

**SPRING HILL BOARD OF ZONING APPEALS
PUBLIC HEARING
MONDAY, FEBRUARY 12, 1996
5:30 P.M.**

Chairman, Pat Campbell, called the Public Hearing to order. Present were: Gwynne Evans, Ray Williams, L.T. Anderson, Ron Hankins. Also present were City Attorney, Houston Parks; Mike Wood, State Planner; and Charles Brown, Building Inspector.

Chairman Campbell: This is a Public Hearing for a special permit application for use of land as a cemetery. This is on 31 North, between the Daniel's property and Witt Hill Subdivision.

Chairman Campbell opened the floor to the citizens.

Phil Bennett, resident of Old Military Road, spoke in favor of the proposed cemetery site. He stated that the owner, Mr. Clyde Stephens is a reputable business man who will stand by his word. He stated that he is glad to see a viable business in Spring Hill. He had no objections to this development.

Chris Mealer, resident of Witt Hill, stated that he regrets not being informed of this development. He didn't like the road that is proposed on the development. He stated that he is worried about this development decreasing the value of his property.

Chairman Campbell stated that the road will not be a public road. He also stated that the city is in the process of purchasing signs to post on property to signify when it is up for zoning changes, etc.

Mike Wood: This has all been done according to State Legislation, which requires a five day notice published in the newspaper, which was done. If all the conditions of the Zoning Ordinance are met, it cannot be legally denied. The property is already zoned for this use.

Ray Williams pointed out that Williamson Memorial Funeral Home property is also owned by Clyde Stephens and is very attractive and well kept.

Douglas Pollard resident of Witt Hill Subdivision, stated that he was concerned with the safety of the children, who may wander onto the property. He asked that another type of barrier, other than just trees, be placed around the property. He wanted to know if there were any other buildings to be placed on the property, such as mausoleums, crematory, etc.

Clyde Stephens, owner of the property in question, spoke to the citizens, stating that there is a need for a funeral home and cemetery in Spring Hill. He stated that there is no crematory planned at this time. This would have to be approved by the City. The name is to be "Spring Hill Funeral Home and Memorial Park". There has never been any crime at the cemetery in Franklin. The road is for daytime use only and are not open to the public. There will have to be a shop for grounds maintenance equipment. There will be no monuments, possible a center feature of some type.

Gwynne Evans asked what type of trees are planned to be used as a buffer and also if there would be security lights on the premises.

Mr. Stephens stated that they are pine trees and that there aren't usually security lights on the grounds.

Ron Hankins asked if a fence would be placed between the cemetery property and the residential property.

Mr. Stephens stated that they are not far along in the planning, but the property owner could put up a fence if they felt the need.

Bob Deal, of Bob Irwin & Associates, stated that they are showing a 30 foot planted buffer and then the street, which will be one way traffic. We still have to get a site plan approval which will deal with specific details.

Mr. Bemby asked about fire access roads.

Gwynne Evans asked about the sight distance for the entrance.

Ron Hankins asked if the buffer zone could be shifted and if the plans were fairly flexible.

Mr. Deal stated that the proposal is just a rough draft and they would be glad to consider any suggestions from this commission and the neighbors.

Phil Bennett asked about any plans for an above ground mausoleum.

Mr. Stephens: There are no plans at this time, but there may be in the far future.

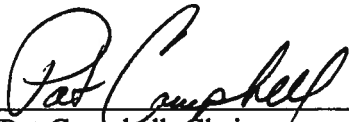
Page 3
Public Hearing
Spring Hill Board of Zoning Appeals
February 12, 1996

Ron Hankins stated that the citizens are welcome to get a copy of the preliminary sketch.


Mr. Stephens stated that owners of funeral homes and cemeteries are under strict laws. They also have to be bonded and have a perpetual care fund.

Chairman Campbell: This is a Public Hearing. Action will be taken at the Planning Commission coming up next.

Ray Williams moved to close the Public Hearing. Motion seconded by Gwynne Evans. Public Hearing Adjourned.



Pat Campbell, Chairman



Ron Hankins, Secretary