A. CALL TO ORDER

B. ROLL CALL

C. Consider approval of the October 15, 2019 Board of Zoning Appeals meeting minutes.

   General Announcement – The procedural rules for public comment will be as follows: The items will be taken in the 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.

D. OLD BUSINESS

E. NEW BUSINESS

   1. **BZA 776-2019**: Submitted by Mark Mihacsi for 3026 Grunion Lane. The property is zoned R-2 PUD and contains approximately .25 acres. The applicant requests a variance from the rear setback requirements of the UDC to allow a 16’x15.2’ covered patio. Requested by Mark Mihacsi.

   2. **BZA 777-2019**: Submitted by Dale Hayes for 1065 Crossings Circle. The property is zoned C-4 and contains approximately 2.32 acres. The applicant is requesting a special use consideration to operate a drive-through for a proposed Listerhill Credit Union. Requested by Dale Hayes & Listerhill Credit Union.

   3. **BZA 778-2019**: Submitted by S&ME, Inc. for 4922 Main Street – Liberty Financial Credit Union. The property is zoned C-4 and contains approximately .93 acres. The applicant is requesting a special use consideration to operate a drive-through for a proposed Liberty Financial Credit Union. Requested by Jeff Conar.

   4. **BZA 779-2019**: Submitted by S&ME, Inc. for 4922 Main Street – Liberty Financial Credit Union. The property is zoned C-4 and contains approximately .93 acres. The applicant is requesting a variance from Article 8.3.H.1. of the UDC to consider allowing a reduction in drive-through stacking spaces. Requested by Jeff Conar.

   5. **BZA 780-2019**: Submitted by Crunk Engineering for JMB Beechcroft Townhomes. The property is zoned C-D-E1 and contains approximately .64 acres. The applicant is appealing the decision of the Planning Director that the required 20’ perimeter yard required in Article 8.3.K.1 and the street landscape buffer required in Article 11.7.D does not permit the placement of a townhome building within these areas consistent with the required build-to setback. Requested by Adam Crunk.
F. OTHER BUSINESS
   1. Approval of 2020 Calendar

G. PUBLIC COMMENT

H. ADJOURN
A. CALL TO ORDER

Chairman Terry Cantrell called the meeting to order at 5:35 PM.

B. ROLL CALL

Members present were: Chairman - Terry Cantrell, Vice Chairman - Rob Roten, Alderman - Hazel Nieves, Jim Hagaman and Brandon McCulloch.

Staff present were: City Attorney Patrick Carter, Planning Director - Steve Foote, and Associate Planner - Austin Page.

C. Consider approval of the September 17, 2019 Board of Zoning Appeals meeting minutes.

Jim Hagaman made a motion to approve the September 17, 2019 Meeting Minutes, modifying the vote on application BZA 744-2019 from the vote 4-0 to 3-0. Motion seconded by Alderman Hazel Nieves Roten. Motion passed 5-0.

General Announcement – The procedural rules for public comment will be as follows: The items will be taken in the 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.

D. OLD BUSINESS

E. NEW BUSINESS

1. **BZA 753-2019**: Submitted by Russ & Alicia Michaels for 1053 Neal Crest Circle. The property is zoned R-2 and contains approximately .32 acres. The applicants request a variance from the rear setback requirements of the R-2 zoning district to construct a 15’x30’ deck with a 15’x15’ portion being covered and screened. Requested by Russ & Alicia Michaels.

   **Staff Recommended Conditions:**
   1. Written approval by the Spring Hill Public Works Department for the encroachment into the drainage easement.
   2. Written confirmation from the State of Tennessee or Public Works Department that the stream buffer does not apply to the lot as depicted on the subdivision plat.
   3. The screened and covered deck shall not be enclosed with any material other than screening.
   4. The roof shall be covered with shingles that are similar to the existing shingles of the home.
5. Soffit and trim/accent materials including screen door shall be composed of materials that complement the primary dwelling including similar color(s).

6. 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 adopt the findings of fact and conclusions of law found in the staff report and approve BZA 753-2019 with six (6) staff recommended conditions of approval. Motion seconded by Alderman Hazel Nieves. Motion passed 4-1 with Brandon McCulloch opposing.

2. BZA 754-2019: Submitted by Robert Easley for 3009 Davinci Court. The property is zoned R-2 and contains approximately .24 acres. The applicant requests a variance from the rear setback requirements of the R-2 zoning district to construct a 13’x24’ patio cover. Requested by Robert Easley.

