

Town of Thompson's Station  
Board of Zoning Appeals  
Minutes of the Meeting  
June 6, 2022

Call to Order.

The meeting of the Board of Zoning Appeals of the Town of Thompson's Station was called to order at 6:00 p.m. on Monday, June 6, 2022, with the required quorum.

Members and staff present were: Chair Mary Herring; Vice Chair Lori Clemons; Board Member Bryce Levet; Board Member Kaitlin Riddle; Board Member Jeff Riden; Planning Director Micah Wood; Planning Technician Jennifer Banaszak and Town Attorney Andrew Mills.

**Consideration of Minutes.**

The minutes of the March 18, 2021, meeting were previously submitted.

**After discussion, Board Member Riden made a motion to approve the minutes. The motion was seconded and carried by all present.**

**Public Comment.**

**Ray Cooney – 1742 Lewisburg Pk** – Voiced opposition to project stating congestion, traffic and construction issues.

**John Decker – 2607 Tom Anderson Rd** – Would prefer the area to stay residential. Voiced traffic concerns.

**Kevin Maxey – Pastor of Port Royal Church of Christ** – Wants the church and its members to be good stewards of the community.

**Theresa Dixon – 1746 Lewisburg Pike** – Voiced opposition to the project with concerns about traffic, littering and construction.

**Steve Ritchie – Congregant of the Church** – Voiced support for the project stating the design would be simple and that they would be neighborly in every way.

**Phil Yates – Congregant of the Church** – Voiced support stating the church is a simple design and nothing outlandish.

**Public Comment closed at 6:18**

- 1. Item 1 – A request for a Special Exception to allow a Religious Institution use in a D1 zoning district for property located at 1732 Lewisburg Pike, Port Royal Church of Christ applicant.**

Mr. Wood reviewed his report and recommends approval of the special exception for a religious use at 1732 Lewisburg Pike with the following findings of fact and conditions:

1. The BZA finds that the proposed use will not adversely affect the property or surrounding properties.

2. The BZA finds that the proposed operation will not harm the public's health, safety, or welfare.
3. The BZA finds that the Special Exception is justified by the intent of the proposed use and operation submitted in the application by the Applicant.
4. All the applicant's submittal items shall become part of this Special Exception Permit, which shall run with the land, not the applicant.
5. Any enlargement or alteration of the Site Plan, as included in this approval, shall require the review and approval of the Special Exception Permit by the BZA.
6. Any change to the Religious Institution use, as described in the applicant letter to the BZA, shall require the review and approval of the Special Exception Permit by the BZA.
7. The applicant shall obtain approval for the septic system on site from the Williamson County Sewerage Disposal Department (WC SDD) prior to the submittal of a Site Plan for this use.
8. The applicant shall submit the Site Plan, as approved by the BZA and after WC SDD approval of a septic system, designed to meet all LDO standards to the Design Review Commission and the Planning Commission for their review and approval.

**After discussion, Board Member Levet made a motion to approve the Special Exception to allow a Religious Institution use in a D1 zoning district for the property located at 1732 Lewisburg Pike with the following conditions:**

1. The BZA finds that the proposed use will not adversely affect the property or surrounding properties.
2. The BZA finds that the proposed operation will not harm the public's health, safety, or welfare.
3. The BZA finds that the Special Exception is justified by the intent of the proposed use and operation submitted in the application by the Applicant.
4. All the applicant's submittal items shall become part of this Special Exception Permit, which shall run with the land, not the applicant.
5. Any enlargement or alteration of the Site Plan, as included in this approval, shall require the review and approval of the Special Exception Permit by the BZA.
6. Any change to the Religious Institution use, as described in the applicant letter to the BZA, shall require the review and approval of the Special Exception Permit by the BZA.
7. The applicant shall obtain approval for the septic system on site from the Williamson County Sewerage Disposal Department (WC SDD) prior to the submittal of a Site Plan for this use.
8. The applicant shall submit the Site Plan, as approved by the BZA and after WC SDD approval of a septic system, designed to meet all LDO standards to the Design Review Commission and the Planning Commission for their review and approval.

BZA Added Conditions

9. The Special Exception shall allow for only the Phase I building, which is 6,000 square feet of building square footage in a single building.
10. Parking shall be only in the rear of the approved Phase I building.
11. A privacy fence and landscaping to provide an evergreen screen shall be required around the entire adjoining residential properties.
12. The applicant shall provide turn lanes, to be approved by TDOT, on Lewisburg Pike.

**The motion was seconded by Board Member Ridsen and carried by a vote of 4 to 1 with Chair Herring casting the dissenting vote.**

There being no further business, the meeting was adjourned at 7:38 p.m.

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Mary Herring, Chair

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Regina Fowler, Town Recorder