

**Minutes  
Williamson County  
Board of Zoning Appeals  
6:00 P.M. April 27, 2023**

**Members Present**

Chairman Don Crohan  
Vice-Chairman Andrew Ring  
Matthew Roberts

**Staff Present**

John Bledsoe, Codes Compliance Director  
Brenda Beard  
Jeff McCoy  
Kristi Ransom, County Attorney

The Williamson County Board of Zoning Appeals met in regular session on April 27, 2023 in the Auditorium of the Williamson County Administrative Complex. Chairman Don Crohan 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 Crohan asked the members to consider the minutes from the March 23, 2023 meeting. Vice-Chairman Andrew Ring made the motion to approve the minutes of the March 23, 2023 meeting as presented and Matthew Roberts seconded the motion. The motion was approved by unanimous voice vote.

**ITEM 1**

A request by Laura Johnson and Lee Anne O'Brien for a Temporary Special Event-Extensive Impact (Camp Twigs Nature Day Camp) held the weeks of June 19-23, July 17-21, and July 24-28 at 5400 Big East Fork Road (Map 066 Parcel 00301 and Map 066 Parcel 00106). The property is zoned Rural Preservation 5 (RP - 5) and is located in the 1<sup>st</sup> District.

Jeff McCoy read the staff report. Mr. Bledsoe stated the event will be held on a portion of two different parcels. He stated Big East Fork road runs to the west of the proposed site. Mr. Bledsoe showed an aerial view of the property and the site plan, which showed the areas to be used for activities during the proposed camps. The site plan also included the location of the required the 200 ft. buffer around the activities area.

Event Coordinator Pearson Ellison and property owner Jonathan Oppenheimer represented the item. Ms. Ellison stated that their goal is to partner with the Center for Sustainability Stewardship to provide outdoor activities and childcare services for the summer while parents are working.

Chairman Crohan then opened the public hearing. Chairman Crohan then closed the public hearing, seeing no one in the audience to speak on the item

Vice-Chairman Ring asked the applicant if this was the first time for the camps to be held at this site and if these camps were similar to the ones they have held at other locations.

Ms. Ellison stated yes, it is very similar to the ones that have been held in Ashland City, Hendersonville and Bellevue. The children will have activities such as hiking through trails and playing in the creek along with other outdoor activities.

Chairman Crohan asked the applicant what certification the on-site medical staff will have.

Ms. Ellison stated all the staff are to be CPR and First-Aid certified for infants, children, and adults through national organizations such as the National CPR Foundation and the American Red Cross.

Chairman Crohan asked the applicant how they would be able to control the attendance.

Ms. Ellison stated the campers would have to pre-register two weeks prior to the camp start date in order to attend.

Chairman Crohan asked what type of fires would be used during the camps, if any.

Ms. Ellison stated the fires would be in a controlled pit for the children to cook s'mores and hotdogs.

Vice-Chairman Ring asked the applicant the age of the children that would attend the camp. He also wanted to know how people find out about the camp.

Ms. Ellison stated the children's ages to be from five to twelve years old with thirteen to seventeen year old team leaders. She stated people find out through word of mouth, Facebook marketing, Instagram, social media, and camp fairs.

Chairman Crohan stated as a point of information that if the camps will be held on a yearly basis the Board would want to know information regarding any medical problems from the previous year's event with next year's application.

Vice-Chairman Ring made a motion to approve the request for a Special Use Permit for a temporary Special Event – Extensive Impact stating it meets the requirements of Sections 11.05 (D) (7), and 5.01 of the Zoning Ordinance and to allow a change of starting time to 7:45 a.m. according to 11.05 (D) (7) (d). Matthew Roberts 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