Staff Recommended Conditions:
1. The covered patio shall not be enclosed with screen or any other material.
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 adopt the findings of fact found and conclusions of law in the staff report and approve BZA 754-2019 with two (2) conditions of approval. Motion seconded by Alderman Hazel Nieves. Motion passed 5-0.

3. BZA 760-2019: Submitted by Paul Varney for Hometown Storage. The property is located at 4965 Lovell Lane, zoned C-1 and contains approximately 2.99 acres. The applicant is requesting an appeal of Article 13-Signs of the UDC and the decision of the Building Official and Planning Director that an off-premise sign is not permitted.

Jim Hagaman made motion to confirm the decision of the Building Official and Planning director that the off-premise signs for Hometown Storage are not permitted (BZA 760-2019). Motion seconded by Alderman Nieves. Motion passed 5-0.

4. BZA 758-2019: Submitted by Angela Privett for 5159 Main Street. The property is zoned C-4 and contains approximately 1.46 acres. The applicant requests a variance from Article 9.3 of the UDC to allow for a 200’x88’ fence in the corner side yard. Requested by Angela Privett.

Staff Recommended Conditions:
1. The fencing shall not be any larger than the proposed dimensions of 88’x200’.
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 adopt the findings of fact found in the in the report and approve BZA 758-2019 with two (2) staff conditions of approval. Motion seconded by Alderman Hazel Nieves. Motion passed 5-0.

5. **BZA 759-2019**: Submitted by Rodney Reston for the Benevento HOA. The property is located near the corner of Hurt and Duplex Roads and is zoned R-2. The applicant requests a variance from the applicable sections of the UDC to allow a sign less than 5’ from the right-of-way, two signs less than 100’ apart, waive landscaping at the sign base, and to exceed the maximum fence height in the front yard. Requested by the Benevento HOA.

Jim Hagaman made motion to adopt the findings of fact found and conclusions of law in the staff report and to approve the requested variances with no conditions of approval. Motion seconded by Alderman Hazel Nieves. Motion passed 5-0.

6. **BZA 755-2019**: Submitted by Steve Bone for Lot 5 of Windstead Manor. The property is zoned R-2 and contains approximately .23 acres. The applicant requests a variance from the rear setback requirements of the R-2 zoning district to allow a single-family residence to encroach 15’ (reduce the rear setback from 25’ to 10’). Request by Steve Bone.

**Public Comment on item BZA 755-2019:**
6. Dan Allen, Ward 3 Alderman clarified that BOMA approved the request of Steve Bone to allow foundation work to begin on Lots 5 & 12 of Windstead Manor.

**Staff Recommended Conditions:**
1. 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.
2. No construction is to take place in the reduced 10’ setback, that area between the property line and the approved setback line. This space shall be for grass and landscape purposes only. The applicant shall be responsible for notifying prospective purchasers of this restriction.

Jim Hagaman made motion to adopt the findings of fact and conclusions of law in the staff report and approve BZA 755-2019 with one (1) staff condition of approval and adding a second (2) condition to read as above.

7. **BZA 756-2019**: Submitted by Steve Bone for Lot 12 of Windstead Manor. The property is zoned R-2 and contains approximately .23 acres. The applicant requests a variance from the rear setback requirements of the R-2 zoning district to allow a single-family to encroach 15’. Request by Steve Bone.

**Staff Recommended Conditions:**

1. 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.

2. No construction is to take place in the reduced 10’ setback, that area between the property line and the approved setback line. This space shall be for grass and landscape purposes only. The applicant shall be responsible for notifying prospective purchasers of this restriction.

Jim Hagaman made motion to adopt the findings of fact found in the report and approve BZA 756-2019 with one (1) staff condition of approval and adding a second (2) condition to read as above.

8. **BZA 757-2019**: Submitted by Brinker International for 2000 Crossings Circle. The property is zoned C-5 and contains approximately 1.41 acres. The applicant requests a variance from the applicable sections of the Unified Development Code to allow the existing site landscaping and parking to remain as is. Requested by Mike Gabriel.

