

**Minutes  
Williamson County  
Board of Zoning Appeals  
February 24, 2011**

**Members Present**

David Ausbrooks, Chairman  
Steve Wherley, Vice-Chairman  
Don Crohan, Secretary  
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 February 24, 2011 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 then asked the members to consider the minutes. Steve Wherley made the motion to approve the minutes of the January 27, 2011, meeting as printed, and Don Crohan seconded the motion. The motion was unanimously approved.

**ITEM 1**

**A request by Mike & Jackie Freeman for approval of an Event of Public Interest, Extensive Impact (2011 Tennessee Renaissance Festival) at 2124 New Castle Road. The property is zoned Suburban Estate and is located in the 5<sup>th</sup> district.**

Linda Hodges read the staff report, and reviewed the background (see agenda report). Lee Sanders pointed out to the Board the adjoining properties, and displayed the site plans, utilizing the overhead projector. He stated that Rutherford County was notified of the upcoming event. He stated that the 200' buffer has been met and contracts have been obtained for vendors, port-a-johns, etc.

Mr. & Mrs. Freeman represented the item. Mrs. Freeman stated Mr. Sanders has explained everything to the Board. Mr. Freeman stated he appreciates all that staff has done to help make this event so successful.

Sue Workman asked the applicants if school children of all ages were invited.

Mrs. Freeman stated the majority of the children are from middle schools.

Chairman Ausbrooks opened the meeting to the public.

There being no one to speak, he closed the public hearing.

Chairman Ausbrooks asked the applicants if there had been any problems at last year's event.

Mrs. Freeman stated, only the flooding, which took away their first weekend and refunds were given to guests if they wanted them.

Don Crohan made a motion to approve the request with an early opening time of 9:00 a.m. on school day, stating it meets the requirements of Sections 4620G and 9410 of the zoning ordinance. Sue Workman seconded the motion. Motion was approved by unanimous voice vote.

## ITEM 2

**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 2<sup>nd</sup> district.**

Linda Hodges read the staff report, and reviewed the background (see agenda report). Lee Sanders pointed out to the Board the adjoining properties, and displayed the site plan utilizing the overhead projector. He stated this is a large tract of land located west of the Natchez Trace Parkway. Mr. Sanders stated the 200' buffer requirement is satisfied since the site is located on a larger parcel and no neighbors are within site. He stated the application indicates the restroom facilities will be available and a nurse will be on staff for campers. Mr. Sanders stated the application is scaled down from last year. He pointed out to the Board one safety issue concerning a holly tree that blocks clear view of oncoming traffic upon exiting the driveway onto the public road.

County Attorney Bobby Cook stated he and County Highway Superintendent Eddie Hood visited the site and reviewed the driveway entrance. Mr. Cook stated that he and Superintendent Hood were concerned by the lack of site distance due to the location of the holly tree and that the tree should be addressed prior to approval.

Mr. Sanders passed out to the Board photos taken at different angles showing the problems created by the tree.

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

Mr. House stated safety issues cannot be overlooked and that the holly tree at issue will be removed. He stated the applicants want to approach the camp on a smaller basis and for a shorter duration. Mr. House stated the applicants would only have 20 campers for three, 5 day camp periods. He stated this is a day camp and therefore, there would be no overnight campers.

Chairman Ausbrooks opened the meeting to the public.

There being no one to speak, he closed the public hearing.

Sue Workman asked the applicants how they were able to obtain 20 campers.

Mrs. Scaife stated by word of mouth from school friends and social connections. She stated she wants to give each child at least a week of camp activities.

Chairman Ausbrooks asked applicants about the well water.

Mr. Scaife stated the water has been tested and was found to be good. She also stated a L.P.N. nurse would be provided at the site starting at 9:30 a.m. the first day of the camp.

Mr. House stated bottled water would also be made available and each camper brings their own non-perishable lunch.

Don Crohan asked the applicants how the children would be watched around the lake.

Mrs. Scaife stated two trained counselors will be available and also life jackets are required to be worn around the lake. She stated one counselor will be available for every two children. Mrs. Scaife stated she is also lifeguard approved along with three other people.

Don Crohan made a motion to approve with the condition the holly tree next to the driveway would be removed prior to the camp opening and approved the request for an early opening time of 9:30 a.m. He stated the request meets the requirements of Sections 4620G and 9410 of the zoning ordinance. Steve Wherley seconded the motion. Motion was approved by unanimous voice vote.

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

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Secretary's Signature

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Date