

**Minutes  
Williamson County  
Board of Zoning Appeals  
6:00 P.M. May 27, 2021**

**Members Present**

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

**Staff Present**

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

The Williamson County Board of Zoning Appeals met in regular session on May 27, 2021 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 the April 22, 2021 meeting. Vice-Chairman Don Crohan made the motion to approve the minutes of the April 22, 2021 meeting as presented and Sue Workman seconded the motion. The motion was unanimously approved by unanimous voice vote.

**ITEM 1**

**A request by John and Kimberly Dolan for a Temporary Use Permit for a Special Event – Extensive Impact (Fall Series 1) at 8241 Malachi Ln. (Map 113 Parcel 072.02). The property is zoned Triune Character Area 3 (TCA-3) and is located in the 5<sup>th</sup> district.**

Codes Compliance Director John Bledsoe read the staff report. He presented the site plan to the Board using the overhead screens. Mr. Bledsoe informed the Board that when the meeting packets were mailed to the Board the application and required paperwork did not meet the requirements for approval for the following reasons:

1. For attendance of 2,750 people, a total of 688 parking spaces are required. The site plans shows 698 spaces but 33 spaces are in an area designated for placement of port-a-potties and trash cans leaving a total of 665 spaces.
2. Applicant had not provided the staff with TDOT approval of the entrance to the off-site parking area.
3. Applicant had not provided required 200' buffer agreements with adjacent property owners.
4. The proposed hours for events were from 5:00-11:00 p.m. Ordinance requirements for extensive impact event hours are from 10:00 a.m. to 10:00 p.m. The Board has the authority to approve an earlier starting time but does not have the authority to approve a later ending time.
5. The applicant had not provided the staff with the required letter from the Sheriff's Department acknowledging the dates and times for the events.

Mr. Bledsoe stated the applicant had brought more information to the meeting which included two signed agreements from adjoining property owners for the required 200 foot buffer and the signed acknowledgment letter from the Sheriff's office.

Mr. Matt Campbell of Dolans Venue and Mr. John Dolan, property owner, represented the item. Mr. Campbell stated he did not intend to use the area designated for toilets to be included in the total count for parking spaces.

Chairman Ausbrooks asked Mr. Campbell how many parking spaces are actually available.

Mr. Campbell stated 667. Campbell further stated they would be willing to limit the number of tickets sold to meet the available parking requirements. Mr. Campbell also informed the Board they had a concert last year and even though it stormed during the concert they did not receive any complaints. Campbell requested approval for the events.

Mr. Bledsoe stated the Board could reduce the number in attendance of the events as a condition of approval.

Chairman Ausbrooks opened the public hearing.

Joey Wilson represented Charles Wilson who lives at 5175 Murfreesboro Road, approximately ½ mile from the venue. He stated the noise, especially the fireworks, at 10:00 p.m. was quite loud from the last event. He requested that the events not interrupt sleeping hours and that the applicant contact the neighbors before events are held so they can make arrangements for their pets and livestock.

Blaine Lewis owner of 8220 and 8240 Malachi Lane stated he owns a jewelry school just north of the venue and that his classroom is just 920 feet from the stage. They have been open during many sound checks and they haven't heard the sound checks. Mr. Lewis also stated his renter at 8220 Malachi Lane did not have a noise issue. Mr. Lewis stated he would be the one that would be most impacted from the events and that the noise level from the concert was very low. He also stated that security from the venue did a great job keeping people off of his property and trash was promptly picked up.

Brandon Carpenter of 9731 Clovercroft Road stated he only met Mr. Dolan a few weeks ago when he went to the property to see if it was ADA compliant. He stated he has been to hundreds of concerts all over the country.

Mr. Carpenter stated staff at the venue were always courteous and the site was very clean and easily accessible for someone who is in a wheelchair like him.

Greg Sanford of 7201 Prairie Falcon Drive stated he is a life-long resident of Williamson County, President of the Blackhawk Homeowners Association, and a firefighter with the Arrington Volunteer Fire Department. Sanford informed the Board that the fire department had a response team on-site for each event that featured fireworks. Sanford also stated that at the last event the fireworks were over by 9:41 p.m. and the venue was cleared by 10:00 p.m. Sanford said the Arrington Volunteer Fire Department and the Blackhawk Homeowners Association were in full support of the events.

Shelia Ehemann of 8053 Horton Highway stated she has no problem regarding the fireworks at the venue. She wants to keep the historical value of the area and Triune has been known as a gathering place since the early days of Williamson County. Ehemann would like for the Board to approve the request for the events.