**Staff Recommended Conditions:**

1. 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 adopt the findings of fact found and conclusions of law found in the staff report and approve BZA 757-2019 with one (1) staff condition of approval. Said approval modifies Article 10.6 to waive wheel stops, Article 11.5 and 11.7 to reduce perimeter landscape strips to the existing widths, and permits the construction of the proposed Chili’s site plan as approved by the Planning Commission. Motion seconded by Alderman Hazel Nieves. Motion passed 5-0.
F. OTHER BUSINESS

1. 2020 Calendar

G. PUBLIC COMMENT

No additional Public Comment

H. ADJOURN

Alderman Hazel Nieves made a motion to adjourn. Motion seconded by Vice Chairman Rob Roten. Motion to adjourn passed 5-0.

Meeting Adjourned at 8:00 PM.

_______________________________
Terry Cantrell, Chairman
Spring Hill Board of Zoning Appeals

TO: Spring Hill Board of Zoning Appeals
FROM: Steve Foote, AICP, Planning Director
       Austin Page, Associate Planner
MEETING: November 19, 2019
SUBJECT: BZA 776-2019 (3026 Grunion Lane)

BZA 776-2019: Submitted by Mark Mihacsi for 3026 Grunion Lane. The property is zoned R-2 PUD and contains approximately .25 acres. The applicant requests a variance from the rear setback requirements of the UDC to allow a 16’x15.2’ covered patio. Requested by Mark Mihacsi.

Request: The applicant request a variance for an existing covered patio that was built at the construction phase of the home. The covered patio is approximately 16’x15.2’. The purpose of the variance is to make the patio cover legal and remove the non-conformity from the title. The structure is attached to the primary structure and is considered part of the primary structure for building setback purposes. The applicant is not proposing any materials to enclose the patio. That patio is covered with a roof system that blends into roof of the home. The covered patio was constructed with materials that match the characteristics of the home.

Property Description and History: 3026 Grunion Lane is located in The Arbors of Autumn Ridge and is zoned R-2, PUD. All surrounding properties are also zoned R-2, PUD. The property has a rear setback of 30’ and a 20’ PUDE. This property is rectangular in shape, but the home was not built parallel to the property lines. The northwest corner of the home is approximately 3.62’ from the rear setback and 33.62’ from the property line. The southwest corner of the home is 10’ from the rear setback and 40’ from the property line.

The subject covered patio was constructed in 2017 as part of the home construction. The approved plans did not show the patio. The original plan for the home included a two-car garage, which provided additional room for the covered patio and would have prevented any encroachment into the PUDE and reduced the setback encroachment. During the building process, the home was pushed back 6’ placing the front sidewalk inside the required setback. The current covered patio encroaches a maximum of 11.25’ into the rear setback and the northwest corner of the patio encroaches 1.25’ in the PUDE. The property is adjacent to other residential lots in The Arbors at Autumn Ridge. No homes have been constructed to the rear of this lot at this time. The applicant has met with planning staff to discuss the Board of Zoning Appeals process and to ensure a complete application submitted. The encroachment was discovered recently when the property owner sought to construct a swimming pool in the back yard.

Analysis: This item was brought to staff’s attention after the owner of the property wanted to install a pool in their backyard. Upon this review, it was determined that an additional garage was added during the construction process. Neither the covered patio or three car garage were a part of the original plans for the home. This has pushed the covered patio into the required setback by approximately 11.25’ and 1.25’ into the PUDE. If approved, a letter of approval from Public Works will be required explaining that the encroachment does not prohibit potential work in the drainage easement. If the covered patio prohibits any work, the city will not be responsible for any damages or costs pertaining to the covered patio and will be of the owner’s responsibility.

Findings of Fact: The applicant has met UDC requirements regarding the U.S.P.S. First Class mailing of notices to all adjacent property owners of 3026 Grunion Lane and at least ten days in advance of the first scheduled action. City staff has placed notice in the newspaper and a sign on the subject property. The findings listed below represent staff’s response to the approval standards required in Section 13.4.E of the UDC, to be considered by the Board of Zoning Appeals prior to approving a variance.

BZA 776-2019 (3026 Grunion Lane)
1. Where, by reason of exceptional narrowness, shallowness, size or shape of a specific piece of property at the time of the enactment of this Code, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of such piece of property it is not able to comply with the regulations as required under this Code. The city receives many requests from property owners to cover existing patios and decks, and this has often times been considered a reasonable request, based on the facts of each individual situation and when the encroachment is limited. The home is built 3’ from the rear setback and has provided little room for any patio to conform. Staff has not determined any significant feature of the lot that supports the request. The covered patio is existing and has been in place for over two years. As it was built with the house, it is reasonable to expect that the owner was not aware of the setback issue or responsible for the encroachment. With that information and based on the circumstances, approval of the variance, may be reasonable to cure the encroachment, otherwise a demolition would be required.

