

**Minutes
Williamson County
Board of Zoning Appeals
7:00 P.M. November 17, 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

The Williamson County Board of Zoning Appeals met in regular session on November 17, 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. Vice-Chairman Steve Wherley made the motion to approve the minutes of the September 22, 2011 meeting, as printed, and Sue Workman seconded the motion. The motion was unanimously approved by voice vote.

ITEM 1

A request by Patrick and Barbara McGee for a setback variance to allow an accessory structure at 1011 Whipoorwill Drive. The property is zoned Rural and is located in the 1st 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 property is bounded on two sides by neighboring Cheatham County and is accessed through that County's public road. Mr. Sanders then submitted two letters of support from adjoining property owners. He stated the rear yard topography drops off sharply and is also encumbered by the septic tank and field line area. Mr. Sanders stated that this lot is heavily wooded and therefore the proposed location of the accessory structure would not be visible from the public road.

Mr. & Mrs. Patrick McGee represented the item. They stated the staff report was accurate and therefore they had nothing else to add.

Chairman Dave Ausbrooks opened the public hearing portion of the meeting. Seeing no one in the audience, he closed the public hearing.

Chairman Ausbrooks asked staff how the front of the lot was determined.

Mr. Sanders stated the Planning Staff determined the front of this lot to be that portion fronting the easement.

Sue Workman asked staff if there was anywhere else on the property the proposed structure could be placed in compliance with rear yard setbacks.

Mr. Sanders stated that due to a short, steep rear yard and the location of the septic tank and field lines, the proposed front yard location was appropriate.

Don Crohan made a motion to approve the request. He stated that due to the topography and septic/field lines, he felt the request met the requirements of Sections 4300 B and 9601 of the Williamson County Zoning Ordinance. Sue Workman seconded the motion. Motion was approved by unanimous voice vote.

ITEM 2 - Other Business

Election of officers for 2012.

Vice-Chairman Steve Wherley made a motion to approve by acclamation Dave Ausbrooks to continue to serve as Chairman of the Williamson County Board of Zoning Appeals for the year 2012. Don Crohan seconded the motion. Motion was approved by unanimous voice vote.

Karen Emerson-McPeak made a motion to approve by acclamation Steve Wherley to continue to serve as Vice-Chairman of the Williamson County Board of Zoning Appeals for the year 2012. Sue Workman seconded the motion. Motion was approved by unanimous voice vote.

Karen Emerson-McPeak made a motion to approve by acclamation Don Crohan to continue to serve as Secretary of the Williamson County Board of Zoning Appeals for the year 2012. 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