

**SPRING HILL
MUNICIPAL BOARD OF ZONING APPEALS
REGULAR MEETING MINUTES
TUESDAY JANUARY 22, 2019
5:30 PM**

Chairman Terry Cantrell called the meeting to order at 5:30 PM.

Members present were: Terry Cantrell, Rob Roten, Jim Hagaman and Brandon McCulloch. Member Susan Zemek was not present. Staff present were: Planning Director, Steve Foote, Associate Planner, Logan Elliot and Planning Assistant, Austin Page.

Member Hagaman made a motion to approve the November 20, 2018 BOZA Meeting Minutes. Motion seconded by Rob Roten. Motion passed 4/0.

General Announcement – The procedural rules for public comment will be as follows: The items will be taken in order of the agenda. Audience members wishing to speak must be recognized by the Chairman and will have five minutes to address the Board of Zoning Appeals. No rebuttal remarks will be allowed.

NEW BUSINESS:

1. **BZA 630-2018**: Submitted by Civil Engineering Services for the development known as Tommy's Car Wash. The property is located on the southern portion of Lot 4B of Crossings North subdivision and contains approximately 1.25 acres. The applicant is requesting a special use consideration to operate a car wash in the C-4 district under the new Unified Development Code. Requested by Ray Flake.

Jim Hagaman made a motion to defer **BZA 630-2018**. Motion seconded by Rob Roten. Motion to defer passed 4-0.

2. **BZA 631-2018**: Submitted by WES Engineers & Surveyors for the development known as Sawgrass West (Kings Creek, Phase 2). The property is zoned R-2 PUD, and contains approximately 26.1 acres. The applicant is requesting a variance to the 750 square foot yard requirement included in Article X, Section 3-3.7 of the Zoning Ordinance dated June 10, 2008. Requested by Allen O'Leary.

Staff conditions:

1. All open space areas and amenities approved and shown on the amended plans (ADM 603-2018) shall be provided.

Brandon McCullough made a motion to approve **BZA 631-2018** with one (1) staff condition. Motion seconded by Rob Roten. Motion to approve passed 3-1 with Jim Hagaman dissenting.

PUBLIC COMMENT:

Tommy Dudley, a property owner in Spring Hill, received a letter regarding BZA 630-2018 and was there to learn more information.

ADJOURN:

Jim Hagaman made a motion to adjourn. Motion seconded by Rob Roten. Motion passed 4/0.

Meeting adjourned at 6:02 PM.



Terry Cantrell, Chairman