   **Per the applicant:** A mistake was made at the initial building process. The mistake was not realized until a few months ago.

2. The strict application of any provision enacted under this Code would result in peculiar and exceptional practical difficulties to or exception or place undue hardship upon the owner of such property. The subject property does not have a unique shape and is to be considered a fairly standard lot. The covered patio was built along with the home and this error was not caught until a few months ago when the home owner wanted to install a pool. The covered patio encroaches approximately 10’ into the rear setback and 1.25’ into the PUDE. Although excessive, removing the covering would create a problem for the homeowner and would require a large portion of the roof system to removed and reinstalled. At this point in time, removal of the patio cover would be a hardship on the property owner. The cover has existed for over two years and not generated a complaint.

   **Per the applicant:** Because the porch roof was built during the initial building process and is incorporated into the main body of the roof system. It would require at least 50% of the roof system to be rebuilt.

3. Such relief may be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of the zoning map and this Code. The encroachment is along the rear of the property, which backs up to currently undeveloped land. Staff finds the home to be consistent with the surrounding lots and does not believe that the proposal will have a significant detrimental impact on the public good or any of the surrounding property.

   **Per the applicant:** This is built within the Spring Hill Residential Building Codes. It is aesthetically compliant with the surrounding homes and is built on an individual residential lot that is focused in.

**Recommendation:** If the Board of Zoning Appeals finds the request to be reasonable and compliant with the requirements for a variance, staff recommends that they adopt the findings in this report or others to support the approval. Should the Board of Zoning Appeals approve BZA 776-2019, a building setback variance request for construction of a covered deck. Approval should be subject to the submitted plans and the conditions below.

**Possible Motion:** Motion to adopt the finding of facts and conclusions of law provided in the staff report and to approve variance BZA 776-2019 to reduce the building setback for a covered patio at 3026 Grunion Lane with the following conditions.

1. Written approval by the Spring Hill Public Works Department for the encroachment into the drainage easement and advising the property owner of their responsibility and liability due to the encroachment.
2. The covered patio shall not be enclosed with any material such as screening.
3. 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.

BZA 776-2019 (3026 Grunion Lane)
Approval Standards

"The Board of Zoning Appeals may authorize a variance from the strict application of this Code so as to relieve such difficulties or hardship only in accordance with the following criteria. The Board of Zoning Appeals must make findings of fact on all criteria. Please initial all that apply."

The application for a variance should provide the applicant’s evidence that the application meets or exceeds the criteria below.

1. "Where, by reason of exceptional narrowness, shallowness, size or shape of a specific piece of property at the time of the enactment of this Code, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of such piece of property it is not able to comply with the regulations as required under this Code."

   **A Mistake was Made at the Initial Building Process, The Mistake was Not Realized Until a Few Months Ago.**

2. The strict application of any provision enacted under this Code would result in peculiar and exceptional practical difficulties to or exception or place undue hardship upon the owner of such property.

   **Because This Poured Roof was Built During the Initial Building Process and is Incorporated Into The Main Body of The Roof System, It would Require At Least 50% of The Poured Roof System to be Rebuilt.**

3. "Such relief may be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of the zoning map and this Code."

   **This Structure is Built Within the Span Hill Residential Building Code, It is Aesthetically Compliant with the Surrounding Homes, and is Built on a Individual Residential Lot That is Found In.**

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**Variance BOZA checklist**

**Applicant Name/Project:**

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Variance BOZA checklist
NOTES:
1. Bearings shown hereon are based the record plat of Phase 12, Section 1, Arbors at Autumn Ridge.
2. This is not a general property survey as described in the Tennessee Rules and Regulations for Land Surveyors.

LEGEND:
P.U.D.E. Public Utility & Drainage Easement
M.B.S.L. Minimum Building Setback Line
R.O.W.C., TN. Registers Office of Williamson Cnty, TN.

PLOT PLAN
LOT 353
PHASE 12, SECTION 2
ARBORS AT AUTUMN RIDGE
PLAT BOOK 60, PAGE 20, R.O.W.C. TN.
CITY OF SPRING HILL, WILLIAMSON COUNTY, TN.
Prepared for:
LANDMARK BUILDING CO.

