

Minutes
Williamson County
Board of Zoning Appeals
6:00 P.M. June 25, 2020

Members Present

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

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 June 25, 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. Secretary Karen Emerson-McPeak made a motion that due to Covid 19 it is a necessity that the Board meet electronically. Vice-Chairman Don Crohan 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 April 23, 2020 meeting. Secretary Karen Emerson-McPeak made the motion to approve the minutes of the April 23, 2020 meeting as presented and Vice-Chairman Don Crohan seconded the motion. The motion was unanimously approved by roll call vote.

ITEM 4

A request by Debbie Chadwick of the Rochelle Center (Orrin Ingram, Bill Andrews and The Land Trust for Tenn., property owners) for approval of a Special Event - Extensive Impact (Chukkers for Charity) at 1475 Moran Road. The property is zoned Rural Preservation 5 (RP-5) and is located in the 9th district.

Holly Scott read the staff report. John Bledsoe stated this is the 25th year for this event and the applicant has always done a good job with the application materials. He noted that the Codes Compliance office has not received any complaints about this event.

Chairman Ausbrooks asked applicant Debbie Chadwick if she had anything she wished to add.

Ms. Chadwick represented the item and stated they are coming before the Board during extraordinary times. She stated Chukkers for Charity has taken this crisis and virus very seriously and have submitted additional information regarding how they are going to keep social distancing in their

plans with a move from their regular field to a much larger field.

James Armstrong, also representing the applicant, stated noted that the event has moved to a much larger area. He explained the changes that have been made from past events to address proper social distancing, which includes that one side of the field will have 10 X 10 cabanas with a six foot buffer between cabanas, with a limit of ten people in each cabana. These cabanas will be provided with a picnic lunch served to them. No food buffets or bars will be allowed. Guests will park their vehicles behind the cabanas. On the other side of the field will be traditional tailgating with twenty 10 X 10 cabanas where guest can have reserved a place with the picnic served. The remaining spots will be one car per space for traditional tailgating. There will be no shuttling for guests or the use of golf carts. No outside players will be brought in to participate, only local club players are allowed.

Debbie Chadwick thanked the Board for allowing her to be heard for the event. She stated this is a local charity event for adults and children with disabilities and their organization has worked to limit the exposure to the guest.

Laurie Kush, on behalf of the applicant stated she just wanted to echo what Ms. Chadwick stated. They have put a lot of thought and consideration into the event in order to keep the public safe. They are hoping to have a healthy and profitable event in order be able to fund the supported non-profits.

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 stated he did not have any calls or requests regarding the item. He had only one email which was from County Commissioner Chas Morton from the 9th District advising of his support for the event and hoping the Board would approve the event.

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 the size of the cabanas and the amount of people in each tent. He also wanted to know if each player was going to be tested for the coronavirus before the event.

Debbie Chadwick stated there will be ten people in each cabana and the cabanas will be six feet apart.

James Armstrong stated the players would not be tested but they would have to fill out forms with questions regarding any symptoms of Covid 19.

Vice-Chairman Don Crohan asked the applicants if they were prepared to make any changes if needed prior to the event, if recommendations regarding the virus from the County or State are issued.

Debbie Chadwick stated they are going to stay with the restricted plan they have in place even if the State does open up the restrictions and the County opens up further.

Vice Chairman Don Crohan asked if the State and County imposes additional restrictions if they will be prepared to address them.

Debbie Chadwick stated they meet every ten days to two weeks to discuss the event and if any changes are needed. They are more than ready to meet all requirements.

James Armstrong stated the car show at half-time and handing out ice-cream has been removed from the event and they have asked everybody to remain in their seats during the trophy presentation.

Vice Chairman Don Crohan made a motion to approve the Extensive Impact request at 1475 Moran Road stating it meets the requirements of Section 5.01 Special Us, Section 11.05.-D.7 Special Event-Extensive Impact and Section 16.01 Noise Standards. Secretary Karen Emerson-McPeak seconded the motion. Motion was approved by unanimous roll call vote.

Chairman Ausbrooks announced to the Board that future meetings will be held at the County Complex.

Director John Bledsoe stated meetings will be held in the auditorium through September, unless the authority to meet electronically is extended.

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

Secretary's Signature

Date