

**Minutes
Williamson County
Board of Zoning Appeals
May 27, 2010**

Members Present

Steve Wherley, Vice-Chairman
Don Crohan, Secretary
Sue Workman

Staff Present

Lee Sanders
Linda Hodges
Brenda Midgett
Bobby Cook, County Attorney
Mike Matteson, W.C. Planning Director

The Williamson County Board of Zoning Appeals met in regular session on May 27, 2010, in the Auditorium of the Williamson County Administrative Complex. Vice-Chairman Steve Wherley 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 Wherley then asked the members to consider the minutes. Don Crohan made the motion to approve the minutes of the April 22, 2010, meeting as printed, and Sue Workman seconded the motion. The motion was unanimously approved.

ITEM 1

A request by Tom King (William S. (Brett) Jones, property owner) for a lot size variance in order to plat a lot located at 1722 Old Hillsboro Road. The property is zoned Suburban Estate and is located in the 9th 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 this item came before the Board on February 26, 2009. Mr. Sanders informed the Board that the parcel has now been surveyed and the exact lot size variance needed has been clarified.

Mr. Tom King represented the item for the property owner, Mr. Jones. Mr. King stated the property owner tried to reconstruct the carport without a building permit. He stated there are two houses, one on each parcel, and both are under an acre. He presented to the Board a colored copy of a field survey and explained to the Board the description of both tracts.

Vice Chairman Wherley opened the meeting to the public.

Tom Boyland of 2636 Old Charlotte Pike asked staff where the property line is today and for clarification of the variance request.

Mr. Sanders stated this is a lot size variance in order to sign a plat and to recognize an old problem created by the widening of the road.

There being no one else to speak, Vice-Chairman Wherley closed the public hearing.

Don Crohan made a motion to grant the request due to widening of the road and problems with deeds over the years. He also stated the request meets the requirements of Sections 5110 and 9601 of the zoning ordinance. Sue Workman seconded the motion. Motion was approved by unanimous voice vote.

ITEM 2

A request by Tom King (William S. (Brett) Jones, property owner) for a lot size variance in order to plat a lot located at 1718 Old Hillsboro Road. The property is zoned Suburban Estate and is located in the 9th 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 this is Parcel 6 that adjoins Parcel 7 and needs a variance also in order to be platted and have the same problems resolved.

Mr. Tom King represented the item for the property owner, Mr. Jones. Mr. King stated he also needs a variance for this parcel just as he did with Item 1.

Vice-Chairman Wherley opened the meeting to the public.

There being no one to speak, Vice-Chairman Wherley closed the public hearing.

Don Crohan made a motion to grant the request due to widening of the road and problems with deeds over the years. He also stated the request meets the requirements of Sections 5110 and 9601 of the zoning ordinance. Sue Workman seconded the motion. Motion was approved unanimous voice vote.

ITEM 3

A request by Boyd B. Gibbs, Surveyor, (Bonnie Weatherington and Ancel Weatherington, property owners) for an easement width variance to permit a tract to be divided at 5920 Natchez Trace Road. The property is zoned Rural and is located in the 2nd district.

Lee Sanders informed the Board this item has been withdrawn from the agenda.

ITEM 4

A request by Richard House, Attorney (Joe and Danielle Scaife, property owners) for Special Use approval for an Event of Public Interest Extensive Impact, (Youth Day Camp) at 5375 Big East Fork Road. The property is zoned Estate and is located in the 2nd 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

Big East Fork Road borders the northern end of the site. Mr. Sanders stated the applicants want to have an Event of Public Interest for 30 days and this should not create a big traffic issue.

Attorney Richard House and property owners Mr. and Mrs. Scaife represented the item.

Mr. House stated to the Board that this request is a necessity due to not being able to build permanent bathroom facilities prior to camping season. He also wanted to request from the Board a half-hour variance so that the Youth Day Camp could begin at 9:30 a.m. Mr. House stated the camp was trying to target between 25 to 30 campers per week during the 30 day event. He stated the camp is focused on art and music for children. Mr. House stated the property owners do not want to change anything and to keep the area pristine. He informed the Board there would be seven counselors and a practical nurse on duty. Mr. House stated that this site was approved by the Planning Commission as a Rural Retreat. He stated there will be six separate bathroom facilities with male and female areas separate. Mr. House informed the Board the Youth Day Camp would be located on a 184 acre tract that was formerly the Old Boy Scout Camp.

Vice-Chairman Wherley opened the meeting to the public.

John Oppenheimer, an adjoining property owner of 5405 Big East Fork Road stated he has not seen the site plans. He stated he does not want to change the character of the neighborhood and wants to continue to have peace and quiet.

County Commissioner Reba Greer of 7806 Crow Cut Road stated she would like to see the Board approve the request.

County Commissioner Judy Hayes of the Third District stated she works with tourism for the County. She stated this request would create enrichment in the community for the children.

There being no one else to speak, Vice-Chairman Wherley closed the public hearing.

Vice-Chairman Wherley asked Mr. Sanders to show the site plan again, using the overhead projector.

Mr. Sanders stated the camp is within the property lines and meets and exceeds the 200 foot buffer requirement. He stated this item was heard before the Planning Commission as a Rural Retreat. Mr. Sanders stated this item is being considered as a Special Use request. He stated the applicants have installed a new driveway to help with the traffic flow. He pointed out to the Board the locations of the facilities and water areas and stated the property is gated.

Sue Workman asked the applicants if the old facilities and former structures from the Boy Scouts use were still available.

Mr. Scaife stated he purchased the property in 1992 from the Rotary Club, and that those structures were torn down before he purchased the property.

Mrs. Scaife stated that picnic tables would be available and the children would bring lunches from home.

Don Crohan asked staff about using proper venue. He stated this item went before the Planning Commission and the owner stated the Youth Day Camp would obtain permanent bathroom facilities. Mr. Crohan asked the owners how they qualified for an “Event of Public Interest” after being approved as a permanent “Rural Retreat”.

Attorney Bobby Cook stated the applicants have not constructed the “Retreat” facility and therefore this is not the main use of the property at the time of this request.

Mr. House stated the site would only be used for 30 days this year, so therefore only needs temporary facilities.

Mr. Scaife stated that once the 30 day camp is over, they will then start on permanent facilities and are presently waiting for permits.

Planning Director Mike Matteson stated that the Department of Sewage Disposal Management has approved the applicant’s design for the facilities. He stated the next step would be a building permit for the bathrooms, and septic permit.

Sue Workman asked the applicants if any campers are signed up.

Mrs. Scaife stated they have 12 applicants for camp at this time.

Don Crohan asked if 30 applicants would be the maximum attending the camp. He asked the owners what dates the camp would be open to the public.

Mr. House stated the maximum would be 35 per week this year.

Mrs. Scaife stated there would be 30 days scheduled between June 1st and August 6th, 2010.

Don Crohan asked about flooding of the site.

Mr. House stated the site did not flood, nor did the lake during the first weekend in May, during the big flood.

Don Crohan made a motion to approve the request, stating it met the requirements of Sections 9410 and 4620 G. He noted the camp will be held for 30 days during June 21, 2010 until August 6, 2010. In addition, finding no adverse effect on neighboring property he moved to permit the camp to begin at 9:30 each day. Sue Workman 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