

MINUTES OF THE  
STORM WATER APPEALS BOARD (SWAB)  
MEETING OF February 22, 2023

1. **OPENING** – The Storm Water Appeals Board (SWAB) met in session on Wednesday, February 22, 2023 at 8:30 a.m. in the Auditorium of the Williamson County Administrative Complex. A quorum was present. Attendees were:
  - 1.1 **Board Members**  
Rob Adams, Builders Representative  
John Kinnie, Agricultural Representative, Vice Chairman  
Davis Lamb, Development Representative  
Brad Hoot, Homeowner Representative, Secretary  
Liz McLaurin, Environmental Representative  
Betsy Hester, County Commissioner  
Andy Reese, Engineering Representative, Chairman
  - 1.2 **Staff**  
Michael Scott, Storm Water Quality Coordinator  
Floyd Heflin, County Engineer  
Kristi Ransom, County Attorney  
Debbie Smith, Office Manager
  - 1.3 **Applicant**  
Younes Rhorchi, owner  
Jerry Tabers, Northcutt Surveying
2. **APPROVAL OF MINUTES** – Chairman Andy Reese opened the floor for comments on the September 28, 2022 minutes. Brad Hoot made a motion to approve as presented; seconded by Davis Lamb. The motion was unanimously approved.
3. **02-22-2023-02– Younes Rhorchi is requesting a waiver of Section 4 for property located at 1751 Warren Hollow Road.**
  - 3.1 **Introduction by Staff** - Mr. Scott reviewed the report for the record.
  - 3.2 **Applicant** – Younes Rhorchi stated he hired Summertown Metal Buildings to construct the barn and was told he didn't need permits. Therefore, the structure was constructed without plumbing and afterwards he had a septic tank installed without permits and no field lines for use by the structure. Mr. Rhorchi indicated he would like to keep the structure in the current location and if approved he will then begin the process of permitting the septic system.

Mr. Rhorchi indicated the structure is used for his children's schooling needs and other homeschooled children come over for activities, but it is not a regimented schedule of use, only as needed.

**3.4 Public Hearing** – No comments.

**3.5 Board Discussion** – John Kinnie asked if Warren Hollow Road was a private or county maintained road.

Liz McLaurin asked if the septic tanks were located within the WNA. Jerry Tabers indicated they are located within the WNA. There are no field lines associated with the tank, it is pumped as needed. Mr. Heflin indicated the field lines are allowed to be located within the WNA within 15 feet from the top of bank, but the actual tank is required to be out of the WNA.

Davis Lamb asked what activity will continue in the WNA, especially with the gravel drive. Mr. Rhorchi stated they will keep all activities away from the creek. Mr. Tabers indicated the tank will be moved outside of the WNA and therefore there will be no future activity on the side of the building within the WNA.

John Kinnie asked what the barn was being used for. Mr. Rhorchi stated it was originally for his children to have additional play area, but since Covid, it has become a place for Scout meetings and home school parents to bring their children for activities and to hang out.

Andy Reese asked if there is daily school occurring. Mr. Rhorchi indicated it is not used on a routine basis, if the parents decided they need to bring their kids, then it's available to them. Andy Reese asked how many cars are there on average. Mr. Rhorchi indicated sometimes there are 10 cars and sometimes less.

Andy Reese asked if the building has flooded. Mr. Rhorchi indicated it has never flooded since construction. Jerry Tabers indicated the barn is not located within a designated flood area.

Brad Hoot asked about the alternative solution that the applicant included. Mr. Rhorchi indicated that demolishing the structure and relocation is not an option. Brad Hoot asked if mitigation was an option and removal of the gravel parking area within the WNA was viable. He added he would like to see a landscape architect submit a plan for mitigation.

Andy Reese asked who installed the current culvert. Mr. Rhorchi indicated the previous owners had installed that culvert, however it was not maintained and he had to do some work to add concrete to keep it from washing out.

**3.6 Board Action** – Brad Hoot moved to defer this request until the March or April meeting to allow the applicant time to submit a landscaping/mitigation plan from a professional engineer or landscape architect for the encroachment into the WNA and to show how traffic will flow within the property, seconded by John Kinnie. The motion was unanimously approved.

**4. 02-22-2023-03 – Election of Officers.**

**4.1 Introduction by Staff** – Andy Reese opened the floor for nominations.

**4.2 Board Action** – John Kinnie made a motion to continue with Andy Reese as Chairman, John Kinnie as Vice Chairman and Brad Hoot as Secretary, seconded by Davis Lamb. The motion was unanimously approved.

**5. Other Business** – Mr. Scott indicated that they are currently working on some revisions to the Regulations and they will be submitted to the Board by September.

**ADJOURNMENT** - There being no further business Brad Hoot moved for adjournment. The motion was unanimously approved.

  
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Chairman

4/26/23  
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Date