

**Minutes of the Special Called Meeting
Of the Board of Zoning Appeals
Of the Town of Thompson's Station, Tennessee
April 12, 2011**

Board Members Present

Archie Buttrey, Chair
Martha Irwin
Roger Nixon
Dale Stevens, Vice-Chair

Staff Members Present

Greg Langeliers, Town Administrator
Wendy Deats, Town Planner
Doug Goetsch, Town Recorder
Todd Moore, Town Attorney
Richard King, Building Codes Official
Lisa Stewart, Town Clerk

Chair Buttrey called the meeting of the Board of Zoning Appeals of the Town of Thompson's Station to order at approximately 6:00 p.m. on the 12th day of April, 2011, at the Thompson's Station Community Center with the required quorum. Mary Herring was unable to attend.

Minutes:

The minutes of the October 12th, 2010 meeting were previously submitted and approved upon a motion by Mr. Stevens, seconded by Ms. Irwin; and passed unanimously.

Election of Officers: Chair, Vice-Chair, and Secretary.

The election of officers was tabled until the next meeting to allow members with expired terms to be filled / re-appointed.

Announcements by Staff:

Mrs. Deats informed the Board that a variance request has been submitted so another meeting will be scheduled with them, probably in May.

Item 1 - Request for a Residential Business (Dog Kennel) to be located at 1658 Thompson's Station Road West (map 146, parcel 012.00) on approximately 16.01 acres.

Mrs. Deats reviewed the report, stating that all requirements for a residential business have been met.

Chair Buttrey opened the public hearing.

- A. **Public Hearing** as advertised on the Town website, postings around Town, and in the March 28th, 2011 edition of the *Williamson AM* newspaper.

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Mr. Brown Daniel, 1910 Sedberry Road, owns the property to the west and north of this site and came by Town Hall today to look at the proposed site plan. He stated that he does not have a problem with the plans as submitted, and agrees that the rural / low intensity area is a good area for a dog kennel. Mr. Daniel did ask that the Board consider restrictions since there will, more than likely, be houses surrounding this property. He suggested a restriction on the number of kennels and / or dogs allowed at this kennel.

There being no one else wishing to speak, the public hearing was closed.

Mr. Stevens stated that he wants it to remain this size and never be a puppy mill.

The applicant, Barbara Collum, assured the Board that it will never be any kind of puppy mill. Her intention is to keep it small, more home-like, and not go over ten (10) rooms to keep it easier to manage. She also plans to fence in the entire 16 acres.

Disposal of waste was discussed, and Mrs. Deats noted that the applicant will have to demonstrate compliance with the Williamson County Sewage Disposal Department prior to getting a permit from the Town.

Mr. Stevens asked about vet services, and Ms. Collum stated that she will either have a vet on site or on call.

Mr. Nixon questioned the possibility of future subdivision of the parcel. Ms. Collum said 'slim to none'. Mr. Nixon expressed concern should future subdividing bring residential homes closer to the proposal, creating a potential for more problems. Mrs. Deats stated that this zoning allows a one (1) acre minimum, and a subdivision submittal would be reviewed by Staff with a possibility of denial because of potential incompatibility. Ms. Collum stated that she purchased 16 acres in order to maintain the 'green belt' tax break.

Mr. Nixon suggested some type of contingency should there be a change of property owners. Town Counsel Todd Moore pointed out that this approval is based on a "site specific plan", therefore any changes to the site plan, owner, etc., would require a review by this Board.

Mr. Stevens made a motion to approve the residential business as submitted per the site plan, with the following stipulations:

- 1. The residential business shall not exceed 10 kennels / suites and shall not exceed 20 animals present at any time;**
- 2. The residential business shall not be utilized as a breeding facility; and**
- 3. Any changes to the project site or the approved site plan shall require Board of Zoning Appeals approval prior to any proposed changes.**

Ms. Irwin seconded the motion, which passed unanimously.

□ **Old Business:**

A. Waive Fees for Non-Profits and Modification to Seasonal Sales.

Mrs. Deats informed the Board that at tonight's Board of Mayor and Aldermen meeting, the second reading will be heard for the ordinance relating to waiving the fees for non-profit entities and modifying seasonal sales to be reviewed at Staff level.

There being no further business, the meeting was adjourned at approximately 6:22 p.m.



Archie Buttrey, Chairman

Attest:



Mary Herring, Secretary

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