

**Minutes
Williamson County
Board of Zoning Appeals
August 26, 2010**

Members Present

Don Crohan
Sue Workman
Karen Emerson-McPeak

Staff Present

Lee Sanders
Linda Hodges
Brenda Midgett
Bobby Cook, County Attorney

The Williamson County Board of Zoning Appeals met in regular session on August 26, 2010, in the Auditorium of the Williamson County Administrative Complex. Chairman Dave Ausbrooks and Co-Chairman Steve Wherley were unable to attend so a special election was held for a temporary Chairman. Secretary Crohan opened the meeting with a request for nominations to elect a temporary Chairman for this meeting. Sue Workman made a motion to nominate Don Crohan and Karen Emerson-McPeak seconded the motion. The election of Don Crohan as temporary Chairman for the August BZA meeting was approved by unanimous voice vote. 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.

Don Crohan then asked the members to consider the minutes. Sue Workman made the motion to approve the minutes of the July 22, 2010, meeting as printed, and Karen Emerson-McPeak seconded the motion. The motion was unanimously approved.

ITEM 1

A request by Kirk and Michelle McGee (Paula Jean McGee, property owner) for a Special Use permit to allow an accessory dwelling at 4551 Peytonsville Road. The property is zoned Suburban Estate and is located in the 3rd district.

Linda Hodges read the staff report, and reviewed the background (see agenda report). Mr. Sanders pointed out the adjoining properties, and displayed site plans utilizing the overhead projector. He stated there is an existing home and also a mobile home at this site. Mr. Sanders stated to the Board the applicant had requested to build another residence on the lot and in order to do so, the mobile home has to be classified as an accessory dwelling. He stated he received one call from a neighbor in support of this request. Mr. Sanders stated the mobile home is well kept and is being occupied by a long term tenant. He stated the property owner does not want to remove the mobile home and lose her tenant.

Mr. & Mrs. Kirk McGee represented the item. Mr. McGee stated he had nothing to add to Mr. Sanders report to the Board.

Don Crohan opened the meeting to the public.

Paula McGee, the property owner, stated to the Board she really wants her son to be able to build on the property because she cannot continue keeping up the farm due to declining health. She stated she would like for the Board to approve the request.

There being no one else to speak, Don Crohan closed the public hearing.

Sue Workman asked staff why the Board has to approve an accessory dwelling.

Lee Sanders stated any parcel is only allowed two dwellings and one accessory dwelling. He stated the mobile home qualifies as an accessory dwelling because it is under 750 sq.ft. Mr. Sanders stated the owner wants another house without subdividing the lot, and the mobile home is required to obtain a "Special Use Permit" as an accessory dwelling.

Sue Workman made a motion to approve the request finding it meets the requirements of Section 9400 and 4620 E of the zoning ordinance. Karen Emerson-McPeak seconded the motion. Motion was approved by unanimous voice vote.

ITEM 2

A request by Ashley Roberts (Aubrey & Michelle Preston, property owners) for approval of a Special Use permit to allow an Event of Public Interest, Extensive Impact (The Grape Stomp) at 3105 Boyd Mill Pike. The property is zoned Suburban Estate and is located in the 2nd district.

Ashley Roberts asked the Board to defer this item until the next meeting.

Sue Workman made a motion to approve the deferral. Karen Emerson-McPeak seconded the motion. Motion was approved by unanimous voice vote.

There being no further business to come before the Board, the meeting was adjourned.

Secretary's Signature

Date