

**Minutes
Williamson County
Board of Zoning Appeals
7:00 P.M. March 22, 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 March 22, 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. Don Crohan made the motion to approve the minutes of the January 26, 2012 meeting, as printed, and Sue Workman seconded the motion. The motion was unanimously approved by voice vote.

ITEM 1

A request by Keith Padgett for approval of a Special Use permit to allow an accessory dwelling at 2262 Lewisburg Pike. 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 the applicant wants to place a one bedroom 750 sq.ft. accessory dwelling on the property. Mr. Sanders stated this lot is served by an easement, and the accessory dwelling will not count toward the number of residences allowed on the easement.

Mr. Padgett represented the item. He stated he is only trying to help his son move into a more livable residence.

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

Sue Workman asked staff about the 1,000 sq.ft. future garage.

Mr. Sanders stated the garage/shop will possibly be built up to 1,000 sq.ft., but will not be livable. He stated the applicant just wants a dwelling with a garage/shop and this would be like putting an apartment in a barn.

Chairman Ausbrooks stated the applicant will record a statement with the Register of Deeds stating that the residence will not exceed the 750 sq.ft. allowed.

Don Crohan asked the applicant about a driveway to the dwelling.

Mr. Padgett stated a driveway will be cut onto his property for the dwelling. He stated the shop will only be used for private use and not become commercial.

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

ITEM 2

A request by Larry & Debbie Vickers for approval of a setback variance to allow an above ground pool at 5935 Greenbriar Road. The property is zoned Rural 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 to the Board the adjoining properties and displayed a site plan using the overhead projector. He stated the property is located in West Williamson County in the Greenbriar Community. Mr. Sanders stated the septic tank, field lines and a large drop-off are located in the rear yard area prompting the owner to request a side yard location for the pool. He stated since the proposed above-ground pool is greater than 36 inches in height (it will be 52 inches in height), it requires a permit.

Mrs. Vickers stated it would be more feasible at the proposed location. It would not require digging into the hillside and removing trees to make a level spot.

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

Sue Workman asked the applicants how close the pool would be to the nearest neighbor.

Ms. Vickers stated they had their neighbor's blessings from both sides of their property to have the pool.

Sue Workman asked staff how large the pool would be.

Mr. Sanders stated the proposed pool would be 24 ft. wide and 52 inches deep. He stated this pool must meet fencing requirements, along with a self-closing and self-latching gate.

Don Crohan made a motion to approve the request stating that due to the steep topography and location of the septic lines in the rear yard, it met the requirements of Section 9601 of the zoning ordinance for a variance of the rear yard requirement. Sue Workman seconded the motion. Motion was approved by unanimous voice vote.

ITEM 3

A request by Mark Sullivan Builders (Mark Roop, property owner) for approval of a Special Use permit to allow an accessory dwelling at 7265 Kingston Road. 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 is a 9.57 acre lot with an existing 747 sq.ft. dwelling built on it 200 ft. from the road. Mr. Sanders stated the applicants now want to build a larger principal dwelling further back on the property.

Mark and Taneaia Roop along with Mark Sullivan represented the item. Ms. Roop stated they need a larger home for their family and had planned for the larger home when they built the guest house first. Mr. Roop seconded Ms. Roop's statement.

Sue Workman asked the applicants about a driveway to the principal dwelling.

Ms. Roop stated they will extend their present driveway.

Steve Wherley made a motion to approve the Special Use request stating it met the requirements of Sections 4620 E and 9410 of the zoning ordinance. He added the existing dwelling must not exceed the 750 sq.ft. requirements for an accessory dwelling. Don Crohan 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