

**SPRING HILL
MUNICIPAL BOARD OF ZONING APPEALS
REGULAR MEETING MINUTES
THURSDAY, JULY 17, 2018
5:30 P.M.**

Chairman Terry Cantrell called the meeting to order.

Members present were: Terry Cantrell, Brandon McCulloch and Jim Hagaman. Also present were: Steve Foote and Jon Baughman. Susan Zemek and Rob Roten were absent.

Jim Hagaman made a motion to approve the May 31, 2018 BOZA Meeting Minutes. Motion seconded by Brandon McCulloch. Motion passed 3/0.

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 563-2018:** Submitted by M2 Group for property located at 1021 Parkway Drive. The property is zoned M-1 and contains approximately 2.51 acres. The applicant requests a variance for a gravel parking/truck turn around/storage area.

Findings: The findings below are required to be made by the Board of Zoning Appeals pursuant to Tennessee Annotated Code and the City of Spring Hill Zoning Ordinance.

1.16(1) – The granting of the variance will not be substantially detrimental to the public good. Staff finds that granting the proposed variance is not substantially detrimental to the public good. One of the reasons for the paving requirement in the Zoning Ordinance is to prevent debris in the public right-of-way. Gravel parking lots typically cause gravel to be pushed or dragged into the public right-of-way, creating maintenance and safety problems. This particular proposal is for a compacted gravel surface over 200 feet from the public right-of-way. The compaction process will work to prevent loose gravel from being picked up by tire tread, and the 200' paved driveway is sufficient length for loose gravel to drop from tire tread before a vehicle exits onto public right-of-way.

1.16(2) – The conditions upon which the request for a variance is based are unique to the property for which the variance is sought and are not applicable generally to other properties. Staff finds that the conditions upon which this is requested are not unique to this property. Further, there is no unique condition existing at the site whereas to require a gravel lot rather than a paved lot.

The nature of the use of the gravel area is unique, in that it will primarily be used for storage and a truck turn around area. The area is also contained in the rear yard and not visible from public streets.

1.16(3) – Where, by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of the enactment of these regulations or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of such piece of property, peculiar and exceptional practical difficulties or undue hardship would result. Staff finds that the property does not impose any specific limitations, topographical or otherwise, that results in practical difficulties or undue hardship.

1.16(4) – The variance will be consistent with the general community character of the subdivision. Staff finds that the issuance of the requested variances will result in a use that is consistent with the surrounding land uses and the current zoning of the property, M-1. Further, the gravel portion is at the rear of the site and building, a substantial distance from the public right-of-way.

1.16(5) – The variance will not in any manner vary the provisions of the Zoning Ordinance, Comprehensive Plan, City Road or Major Thoroughfare Plan of the City of Spring Hill. Staff finds that the proposed variance will not vary the provisions of the zoning ordinance, comprehensive plan city road or major thoroughfare plan of the City of Spring Hill.

Jim Hagaman made a motion to deny BZA 563-2018 with Findings of Fact. Motion seconded by Brandon McCulloch. Motion passed 3/0.

Meeting adjourned.


Terry Cantrell, Chairman