

**SPRING HILL
MUNICIPAL BOARD OF ZONING APPEALS
REGULAR MEETING MINUTES
TUESDAY FEBRUARY 19, 2019
5:30 PM**

A. CALL TO ORDER

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

B. ROLL CALL

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.

C. Consider approval of the January 22, 2019 Board of Zoning Appeals meeting minutes.

Jim Hagaman made motion to approve the January 22, 2019 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.

1. **BZA 624-2018:** Submitted by Penni Bolt for 3025 Dogwood Trail. The property is zoned R-2, PUD, and contains approximately 0.156 acres. The applicant requests a variance from the rear setback requirements of the R-2 PUD, zoning district to extend an existing patio and enclose the entire area with a permanent roof and screening. Request by Penni Bolt.

Staff Conditions:

1. The screened in patio shall not be enclosed with any material other than screening.
2. Per Section 13.4G of the Unified Development Code, an approved variance will expire one year from the date of approval unless a site plan review application has been submitted or, where site plan review is not required, a building permit is obtained. The Board of Zoning Appeals may grant an extension for a period of validity for no longer than an additional 6 months, so long as the applicant applies in writing for an extension of time at any time prior to the date of expiration. No public hearing is required for approval of such extension of time.

Jim Hagaman made motion to approve **BZA 624-2018** based on staff findings of facts and two (2) conditions of approval.

2. **BZA 630-2018:** Submitted by Civil Engineering Services for the development known as Tommy's Car Wash. The property is zoned C-4, 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. This item was deferred at the 1-22-19 BOZA Meeting. Requested by James and Debbi Whitlock.

Staff Conditions:

1. An approved special use will expire one year from the date of approval according to the provisions of Article 13.3.G of the UDC.
2. Development shall be reasonably consistent with the site plan submitted to BOZA, subject to changes requested by the Planning Commission.
3. Approval is further contingent upon site plan approval by the Planning Commission and shall comply with requests of the Planning Commission; including, but not limited to, hours of operation, right-in/right-out driveway on Main Street, buffering considerations, and noise limitations.

Jim Hagaman made motion to approve **BZA 630-2018** based on staff findings of fact and three (3) conditions of approval. Motion seconded by Rob Roten. Motion passed 4/0.

3. **BZA 641-2019:** Submitted by CKP Development for the development known as Harvest Point. The property is zoned R-2 PUD, and contains approximately 473 acres. The applicant is requesting variances to: 1) reduce the 750 square foot yard requirement included in Article X, Section 3-3.7 of the Zoning Ordinance dated June 10, 2008 and 2) to reduce the rear yard setback on front access lots within Phase 4

Staff conditions:

1. Open Space areas as shown on the attached exhibits provided by the applicant shall be followed.
2. Amenities approved and shown for the central open space in Harvest Point shall be provided.

Jim Hagaman made motion to approve **BZA 631-2018** based on staff findings of fact and two (2) conditions of approval. Motion seconded by Rob Roten. Motion to approve passed 3/0 with Brandon McCulloch abstaining.

PUBLIC COMMENT:

No public comment.

ADJOURN:

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

Meeting adjourned at 6:12 PM.


Terry Cantrell, Chairman