

**Minutes  
Williamson County  
Board of Zoning Appeals  
6:00 P.M. April 28, 2022**

**Members Present**

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

**Staff Present**

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

The Williamson County Board of Zoning Appeals met in regular session on April 28, 2022 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 March 24, 2022 meeting. Vice-Chairman Don Crohan made the motion to approve the minutes of the March 24, 2022 meeting as presented and Sue Workman seconded the motion. The motion was approved by unanimous voice vote.

**ITEM 1**

**A request by Kelley Johnson and Rick Howard (James R. Cheshire, III. Trustee) for a Special Use Permit for a Temporary Special Event – Extensive Impact (Barefoot Republic Camp, held June 6 through June 10 and June 13 through June 17) at 1761 Lawrence Road (Map 025 Parcel 013.00). The property is zoned Rural Preservation 5 (RP-5) and is located in the 9<sup>th</sup> voting district.**

Holly Scott read the staff report. John Bledsoe presented the site plan using the overhead screen showing the location of the events to be held. He presented photos of the barn where many of the activities are held, the pavilion area, water stations, and open spaces used for the camps. He stated the camps have always been well-prepared and staff has never had any issues with the events.

Ms. Kelly Johnson represented the item and stated there were no problems last year during the event.

Chairman Ausbrooks opened the public hearing.

There being no one wishing to speak, Chairman Ausbrooks then closed the public hearing and turned to the Board for any questions, comments and concerns.

Vice-Chairman Crohan asked if the camps had any medical issues last year.

Ms. Johnson stated they did not have any issues with Covid. She also stated most incidents were minor, such as scrapes to the knee that needed bandaging, but no serious injuries occurred during last year's event.

Vice-Chairman Don Crohan made a motion to approve the request stating it met the requirements of Zoning Ordinances Sections 5.01, 11.05 (D)(7) and 16.02-Noise Standards along with the opening time to be 8:00 a.m. Sue Workman seconded the motion. Motion was approved by unanimous voice vote.

## ITEM 2

**A request by Mario Miralles for a Front Yard Variance at 4813 Bethesda-Duplex Road (Map 171 Parcel 024.05). The property is zoned Rural Development 5 (RD-5) and is located in the 2<sup>nd</sup> voting district.**

Holly Scott read the staff report. John Bledsoe presented the site plan to the Board using the overhead screens. He also showed a flood map of the area showing the 100 year and 500 year flood zones. He stated the proposed home site would be 60 feet from the front property line. Mr. Bledsoe also presented a survey that the applicants submitted the day of the meeting that contradicted the previously submitted documents. Mr. Bledsoe stated the applicants want to build a home and stay completely out of any flood areas.

Mario Miralles and Jane Maurer represented the item. Mr. Miralles stated for the original application, they used the FEMA flood maps to determine the approximate flood areas but what was submitted today was the most current information on a survey they had prepared, which shows that if the house was located behind the 100' setback it would be in the 100 year flood plain. Mr. Miralles clarified that the proposed house location would be 75' from the front property line because the setback is measured from an easement that runs across the front of the property. He stated he assumed the survey was more accurate than the original approximation, and they would need the variance to locate the house outside of the 100 year flood zone. Mr. Miralles stated they want to build a home on the property and the surrounding neighbors approve of their request.

Chairman Ausbrooks opened the public hearing.

With no one wishing to speak, Chairman Ausbrooks closed the public hearing.

Vice-Chairman Crohan asked what the side setbacks were for this request.

Mr. Bledsoe stated they are 25 feet.

Chairman Ausbrooks asked staff about the 500 year flood area and if a variance would be required to build in that area.

Mr. Bledsoe stated no construction is allowed in the floodway, a variance is required to build in the 100 year flood plain, and there are no regulations in the Zoning Ordinance that prohibit building in the 500 year floodplain. The new survey shows that the location of the house would require a variance to be outside of the 100 year floodplain.

Vice-Chairman Crohan asked why the access easement was only 30' and not 50' wide.

Mr. Bledsoe stated the lot was created on December 13, 1988 with a 30-foot easement. The easement requirement at that time was only 25 feet.

Chairman Ausbrooks asked staff if the only way to build on this property was to grant the variance.

Mr. Bledsoe stated that according to the survey the applicants need a 40 foot front setback variance in order to build out of the 100 year floodplain. If they were to meet the 100 foot setback requirement, then that would put the house in the 100 year floodplain.

Vice-Chairman Crohan asked the applicants what would be the size of the house and the depth of the house.

Mr. Miralles stated the house will be 3200 square feet and the depth of the house will be 62 feet.

Secretary Karen Emerson-McPeak asked the applicants if the property has ever flooded.

Mr. Miralles stated that only the backside where the creek is located floods. Mrs. Maurer stated they were told that in 2010 that the flood water came up halfway onto the property.

Vice-Chairman Crohan made a motion to grant the 40' variance due to the flood plain, the shape of the property, and the lack of another area to build on. Sue Workman seconded the motion. 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