

**Minutes
Williamson County
Board of Zoning Appeals
6:00 P.M. April 23, 2020**

Members Present

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

Staff Present

John Bledsoe, Codes Compliance Director
Brenda Beard
Holly Scott, Codes Compliance Inspector
Kristi Ransom, County Attorney
Aaron Holmes, Planning Coordinator

The Williamson County Board of Zoning Appeals meeting was conducted during an electronically held session on April 23, 2020. Chairman David Ausbrooks called the meeting to order and conducted roll call to establish a quorum. Attorney Kristi Ransom advised that a motion is required declaring the electronic meeting was necessary due to the Covid 19 virus. Andrew Ring made a motion that due to Covid 19 it is a necessity that the Board meet electronically. Vice-Chairman Don Crohan seconded the motion. Motion was approved by unanimous roll call vote.

Chairman Ausbrooks read 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 October 24, 2019 meeting. Vice-Chairman Don Crohan made the motion to approve the minutes of the October 24, 2019 meeting as presented and Andrew Ring seconded the motion. The motion was unanimously approved by voice vote. Chairman Ausbrooks announced to the Board that Items 1, 2 and 3 had been withdrawn.

ITEM 4

A request by Tim Turner of T-Square Engineering (Across 2 Creeks, LLC, property owner) for a Special Use permit to allow Mixed Use/Multi-Tenant Development at 1994 Carters Creek Pike. The property is zoned Municipal Growth Area – Hamlet (MGA- H) for Map 091 Parcel 131.02 and is located in the 11th district.

Planning Coordinator Aaron Holmes read the staff report. John Bledsoe displayed the site on the screen for the Board members and the public to view.

Chairman Ausbrooks asked the applicant Mr. Tim Turner if he had anything he wished to add to Mr. Holmes' staff report.

Mr. Tim Turner represented the item and he stated T-Square Engineering and Southall

Development are in agreement with the conditions and they request approval.

Chairman Ausbrooks opened the public hearing by asking Codes Director John Bledsoe if he received notice that anyone from the public wish to address the item on the public hearing.

Mr. Bledsoe asked if there was anyone online that wished to speak regarding this item. No one spoke and Mr. Bledsoe stated there appeared to be no one from the public that wished to speak. He also advised that he did not receive notice from anyone asking to address the Board during the public hearing.

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

Chairman Ausbrooks then asked the Board if they had any questions or statements they wished to make.

Vice-Chairman Crohan asked staff if all the property for the road right-of-way belongs to the applicants for the widening of the road or would they have to acquire from other people.

Planning Coordinator Aaron Holmes stated all the right-of-way has been acquired by the applicants for the rural retreat and all the construction is underway along with the signalization. The plans have been submitted to TDOT and the Williamson County Highway Department and it is his understanding that everything is ready to go.

Tim Turner stated everything has been approved by TDOT and Williamson County. The signal light is on schedule to be installed.

Secretary Karen Emerson-McPeak asked if the area will be covered by the Williamson County Fire Department.

Tim Turner stated it would be covered by the County.

Don Crohan made a motion to approve the mixed use multi-tenant development at 1994 Carters Creek Pike, as presented and based on Staff's recommendation, stating it meets the requirements of Section 5.01.-E and Section 11.03.-E.15. Sue Workman seconded the motion. Motion was approved by unanimous roll call vote.

Item 5 – Other Business

Board of Zoning Appeals 2020 schedule of meetings.

Vice-Chairman Crohan made a motion to approve the schedule for 2020. Karen Emerson-McPeak seconded the motion. Motion was approved by unanimous roll call vote.

Item 6 – Other Business

Election of officers for 2020.

Sue Workman made a motion to re-elect the current officers to another term. Andrew Ring seconded the motion. Motion was approved by unanimous roll call vote.

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

Secretary's Signature

Date