

SPRING HILL REGIONAL PLANNING COMMISSION

REGULAR MEETING

November 10, 1986

Mayor George Jones called the meeting to order in the absence of Chairman Mark Ide. Members present were R. B. Toone, Freeman Cowherd, Loyd Anderson.

The minutes of the last meeting were presented and a motion was made by R. B. Toone to approve these minutes. Motion seconded by Loyd Anderson. All ayes. Motion carried.

Mayor Jones: Information needed on PUD review is incomplete as far as the flood data and city hall property. We will pass this to the next meeting.

The Charles Buford property on McLemore. He is requesting a variance to build a house on a lot directly across from the cemetery and to be in line with the other brick homes the driveway can be on the west side of the lot. The variance is on the east side of the lot from 15 foot to 12 off of the property line. Also, the square footage of the lot is a fraction over 10,000 sq. ft. The house will be 25x40.

Loyd Anderson: I am familiar with that lot. I personally think it would be a good addition to have a house there.

A motion was made by Loyd Anderson to grant Charles Buford a variance. Motion seconded by Freeman Cowherd. All ayes. Motion carried.

Mayor Jones: Morning Sun requests a sign on their property on Duplex. You have a copy of this. It has been checked by the Building Inspector. It meets the requirements.

Motion was made by Freeman Cowherd to approve sign for the Morning Sun. Motion seconded by R. B. Toone. All ayes. Motion carried.

Mayor Jones: Betty Abernathy requests a boarding house at the Old Baptist Church on Depot Street.

Mrs. Abernathy presented plans.

Mayor Jones: Do you intend to live there yourself?

Mrs. Abernathy: No. There will be a family that lives there.

Mayor Jones: In the ordinance it states we have to have it occupied by the owner, 50% of it and you

can lease 50% of it out as a boarding house.

Mrs. Abernathy: It states "taking of boarders for the renting or leasing of rooms by the family resident on the premises provided that not over 50% of the total floor space is used for such purposes." It doesn't mention owner there.

MAYOR Jones: If you are renting the whole building then you are renting 100%.

Mrs. Abernathy: I'm not renting it. The family that is moving in there is not renting it and not leasing it. They are going to run it for me.

Mayor Jones: What kind of compensation are they going to get?

Mrs. Abernathy: Part of the rent from the units.

Mr. Courtney: I think the ordinance means the owner of the property.

Mrs. Abernathy: It doesn't say that. Only 50% of the building will be rented. The back portion of this has living quarters already.

Mr. Courtney: The intent of the ordinance was to allow the owner to rent out 50% of it or for someone to rent a structure and then rent out one-half of it.

Mrs. Abernathy: I don't doubt that but that is not what it says. I think that would have to be interpreted by a court.

LOYD Anderson: Has the building inspector gone over this yet?

Mayor Jones: This is the first time I've seen the print. There is no specifications as to fire code. I don't see that we can act on this because there is a misunderstanding of the interpretation of the ordinance.

Mrs. Abernathy: AS to the fire code this is why I prefer not to do boarders. I prefer to just rent rooms because if you get into serving meals you really get into a fire code then because it would qualify as a restaurant and I'm not trying to have a restaurant there.

I would just like to rent sleeping spaces. I am very well aware of the fire code.

Freeman Cowherd: It looks like that 100% of it is being rented out. Whoever is going to live there is going to pay you by services.

Mrs. Abernathy: If I live in it then I can rent spaces.

Mr. Courtney: If you put someone in there to act as your agent so you in fact would be renting that.

Mrs. Abernathy: Instead of them living there and running it for us, if they leased it from us and they are living in back of the building then can they take in boarders?

Mr. Courtney: If they get the rent under this part of the zoning ordinance I think that would be alright.

If the person who rents the whole thing or the owner of it lives there then he can rent half of it out.

Mrs. Abernathy: What else is there we would have to comply with.

Mr. Courtney: You have the building code, plumbing code, etc.

Mayor Jones: Robin, if you will check this out and get back to me.

Poplar House requests for their sign to be 5 foot off of the right-of-way and the maximum is 6 foot in height and it is 6 foot and one inch wide. It is our recommendation to put the sign deeper in the ground or cut it off to where it will meet the maximum height of 6 foot. Mr. Deltentre agreed to try to work this out.

I recommend we let him put his sign up five foot off of the right-of-way and to not exceed the 6 foot in height and to use the sign he has.

Lloyd Anderson made the motion to allow Poplar House sign according to recommendation. R. B. Toone seconded the motion. All ayes. Motion carried.

Mayor Jones: You have a copy of the Spring Hill Discount Drugs' request to put their sign which is 4 feet high and 6 feet wide on a lot across the highway owned by Steve Scoville. You have a letter that gives him permission. We have two references in the zoning ordinance that indicates this constitutes a bill board by being off the property on someone else's property. Bobby Ingram says this does not meet the standards and he does not recommend that it be passed.

No comments from Mr. Randall Wyatt or board.

Loyd Anderson abstained.

Freeman Cowherd, based on the recommendation of the Building Inspector and under the present ordinance, made the motion that this request be denied. Motion seconded by R. B. Toone. Three ayes; Loyd Anderson abstained. Motion carried.

Mayor Jones: Ordinance to be recommended to council on mobile homes. Anyone in the area within two hundred foot of a residence who is requesting a mobile home will have to have an application filed with the consent of the neighbors within 200 foot of the property line.

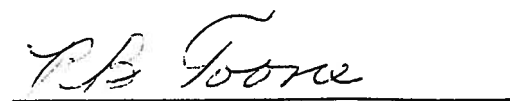
This is Ordinance 86-53 pertaining to placement of individual trailers.

R. B. Toone made the motion to accept ordinance 86-53 and present it to the council. Motion seconded by Loyd Anderson. All ayes. Motion carried.

Loyd Anderson made the motion to adjourn. Motion seconded by Freeman Cowherd. All ayes. Motion carried.



Mark Ide, Chairman



R. B. Toone, Secretary