

**Minutes
Williamson County
Board of Zoning Appeals
6:00 P.M. January 27, 2022**

Members Present

Chairman David Ausbrooks
Vice-Chairman Don Crohan
Secretary Karen-Emerson McPeak
Sue Workman
Andrew Ring

Staff Present

John Bledsoe, Codes Compliance Director
Holly Scott
Brenda Beard
Kristi Ransom, County Attorney

The Williamson County Board of Zoning Appeals met in regular session on January 27, 2022 in the Auditorium of the Williamson County Administrative Complex. Chairman David 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 asked the members to consider the minutes from the September 23, 2021 meeting. Sue Workman made the motion to approve the minutes of the September 23, 2021 meeting as presented and Andrew Ring seconded the motion. The motion was approved by unanimous voice vote.

ITEM 1

A request by Marco DeCiccio and Robert Nicewarner for a Special Use Permit for a Temporary Special Event – Extensive Impact (Multiple Farm-to-Table Dinners 2022) at 7515 Pewitt Road (Map 073 Parcel 014.03). The property is zoned Rural Preservation 5 (RP -5) and is located in the 1st District.

Holly Scott read the staff report. John Bledsoe presented the site plan to the Board using the overhead screens. Mr. Bledsoe informed the Board that the applicant has held events at this site in the past.

Marco DeCiccio represented the item. He stated this is their fifth year to appear before the Board for these fund-raising events. DeCiccio also stated that the events have been a great success and he is requesting approval to continue to have them this year.

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

Mr. Bledsoe presented to each Board member an email he received from an adjoining property owner concerning the events, and related that he had also received two phone calls with questions about the events.

Secretary Karen Emerson-McPeak asked about a sheet in the package regarding 220 people and wanted to know if that number is correct for these events.

Mr. DeCiccio stated to the Board the 220 number was for a separate event that was included in the letter to the Sheriff's Department.

Vice-Chairman Don Crohan asked the applicant if the one portable restroom shown on the site plan would be handicapped accessible.

Mr. Deciccio stated it would be placed on a level driveway without any stairs but people would have to step into the restroom. He was not aware that some portable restrooms were handicapped accessible.

Chairman Ausbrooks stated that it would be the applicant's responsibility make sure the restroom was handicapped accessible.

Mr. DeCiccio stated he could make sure that the one they ordered would be handicapped accessible.

Vice-Chairman Crohan asked the applicant if there had been any accidents or sickness problems during the previous events.

Mr. DeCiccio stated there were no incidents with past events.

Karen Emerson-McPeak asked the applicant about rain dates and what would be done if it happened to rain.

Mr. DeCiccio stated he would have a tent at the event.

Vice-Chairman Crohan asked staff if the applicant has had any unpermitted events at the venue.

Mr. Bledsoe stated that prior to last year they did have some events scheduled that were not approved and that he had notified Mr. DeCiccio that all events must approved by staff or the Board. Mr. Bledsoe stated Mr. DeCiccio submitted an application for the remaining events last year that were approved by the Board and, to the best of his knowledge, had been in compliance since then.

Vice-Chairman Crohan made a motion to approve the request stating it met the requirements of Sections 5.01, 11.05 (d)(7) and 16.02 of the Zoning Ordinance. Sue Workman seconded the motion. Motion was approved by unanimous voice vote.

ITEM 2

A request by Travis Todd of Thomas & Hutton for a Special Use permit to allow Mixed Use/Multi-tenant Development at 1200 Old Hillsboro Road. The property is zoned Grassland Village Character 2 (GVC2) for Map 027 Parcel 005.00 and is located in the 9th district. - WITHDRAWN

Chairman Ausbrooks announced to the Board members that Item 2 had been withdrawn from the meeting.

ITEM 3

Other Business –Board of Zoning Appeals 2022 schedule of meetings.

Vice-Chairman Crohan made a motion to approve the 2022 schedule of meetings for the Board of Zoning Appeals. Sue Workman seconded the motion. Motion was approved by unanimous voice vote.

Item 4

Other Business – Election of officers for 2022.

Chairman Ausbrooks announced to the Board members that they need to vote on the election of officers.

Sue Workman made a motion to vote in the current officers by acclamation. Vice-Chairman Crohan seconded the motion. Motion was approved by unanimous voice vote.

With no other business to come before the Board, the meeting was adjourned.

Secretary's Signature

Date