

**Minutes**  
**Williamson County**  
**Board of Zoning Appeals**  
**6:00 P.M. November 15, 2018**

**Members Present**

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

**Staff Present**

Aaron Holmes  
Brenda Midgett  
Kristi Ransom, Attorney

The Williamson County Board of Zoning Appeals met in regular session on November 15, 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 October 25, 2018 meeting, as presented and Andrew Ring seconded the motion. The motion was unanimously approved by voice vote.

**ITEM 1**

**A request by Jerry Tabers of Accurate Surveys (Dale and Leah Black, property owners) for a Special Use Permit for a Residential Business to allow a Paint and Auto Body Supply business at 6378 Cox Road. The property is zoned Rural Development 1 (RD-1) and is located in the 5<sup>th</sup> district.**

Aaron Holmes read the staff report and reviewed the background documentation (see agenda report). He stated the Board members have been given additional correspondence regarding the Item.

Mr. Jerry Tabers of Accurate Surveys and property owners Dale and Leah Black represented the Item. Mr. Black stated he wants to have body shop supplies delivered to his home and storage in his garage. He stated he has been selling products to body shops for 25 years. He stated most of his business is between Chapel Hill and Cookeville.

Chairman Ausbrooks indicated there was no one seated in the audience and therefore did not open the Public Hearing. He asked the property owner to explain a typical day with his business, such as traffic coming in and out, etc. He also wanted to know if there would be storage of hazardous materials.

Mr. Black stated this is strictly a wholesale business and he only supplies equipment for body shops. He further stated that he does store paints, which are brought in by Fed Ex trucks. He would also have a part-time employee. He loads his van and takes products to other businesses.

Secretary Karen Emerson-McPeak asked Mr. Tabers what his job was. She also wanted to know if Mr. Black lived on site, and if the property was located in a floodplain.

Mr. Tabers stated he is a surveyor, prepared the site plan, and is required to make the drawings and application.

Mr. Black stated he has owned the property for over 11 years and has never had a flooding problem.

Vice-Chairman Crohan asked the applicant how far the shop was from the house and if there were any fire hydrants.

Mr. Tabers stated 50 to 100 ft. and the nearest hydrants was ¼ mile away.

Vice-Chairman Crohan made a motion to approve the Special Use stating it meets the requirements of Sections 5.01 (E) and 11.04 (D) (10) of the Zoning Ordinance. He further noted that there would be no customers coming in and out of the site. Andrew Ring seconded the motion.

Chairman Ausbrooks added an amendment to the motion that no equipment, except for business van and personal cars used for delivery be on site, and no body work or painting be conducted on the property. Vice-Chairman Crohan seconded the motion.

The amended motion was approved by unanimous voice vote, and the original motion was approved by unanimous voice vote.

## **ITEM 2**

### **Election of officers for 2019**

Karen Emerson-McPeak moved to nominate the slate as presented. David Ausbrooks, Chairman, Don Crohan, Vice-Chairman and Karen Emerson-McPeak, Secretary. Sue Workman seconded the motion, and the motion was approved by unanimous vote.

## **ITEM 3**

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

Attorney Kristi Ransom stated the Board could change the amendment to Notarized Statement or leave as is for a Power of Attorney. She stated sometimes people cannot get paperwork to the meeting in time. She stated she could create a one page form for the Board.

Vice-Chairman Don Crohan made a motion to deny the changing of the By-Laws. He would rather have a professional sign the consent for a variance. She Workman seconded the motion. The motion to deny the change was approved by a three to two vote. Vice-Chairman Crohan, Sue Workman and Andrew Ring voted yes to deny the request. Chairman Ausbrooks and Karen Emerson-McPeak voted against the denial. The By-Laws will remain as is relation to whom may present an application at the meeting.

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

\_\_\_\_\_  
Secretary's Signature

\_\_\_\_\_  
Date