

**Minutes
Williamson County
Board of Zoning Appeals
7:00 P.M. September 22, 2011**

Members Present

Dave Ausbrooks, Chairman
Steve Wherley, Co-Chairman
Don Crohan, Secretary
Sue Workman
Karen Emerson-McPeak

Staff Present

Lee Sanders
Linda Hodges
Brenda Midgett
Bobby Cook, County Attorney
Kenny Young, County Attorney

The Williamson County Board of Zoning Appeals met in regular session on September 22, 2011 in the Auditorium of the Williamson County Administrative Complex. Chairman Dave 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. Don Crohan made the motion to approve the minutes of the August 25, 2011 meeting, as printed, and Co-Chairman Steve Wherley seconded the motion. The motion was unanimously approved.

ITEM 1

A request by Sherry Booker Reynolds for a Special Use permit to allow a Family Day Care Home at 1795 Cayce Springs Road. The property is zoned Rural and is located in the 3rd district.

Linda Hodges read the staff report, and reviewed the background documentation (see agenda report). Mr. Sanders pointed out to the Board the adjoining properties, and displayed a site plan using the overhead projector. He stated this is a corner lot with frontage on Joe Pope Road and Cayce Springs Road. Mr. Sanders stated the applicants have proposed to place fencing around the water garden and a two ft. sign at the mailbox.

Mr. & Mrs. Reynolds and Joe Pope represented the item. They stated they had nothing else to add to staff's presentation.

Chairman Dave Ausbrooks opened the meeting to the public.

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

Co-Chairman Steve Wherley made a statement that the applicant is a former student but he would make an impartial vote.

Chairman Ausbrooks asked about the 600 square foot play area and reminded applicant of the corresponding limit of six children for the facility.

Mr. Reynolds acknowledged the requirement.

Don Crohan made a motion to approve the Special Use permit request stipulating that the water garden must be fenced, stating the request met the criteria of Sections 4104 P, 4620 C and 9410 of the Williamson County Zoning Ordinance. Sue Workman seconded the motion. Motion was approved by unanimous voice vote.

ITEM 2

A request by Ashley Roberts of “A Vintage Affair” (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.

Linda Hodges read the staff report, and reviewed the background documentation (see agenda report). Mr. Sanders pointed out the adjoining properties and site plan using the overhead projector. Mr. Sanders stated the buffer has been obtained by a temporary license agreement by the three adjoining property owners.

Mr. Kenny Young, County Attorney, reviewed the license agreements as well as Ms. Roberts' limited Power of Attorney and stated everything looks to be in proper order.

Mr. Sanders stated the trash receptacles and water areas will be provided for the public, along with golf carts to transport attendants from their vehicles to the event. He stated all criteria have been met.

Ms. Ashley Roberts represented the item and presented a Power of Attorney to staff, stating the property owners, Aubrey and Michelle Preston were unable to attend the public hearing. She stated the property address was changed and now the correct address for the event is 1973 New Hwy. 96 West due to the new driveway entrance.

Chairman Ausbrooks opened the meeting to the public.

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

Chairman Ausbrooks asked Ms. Roberts if there were any complaints regarding the event last year.

Ms. Roberts stated there were no complaints from the public. She stated the only complaint was from Mr. Preston due to the valet workers not showing up for work. She stated they have a new valet service this year. Ms. Roberts stated there is a website for anyone who wishes to complain about the event.

Don Crohan asked Ms. Roberts about the two different times on the brochure and also about plans for keeping up with the number of attendees at the event.

Ms. Roberts stated they will keep track of attendees and workers using the tickets. She stated the event is to end at 6:00 p.m., but the vendors would be breaking down till 7:00 p.m.

Don Crohan made a motion to approve the request conditioned on receiving the ABC license stating it met the requirements of Sections 4620G and 9410 of the zoning ordinance. Sue Workman seconded the motion. Motion was approved by unanimous voice vote.

ITEM 3
Other Business

Chairman Ausbrooks asked the Board members to vote on the Board of Zoning Appeals schedule for 2012.

Vice-Chairman Steve Wherley made a motion to approve the 2012 schedule. 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