HOMELAND SURVEYING
PROFESSIONAL LAND SURVEYING
(615) 268-9658
jokerls2583@gmail.com

08/25/17
0/30/17

GRAPHIC SCALE 1"=30'

Plot Plan for Permit 2017
TYPICAL FLASHING APPLICATION

1. WINDOWS AND DOORS
2. ALL HORIZONTAL, MATERIAL CHANGES
3. SIDES OF SHEATHING
4. SIDES OF WALLS AT INTERSECTING ROOF LINES
5. ROOF COLS AT EXTERIOR ANGLES
6. PORCH, ROOF, DECKS AND WALL INTERSECTIONS
7. CLOSET GABLES AND TICKING
8. GUT VENTILATION VENTS
9. OTHER HORIZONTAL PENETRATIONS (G.L.P., VENTS, CORNFLOWER SHEETS)
NOTES:
1. BEARINGS SHOWN HEREIN ARE BASED ON THE RECORD PLAT OF PHASE 12, SECTION 1, ARBORS AT AUTUMN RIDGE.
2. THIS IS NOT A GENERAL PROPERTY SURVEY AS DESCRIBED IN THE TENNESSEE RULES AND REGULATIONS FOR LAND SURVEYORS.

LEGEND:
P.U.D.E. PUBLIC UTILITY & DRAINAGE EASEMENT
M.B.S.L. MINIMUM BUILDING SETBACK LINE
R.O.W.C., TN. REGISTERS OFFICE OF WILLIAMSON CNTY, TN.

AS–BUILT PLOT PLAN
LOT 353
PHASE 12, SECTION 2
ARBORS AT AUTUMN RIDGE
PLAT BOOK 60, PAGE 20, R.O.W.C. TN.
CITY OF SPRING HILL, WILLIAMSON COUNTY, TN.
Prepared for:
LANDMARK BUILDING CO.

HOMELAND SURVEYING
PROFESSIONAL LAND SURVEYING
(615) 268-9658
Jokeris2583@gmail.com

GRAPHIC SCALE 1” = 30’
08/14/19

PLOT PLAN 2019
TO: Spring Hill Board of Zoning Appeals  
FROM: Steve Foote, AICP, Planning Director  
Austin Page, Associate Planner  
MEETING: November 19, 2019  
SUBJECT: BZA 777-2019 (Listerhill Credit Union – Special Use for Drive-Through Facility)

**BZA 777-2019:** Submitted by Dale Hayes for 1065 Crossings Circle. The property is zoned C-4 and contains approximately 2.32 acres. The applicant is requesting a special use consideration to operate a drive-through for a proposed Listerhill Credit Union. Requested by Dale Hayes & Listerhill Credit Union.

**Request:** In the C-4 zoning district, a drive-through facility is considered a special use and needs approval from the Board of Zoning Appeals. The applicant intends to build a 6,300 SF Listerhill Credit Union and requests special use approval for four drive-through lanes, in order to accommodate four smart ATM machines. The applicant proposes an additional lane for night drop-offs and has provided a by-pass lane.

**Property Description and History:** The property is located at 1065 Crossings Circle, which is Lot 4B of the Columns Way Subdivision. The property is directly behind the Starbucks and Aspen Dental. The property is zoned C-4, General Commercial District, which allows drive-through facilities as a special use. Staff has had discussions with the applicant about the Board of Zoning Appeals process and to ensure a complete application submitted.

**Spring Hill Rising 2040:** This property’s future land use designation is “Downtown/City Center”. Primary future land use includes appropriate mixtures of residential, professional offices, eating places, place of worship, small-scale retail, entertainment, cultural uses, community recreational uses, and municipal services. The Downtown Center designation emphasizes uses that generate a high level of activity and staff finds the use of financial institution with four drive-through lanes would provide a high level of activity. The Downtown Center designation also emphasizes that developments are not designed to accommodate the automobile and related services. While this use does accommodate the automobile, it is located in a commercial center with other recently constructed automobile-oriented uses such as gas stations, restaurants and retail. In balancing all of this, staff finds a drive-through facility to be consistent with the Unified Development Code and the Comprehensive Plan.

