meeting. Staff is asking the Board to consider removing the Power of Attorney and Notary requirement and accept a signature on a document instead.

Vice-Chairman Don Crohan stated he has a problem with not having a signed Power of Attorney. He doesn't like the idea of not having the property owner having to make application for a variance.

Andrew Ring asked if the By-Law request can be rewritten to have the signature notarized from the owner of property for a variance instead of a Power of Attorney.

Attorney Ransom noted that this provision of the By-Laws addressed who may appear on behalf of an applicant at a meeting, not who has the authority to make application.

Vice-Chairman Don Crohan made a motion to deny the requested change of the By-Law. The motion failed for lack of a second.

Secretary Karen Emerson McPeak made a motion to come back next meeting with an amendment requiring a notarized statement. Andrew Ring seconded the motion. Motion was approved with a four to one vote. Andrew Ring, Secretary Karen-Emerson McPeak, Sue Workman and Chairman Ausbrooks approving the motion for a notarized statement and Vice-Chairman Crohan voted to deny 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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