

**Minutes  
Williamson County  
Board of Zoning Appeals  
6:00 P.M. January 26, 2023**

**Members Present**

Vice-Chairman Don Crohan  
Secretary Karen Emerson-McPeak  
Sue Workman  
Andrew Ring  
Matthew Roberts

**Staff Present**

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

The Williamson County Board of Zoning Appeals met in regular session on January 26, 2023 in the Auditorium of the Williamson County Administrative Complex. Vice-Chairman Don Crohan 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.

Vice-Chairman Crohan asked the members to consider the minutes from the October 27, 2022 meeting. Sue Workman made the motion to approve the minutes of the October 27, 2022 meeting as presented and Andrew Ring seconded the motion. The motion was approved by unanimous voice vote.

**ITEM 1**

**A request by Marco DeCiccio and Robert Nicewarner for a Special Use Permit for a Temporary Special Event – Extensive Impact (Multiple Farm-to-Table Dinners 2023) at 7515 Pewitt Road (Map 073 Parcel 014.03). The property is zoned Rural Preservation 5 (RP -5) and is located in the 1<sup>st</sup> District.**

John Bledsoe announced that Chairman David Ausbrooks has resigned after over 30 years of service on the Board. He then introduced Matthew Roberts as a new Board member and Jeff McCoy as a new staff member. Jeff McCoy read the staff report. Mr. Bledsoe stated that Mr. DeCiccio had come before the Board for the past few years requesting approval of these events. Mr. Bledsoe showed an aerial view of the property, the site plan, locations for water stations, restrooms, parking, entrance and exits, the eating area, the first-aid area, the 200 ft. buffer and photos of the property using the overhead screens.

Property owner Marco DeCiccio represented the item. He stated he had nothing more to add except this is a great event held for the community, supports local farmers, and is for a good cause.

Vice-Chairman Crohan then opened the public hearing for anyone wishing to speak on the item. There being no one in the audience, he closed the public hearing. He then turned to the Board for any questions or statements.

Secretary Karen Emerson-McPeak asked the applicant what was the purpose and cause for the event.

Mr. DeCiccio stated they are farm-to-table dinners which supports local farmers. A pop-up chef prepares food off-site and brings the food to serve that day to their guests. He stated a portion of the proceeds benefits a non-profit.

Vice-Chairman Crohan asked the applicant if there were any problems during the last event, such as medical issues or other safety issues.

Mr. Deciccio stated there had not been any problems regarding medical, preparation of the food, or any other problems with the events.

Sue Workman asked the applicant which foster youth group this event was held for.

Mr. DeCiccio stated they partner with two local agencies, Monroe Harding and My Friend’s House, and those two private agencies work with the Department of Children’s Services.

Secretary Emerson-McPeak asked the applicant if traffic had been a problem in the curve for past events.

Mr. DeCiccio stated Pewit Road is not heavily traveled and there is a bit of a blind curve, but the County has placed a blind curve sign advising oncoming traffic.

Sue Workman asked Mr. DeCiccio if the event is held outside and what alternative plans has he made in the event of rain.

Mr. Deciccio stated there have a tent in the event of rain. He pointed out the dates listed for the events are seasonal.

Vice-Chairman Crohan asked the applicant if it would be correct to say that the tickets are sold in advance in order to keep the attendees to a certain limit.

Mr. Deciccio stated there is a third party vendor from which people can buy tickets and when they sell to a certain number of guests, people can no longer purchase tickets.

Andrew Ring made a motion to approve the request stating it met the requirements of Sections 11.05 (D) (7), 5.01 (E) and 16.02 of the Zoning Ordinance. Sue Workman seconded the motion. Motion was approved by unanimous voice vote.

**ITEM 2**

**Other Business –Board of Zoning Appeals 2023 schedule of meetings.**

Andrew Ring made a motion to approve the schedule of meetings for the Board of Zoning Appeals. Karen Emerson-McPeak seconded the motion. Motion was approved by unanimous voice vote.

**ITEM 3**

**Other Business** – Election of officers for 2023.

Vice-Chairman Crohan announced that Chairman Ausbrooks has chosen not to attend the meetings anymore. He stated Mr. Ausbrooks has done a great job as Chairman for the Board and they appreciated him during his service on the Board.

Andrew Ring nominated Vice-Chairman Crohan for Chairman of the Board. Sue Workman seconded the motion. Motion was approved by unanimous voice vote.

Sue Workman nominated Andrew Ring for Vice-Chairman. Secretary Karen Emerson-McPeak seconded the motion. Motion was approved by unanimous voice vote.

Sue Workman nominated Karen Emerson-McPeak for Secretary. Andrew Ring 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