Jesse Keys of 311 Players Court (Metro) stated that he works at Dolans Venue and is also in the music industry. Keys said everything there has been done professionally-from the concerts to the parking and concessions. Keys asked that the Board grant the 15 dates for the events.

John Dolan stated he has owned the property since 2004 and wants to use it as a gathering place for community events such as a community garden and horseshoes. Dolan stated he would make sure there would be no traffic backups. Dolan said that with the three previous events there were no traffic issues.

Mr. Campbell stated they have resolved all the issues except for the entrance to the off-site parking. Campbell said he expects TDOT (Tennessee Department of Transportation) to approve the plans soon and that work would begin a week of obtaining the permit.

Shelia Ehemann spoke again in favor of the events.

Blaine Lewis spoke again in favor of the events.

Chairman Ausbrooks then closed the public hearing.

Andrew Ring asked staff what the attendance could be with the available parking spaces.

John Bledsoe stated 2,660 maximum attendance.

Andrew Ring stated the TDOT repair could be a condition of approval.

Sue Workman stated she was concerned that the applicant does not have any signed paperwork from the Sheriff's Department stating they will be on site during the event.

Mr. Campbell stated it is too far in advance for the department to assign officers but they will have that documentation as the events get closer.

Andrew Ring stated the applicant has submitted the required letter from the Sheriff's Department acknowledging the dates of the events.

Secretary Karen Emerson-McPeak asked about access to Horton Highway and if a turning lane would be installed.

Mr. Campbell stated there are no plans for a turning lane and TDOT did not require one. Campbell also stated parking passes are pre-sold and they have two deputies to control entrance and exit traffic.

Mr. Bledsoe stated there had been no discussion of widening of the road or creating a turning lane.

Secretary Karen Emerson-McPeak asked the applicants if liquor was being sold.

Mr. Campbell stated the liquor was being catered in.

Chairman Ausbrooks asked the applicant if he has obtained approval from the Beer Board. If a permit is required it should be submitted.

Mr. Dolan stated an ABC card is obtained by the caterer.

Vice-Chairman Don Crohan asked Mr. Campbell if they were in a position to end all events by 10:00 p.m. He stated the Board does not have authority to change the ending time of an event.

Mr. Campbell said he would rather be able to go until 11:00 p.m. but he understood that all sounds must end at 10:00 p.m. and everyone leaving the premises.

Vice-Chairman Crohan voiced concern for safety on the roads when leaving the events. Crohan stated there should be deputies with lighted patrol cars directing traffic when people are leaving the event. He stated he wants Mr. Campbell to acquire a signed agreement with the Sheriff's Department for traffic control with deputies with at least one lighted patrol car.

Vice Chairman Crohan asked staff how they could regulate fireworks noise.

Mr. Bledsoe stated there are no fireworks regulations in the Zoning Ordinance.

Vice Chairman Crohan asked staff if they are agreeable with the 2,660 guests and also with the buffer agreement.

Mr. Bledsoe stated 2,660 guests would be in agreement with their parking plan and that they are now in compliance with the buffer requirements.

Chairman Ausbrooks asked the applicant if water would be provided.

Mr. Campbell stated they will have bottled water and are capable of providing free tap water.

Chairman Ausbrooks stated he would like a sign posted to say tap water is available for free upon request.

Sue Workman asked the applicant if they will provide on-site medical services.

Mr. Campbell stated there is an EMS station across the road and the Fire Department is on site for every event.

Andrew Ring asked about the total operating time for the events.

Mr. Campbell stated normally from 6:00 p.m. or 7:00 p.m. and over by 10:00 p.m. He stated they typically open the gates two hours before the event time to reduce traffic congestion.

Vice-Chairman Crohan asked the applicant how they were going to control attendance.

Mr. Campbell stated the tickets are pre-sold and every ticket gets scanned when patrons arrive.

Secretary Karen Emerson-McPeak stated the dates of October 22 thru October 31 are every day and there is heavy traffic at that time during the week.

Mr. Campbell stated there are no set plans during this period of time but they envisioned daytime activities for ticket holders.

Vice-Chairman Crohan made a motion to approve the requested event dates stating it met the requirements of Sections 11.05 (D) (7) with the following stipulations; maximum 665 vehicles and 2,660 total attendance, the events will close at 10:00 p.m., TDOT must approve the improvements to the off-site parking entrance, there must be at least one lighted patrol car at Horton Highway, the applicant must notify the neighbors of the fireworks. Andrew Ring seconded the motion. Secretary Karen-Emerson stated there should be a condition that a sign be posted on site about the availability of free tap water. Mr. Campbell agreed to the signage condition. Motion was approved by unanimous voice vote.

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