**Analysis:** The site is currently vacant and requires the tenant to completely conform with all applicable sections of the UDC. The applicant is proposing a total of four drive-through lanes on a 2.32-acre site and the plan provides enough space to comply with the landscape and buffering requirements of the UDC. The concept plan shows cross access into the car wash site to the south, which was a requirement of the car wash site plan approval. There are three neighboring properties that have drive-thoughts and staff finds that an additional drive-through facility for a financial institution, fits into the area. Following the Board of Zoning Appeals, this project will need to go through the site plan approval process through the City of Spring Hill Municipal Planning Commission.

**Findings of Fact:** The applicant has met the UDC requirements regarding the U.S.P.S. First Class mailing of notices to all properties within 500’ of Lot 1065 Crossings Circle and at least ten days in advance of the first scheduled action. City staff has placed notice in the newspaper and a sign on the subject property. The findings listed below represent staff’s response to the approval standards required in Section 13.3 of the UDC, to be considered by the Board of Zoning Appeals prior to approving a special use.

The City’s Unified Development Code offers the following regarding special uses:

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BZA 777-2019 (Listerhill Credit Union - Special Use)
The listing of a use as a special use within a zoning district does not constitute an assurance or presumption that such special use will be approved. Rather, each special use must be evaluated on an individual basis, in relation to all applicable standards of this Code. Such evaluation will determine whether approval of the special use is appropriate at the particular location and in the particular manner proposed. The decision of the Board of Zoning Appeals must be based on findings to support each of the following conclusions:

1. The consistency of the proposed special use with the Comprehensive Plan and any adopted land use policies.
2. The special use in the specific location proposed is consistent with the spirit and intent of this Code.
3. The proposed special use will not endanger the public health, safety, or welfare.
4. The proposed special use is compatible with the general land use of adjacent properties and other property within the immediate vicinity.
5. The special use in the specific location has sufficient public infrastructure and services to support the use.

This is an auto-oriented commercial development and is a good location for a tenant to have a drive-through facility. The size of the lot and layout of the development is more than sufficient enough for the five lanes, vehicle stacking and all site requirements in the UDC. The site abuts other commercially zoned properties, and some that possess a drive through facility. The site has adequate public infrastructure to support this use. The use should not have any negative impact on the surrounding properties and transportation infrastructure around this site will adequately support the level of activity related to this use. For the above reasons, staff finds that the application is consistent with the above criteria.

**Recommendation:** If the Board of Zoning Appeals agrees with staff’s findings and determines that the request meets the requirements for a special use, staff recommends that the Board of Zoning Appeals adopt the findings of fact and conclusions of law found in this report and approve BZA 777-2019. Approval is recommended subject to the conditions listed below.

**Possible Motion:** Motion to adopt the finding of facts and conclusions of law provided in this report and to approve special use BZA 777-2019 to permit a drive through facility with the following conditions:

1. Subject to site plan approval by the Planning Commission.
2. During site plan approval, the plan shall have general consistency with the concept plan submitted to the Board of Zoning Appeals, subject to modifications by the Planning Commission.
3. 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.
TO: Spring Hill Board of Zoning Appeals
FROM: Steve Foote, AICP, Planning Director
Austin Page, Associate Planner
MEETING: November 19, 2019
SUBJECT: BZA 778-2019 (Liberty Financial Credit Union – Special Use for Drive-Through Facility)

BZA 778-2019: Submitted by S&ME, Inc. for 4922 Main Street – Liberty Financial Credit Union. The property is zoned C-4 and contains approximately .93 acres. The applicant is requesting a special use consideration to operate a drive-through for a proposed Liberty Financial Credit Union. Requested by Jeff Conar.

Request: The applicant requests special use approval to allow for three drive-through lanes for the proposed Liberty Financial Credit Union. In the C-4 zoning district, a drive-through is considered a special use and needs approval from the Board of Zoning Appeals. The applicant is demolishing the former Tri-Star Bank and constructing a new Credit Union. A complete demolition of the site requires the entire site to meet all of the requirements of the UDC. The applicant has submitted a variance application to reduce the number of vehicle stacking spaces.

Property Description and History: The property is located at 4922 Main Street and was the previous location of a Tri-Star Bank. The property is located approximately 170′ from the intersection of Main Street and Wilkes Lane and is to the west of Spade Court. The property shares access off of Main Street with the Wendy’s to the south and has two access’ off of Spade Court. The property is zoned C-4, General Commercial District, which allows drive-through facilities as a special use. The applicant intends to demolish the existing Tri-Star Bank site and construct a 5,550 sq.ft. Credit Union. The site will comply with all requirements of the UDC. A site plan application (STP 767-2019) was deferred by the Planning Commission on November 12, 2019 and will be on the November 25, 2019 Planning Commission Work Session Agenda. Staff has had discussions with the applicant about the Board of Zoning Appeals process and to ensure a complete application submitted.

