

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

Members Present

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

Staff Present

Linda Hodges
Brenda Midgett
Bobby Cook, County Attorney
Aaron Holmes, Planning Coordinator

The Williamson County Board of Zoning Appeals met in regular session on March 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. Sue Workman made the motion to approve the minutes of the February 24, 2011 meeting, as printed, and Don Crohan seconded the motion. The motion was unanimously approved.

ITEM 1

A request by Heithcock Builders (Shannon P. Martin, property owner) for a front setback variance for Country Boy Restaurant @ 4141 Old Hillsboro Road. The property is zoned Crossroad Center and is located in the 2nd district.

Linda Hodges read the staff report, and reviewed the background (see agenda report). Ms. Hodges pointed out to the Board the adjoining properties, and displayed the site plans, utilizing the overhead projector. She stated there are several nearby shops in the area that are closer to the street than the Country Boy Restaurant. Ms. Hodges stated the applicant wants to build a 15' X 4' vestibule at the front door and stated a variance would need to be granted by the Board in order to do so. Ms. Hodges stated that Aaron Holmes with the Planning Department was present and available to answer any questions they had regarding determination of the required setback.

The builder, Mr. Tandy Heithcock, and the owner Ms. Martin, represented the item. Ms. Martin stated she was a co-owner and a vestibule would help with controlling the environment of the restaurant.

Chairman Ausbrooks opened the meeting to the public.

Commissioner Betsy Hester stated the Martins have done a wonderful job of renovating the restaurant and have fulfilled every obligation that has been requested.

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

Sue Workman asked the applicant if the business next door to the restaurant was closer to the street.

Ms. Martin stated the business named Karmal Skillington is closer to the road than the restaurant. She stated she purchased the Country Boy Restaurant two years ago and the site has always been close to the road.

Chairman Ausbrooks asked the applicants about parking of vehicles in front of the vestibule. He was concerned that cars might run into the vestibule. He asked what measures they planned to prevent that from happening.

Ms. Martin stated there would be no change to the parking lot area. She also offered to install a couple of upright posts near the entrance.

Karen Emerson-McPeak asked the applicants if the vestibule could be placed inside of the restaurant.

Ms. Martin stated it would interfere with the traffic flow of customers inside the building and would make it difficult or impossible for wheelchair-bound customers to maneuver.

Don Crohan asked if the vestibule could be placed on the side of the building.

Ms. Martin stated there are steps and no entrance door to the main floor. She stated the steps lead into the basement and both sides of the property slope down to the basement area. Ms. Martin stated the vestibule would catch flies and coldness from the outside, along with weather and dirt. She felt the request would improve the quality of the restaurant for customers and it would not encroach on the parking lot.

Don Crohan asked Planning Coordinator Aaron Holmes what would be needed if additional walkway was needed in front of the vestibule.

Aaron Holmes stated that site plan approval would be required.

Don Crohan made a motion to grant a variance stating it met the requirements of Section 9601 of the Zoning Ordinance, due to the fact the applicant cannot construct an entrance to the side because of the drop-off toward the rear yard, and that it will not affect parking of the vehicles. Sue Workman seconded the motion.

Chairman Ausbrooks stated an amendment should be added to the motion for proper safety barriers to be placed between the vestibule and the cars.

Don Crohan accepted the amendment to his motion. Karen Emerson-McPeak seconded the motion. Motion, as amended, was approved by unanimous voice vote.

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

Secretary's Signature

Date