

**Minutes
Williamson County
Board of Zoning Appeals
7:00 P.M. January 24, 2013**

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
Kristi Ransom, County Attorney

The Williamson County Board of Zoning Appeals met in regular session on January 24, 2013 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 November 15, 2012 meeting, as printed, and Sue Workman 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 (2013 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) she noted that application was received prior to enactment of 2013 ordinance, therefore references are made to both the old and new ordinance. Mr. Sanders pointed out to the Board the adjoining properties and displayed a site plan using the overhead projector. He stated the site borders the Williamson and Rutherford County lines. Mr. Sanders stated the Freemans rent property in the adjoining Rutherford County area in order to obtain additional parking for the public. He stated the site requires a 200 ft. buffer from adjoining property owners. Mr. Sanders stated the Fergusons, Hawkins and Sanders signed an agreement to allow the Freemans to have the 200 ft. buffer encroaching onto their properties in order to allow more space for the festival. He stated the festival has a shuttle bus from the parking areas to the Castle to accommodate the guests. Mr. Sanders stated to the Board there are only two roads into the site, one for vendors, emergency crew and such, the other for the guests. He stated there was only one change from last year's site plan and that was a tea room area that was previously only the beer tent.

Mr. and Mrs. Freeman were present to represent this item. Mrs. Freeman stated the tea room is in the jousting area along with the beer tent this year.

Mr. Freeman stated he is hopeful that this will be a good year for them and that they try to appease everyone in making the festival run smoothly.

Chairman Ausbrooks opened the public hearing. There being no one to speak, he then closed the public hearing. Chairman Ausbrooks stated the Board would have to address three issues of the ordinance for this request; 1) whether it met the requirements to open early, 2) whether the request met the specific requirements of an extensive event, and 3) whether this temporary use request is appropriate in the location proposed.

Don Crohan asked the staff and the applicants if they knew of any complaints from last year's activities.

Mr. Sanders stated no, he had not received any.

Chairman Ausbrooks then directed the question to the applicants, along with a question about their emergency medical log.

Mrs. Freeman stated there were no formal complaints. She stated only one man went by ambulance to the hospital due to overheating, others that were treated include, one female guest because of her medication and the heat, another person due to being a diabetic and one person had an anxiety attack. She stated one 19 year old, due to the heat, and 25 guests used the first aid area in a five day period. Mrs. Freeman stated that staff handed out ice packs to patrons if they saw patrons that looked overheated. She stated that between 40 to 42 thousand people attended the event during the month of May.

Sue Workman asked the applicants about Education Day.

Mrs. Freeman listed several counties from Tennessee and Kentucky that attended the event. She stated that the highest number of students came from Rutherford, Putnam and Davidson Counties. Mrs. Freeman stated the schools have the option to come early on the first Friday of the month. She stated they encourage chaperons and school monitors to help watch over the children.

Mr. Freeman stated he has a sword display and tells the story of the history of the Castle.

Chairman Ausbrooks stated the Board would have to vote on three different issues required by this type permit.

The Board decided to break each issue into its own motion.

Sue Workman made a motion to approve the early opening for the first Friday of the month to accommodate schools educational attendance day. Steve Wherley made a motion to second the motion. Motion was approved by unanimous voice vote.

Don Crohan made a motion to approve the Special Use request stating the application meets the standards of Section 4620 G and noted that it meets the definition in Division 2300 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 as meeting criteria of 9410 of the zoning ordinance. Steve Wherley 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