

Minutes
Williamson County
Board of Zoning Appeals
6:00 P.M. June 22, 2023

Members Present

Chairman Don Crohan
Vice-Chairman Andrew Ring
Secretary Karen Emerson-McPeak
Matthew Roberts
David Parker

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 June 22, 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 May 25, 2023 meeting. Vice-Chairman Andrew Ring made the motion to approve the minutes of the May 25, 2023 meeting as presented and Secretary Karen Emerson-McPeak seconded the motion. The motion was approved by unanimous voice vote.

ITEM 1

A request by Debbie Chadwick of the Rochelle Center (Orrin Ingram and The Land Trust for Tennessee, Property Owners) for approval of a Special Event – Extensive Impact (Chukkers for Charity) at 1475 Moran Road (Map 026 Parcel 022.00 and Map 026 Parcel 024.01). The property is zoned Rural Preservation-5 (RP-5) and is located in the 9th District.

Jeff McCoy read the staff report. John Bledsoe displayed the site plan using the overhead screens showing an aerial view of the property. He pointed out the polo field, the parking areas, the restrooms, and the location where EMT personnel will be stationed. He also pointed out the 200 ft. buffers on the perimeter of the property.

Debbie Chadwick, President of the Rochelle Center represented the item. Ms. Chadwick stated that they appreciated the opportunity to be heard by the Board members. She added they always try to meet or exceed any requirements that are expected by the guests and staff including having eight police officers scheduled during the event this year.

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

Mr. David Parker stated there weren't any comments from staff regarding the recommendation to meet the noise requirements in the staff report.

Chairman Crohan stated that if the item is approved it must meet the requirements of Section 16.02.

Attorney Kristi Ransom explained citing Section 16.02 in the motion to approve would include the noise standards.

Chairman Crohan asked the applicant if there were any medical issues during last year's event.

Ms. Chadwick stated there were no medical issues at last year's event. Ms. Chadwick also stated there would be a large animal vet by the name of Dr. Monty McInturff available for the horses if necessary.

Secretary Karen Emerson-McPeak asked about the hours of the event in the application documents being from 10:00 a.m. to 10:00 p.m. but the staff report states that it is from 12:00 a.m. to 8:00 p.m.

Attorney Kristi Ransom explained that the hours were a reference to the Zoning Ordinance standards.

John Bledsoe stated that the hours of 12:00 a.m. to 8:00 p.m. came from the application itself.

Chairman Crohan stated that the standards of the ordinance allow for the hours of 10:00 a.m. to 10:00 p.m. and the hours of 10:00 a.m. to 8:00 p.m. are well within those standards. He also stated that the setup time of 8:00 a.m. on the day before the event would have to be a part of the motion to approve.

Vice-Chairman Ring made a motion to approve the request for a Special Use Permit for a Special Event – Extensive Impact stating it meets the requirements of Sections 11.05 (D) (7) and Section 5.01 E of the Zoning Ordinance, along with noise standards of Section 16.02, and allowing the setup to begin at 8:00 a.m. on day before the event. David Parker 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