

**Minutes
Williamson County
Board of Zoning Appeals
6:00 P.M. July 23, 2020**

Members Present

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

Staff Present

John Bledsoe, Codes Compliance Director
Brenda Beard
Holly Scott, Codes Compliance Inspector
Kristi Ransom, County Attorney

The Williamson County Board of Zoning Appeals meeting was conducted during an electronically held session on July 23, 2020. Chairman David Ausbrooks called the meeting to order and conducted roll call to establish a quorum. Attorney Kristi Ransom advised that a motion is required declaring the electronic meeting was necessary due to the Covid 19 virus. Vice-Chairman Don Crohan made a motion that due to Covid 19 it is a necessity that the Board meet electronically. Secretary Karen Emerson-McPeak seconded the motion. Motion was approved by unanimous roll call vote.

Chairman Ausbrooks read 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 the June 25, 2020 meeting. Secretary Karen Emerson-McPeak made the motion to approve the minutes of the June 25, 2020 meeting as presented and Andrew Ring seconded the motion. The motion was unanimously approved by roll call vote.

ITEM 1

A request by Craig Hoover (Across 2 Creeks, LLC, property owner) for a Special Use permit for a temporary Special Event - Extensive Impact (The Rambling at Southall Fall 2020) at 1994 Carters Creek Pike and adjoining property. The properties are zoned Municipal Growth Area District 1 (MGA-1) for Map 091 Parcel 131.00 and Municipal Growth Area – Hamlet (MGA-H) for Map 091 Parcel 131.02 and are located in the 11th district.

Holly Scott read the staff report. John Bledsoe electronically displayed the site plan. Bledsoe stated these are the same type of events the Board approved in the spring and fall of last year. The applicant is requesting approval for twelve more dates for the fall of 2020.

Chairman Ausbrooks asked applicant Craig Hoover if he had anything he wished to add.

Craige Hoover represented the item and said these events are something they have held in the past. He stated because of the Covid 19 pandemic they will probably limit their capacity to less than 60. He also stated this year they will not have games and have also taken steps to insure people are socially distancing so as not be a source for the virus to spread. These events will be a place where people can go and eat outside.

Chairman Ausbrooks opened the public hearing by asking Codes Compliance Director John Bledsoe if he received notice of anyone from the public wishing to address or make a statement regarding this request.

Mr. Bledsoe noted the signs were posted on the property and letters were sent to the adjacent property owners, but that he did not have any calls or emails from the public regarding the item and received no requests to join the meeting to make a public statement.

There being no one from the public on line wishing to speak, Chairman Ausbrooks then closed the public hearing and turned the meeting back to the Board for any questions or statements.

Vice-Chairman Don Crohan asked the applicant about traffic and with no officer stationed to direct traffic after 9:00 p.m., if there would there be a problem with people leaving the event.

Craige Hoover stated a sign was placed last year, at the Board's request, which states "Right Turn Only" for guests leaving the events. He stated guests usually leave at different times after they finish eating and there should not be a problem with people all leaving at the same time.

John Bledsoe stated to the Board there is a photo in their package showing the right turn only sign and the sign has remained in place since the applicant's first event.

Chairman Ausbrooks asked the applicant if there were any accidents at the intersection last year and if he felt sure that the sign was doing its job.

Craige Hoover stated there were not any accidents last year and that he is confident the sign is doing its job. He stated he suspects the proposed traffic signal will be working by the time the events will be held.

Vice Chairman Don Crohan made a motion to approve the Temporary Events-Extensive Impact request at 1994 Carters Creek Pike as presented stating it meets the requirements of Section 5.01 Special Use, Section 11.05 (D) (7) Special Event-Extensive Impact and Section 16.02 Noise Standards. Andrew Ring seconded the motion. Motion was approved by unanimous roll call vote.

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

Secretary's Signature

Date