

**Minutes
Williamson County
Board of Zoning Appeals
7:00 P.M. January 26, 2012**

Members Present

Dave 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 January 26, 2012 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 November 17, 2011 meeting, as printed, and Don Crohan seconded the motion. The motion was unanimously approved by voice vote.

ITEM 1

A request by Mike & Jackie Freeman for approval of an Event of Public Interest, Extensive Impact (2012 Tennessee Renaissance Festival) at 2124 New Castle Road. The property is zoned Suburban Estate and is located in the 5th 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 the Freemans submitted copies of letters to staff that they sent to multiple neighbors and all nearby fire and rescue squads. Mr. Sanders stated the applicants have obtained a contract for additional parking if needed due to wet weather which is owned by Owen Rogers.

Mr. & Mrs. Freeman represented the item. Mrs. Freeman stated they strive hard to establish this event as a family venue. Mr. Freeman stated this is an ongoing process every year and Mr. Owen Coffee with the Sheriff's Department is overseeing his crew of deputies to direct traffic.

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 the applicants if there were any mishaps last year.

Mrs. Freeman stated Dave Waters gave her a rundown of incidents logged by the Emergency Medical staff. She stated the biggest issue was young people overheating. Mrs. Freeman stated there was one issue of a seizure and several blood pressure problems. She stated there were two falls, but no ambulance needed. Mrs. Freeman stated on their website they advise the public to wear reasonable walking shoes to prevent accidents, but the public wears whatever they want to anyway. She stated they always watch out for their guests, especially the ones that need special assistance, and will give them plenty of water to make sure they are hydrated.

Sue Workman asked the applicants how long do people that attend the event stay.

Mrs. Freeman stated it varies. She stated some people stay only for a short period of time and others stay all day.

Don Crohan made a motion to approve the request stating it meets the requirements of Sections 4620G and 9410 of the zoning ordinance. Steve Wherley seconded the motion. Motion was approved by unanimous voice vote.

Don Crohan made a motion to approve the request concerning an early opening time of 9:00 a.m. on school day, stating it meets the requirements of Sections 4620 G. 2. h. of the zoning ordinance. 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