Spring Hill Rising 2040: This property’s future land use designation is “Community Commerce Area”. Primary future land uses include professional and regional offices, eating places, large-scale retail, municipal services, community centers, automobile-related services (not to include wrecking, towing, and restoration), transportation hubs, and large-scale entertainment. Secondary land uses include multi-family development. The Community Commerce Area designation emphasizes uses that generate moderate density and staff finds that the use of a financial institution would provide a similar level of activity consistent with this use classification. Uses should primarily be automobile-oriented and have shallow to moderate setbacks and use landscaping to frame the street. In balancing all of this, staff finds a drive-through facility to be consistent with the Unified Development Code and the Comprehensive Plan

Analysis: A complete demolition of the site requires the new tenant to completely conform with all applicable sections of the UDC. With consideration to the size of the through lanes and the required 10′ landscape buffers on the site, the drive-through facility only has approximately 85′ for stacking capabilities. This available length only allows space for three stacking spaces, four including the vehicle at the final point of service. The applicant has submitted an additional variance application in regards to the stacking spaces. The property to south has a drive-through and there are a large number of properties along Main Street that possess drive-throughs. With that being said, a drive-through fits into the area and would have the same use as the previous tenant. It is important to understand that if the applicant intended to re-use the existing structure, no special use or variance would be required.

Findings of Fact: The applicant has met the UDC requirements regarding the U.S.P.S. First Class mailing of notices to all properties within 500′ of 4922 Main Street and at least ten days in advance of the first scheduled action. City staff has placed notice in the newspaper and a sign on the subject property. The findings listed below represent staff’s response to
the approval standards required in Section 13.3 of the UDC, to be considered by the Board of Zoning Appeals prior to approving a special use.

The City’s Unified Development Code offers the following regarding special uses:

*The listing of a use as a special use within a zoning district does not constitute an assurance or presumption that such special use will be approved. Rather, each special use must be evaluated on an individual basis, in relation to all applicable standards of this Code. Such evaluation will determine whether approval of the special use is appropriate at the particular location and in the particular manner proposed. The decision of the Board of Zoning Appeals must be based on findings to support each of the following conclusions:*

1. The consistency of the proposed special use with the Comprehensive Plan and any adopted land use policies.
2. The special use in the specific location proposed is consistent with the spirit and intent of this Code.
3. The proposed special use will not endanger the public health, safety, or welfare.
4. The proposed special use is compatible with the general land use of adjacent properties and other property within the immediate vicinity.
5. The special use in the specific location has sufficient public infrastructure and services to support the use.

This is an auto-oriented commercial development and is a good location for a tenant to have a drive-through facility. The size of the lot and layout of the development is more than sufficient enough for the five lanes, vehicle stacking and all site requirements in the UDC. The site neighbors other commercially zoned properties, and some that possess a drive through facility. The site has adequate public infrastructure to support this use. The use should not have any negative impact on the surrounding properties and transportation infrastructure around this site will adequately support the level of activity related to this use. For the above reasons, staff finds that the application is consistent with the above criteria.

**Recommendation:** If the Board of Zoning Appeals agrees with staff’s findings and determines that the requested request meets the requirements for a special use, staff recommends that the Board of Zoning Appeals adopt the findings of fact and conclusions of law found in this report and approve BZA 778-2019. Approval is recommended subject to the conditions listed below.

**Possible Motion:** Motion to adopt the finding of facts and conclusions of law provided in this report and to approve special use BZA 778-2019 to permit a drive through facility with the following conditions:

1. Subject to site plan approval by the Planning Commission.
2. During site plan approval, the plan shall have general consistency with the plan submitted to the Board of Zoning Appeals, subject to modifications by the Planning Commission.
3. 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.
ADJACENT STREETS

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VICINITY MAP

LIBERTY FINANCIAL CREDIT UNION
4922 MAIN STREET
SPRING HILL, TN 37174

SCALE: 1" = 800' X1.0
DATE 10-07-2019
PROJECT NUMBER 514719059

B2A 778-2019

DRAWING PATH: T:\Projects\2019\3R\H\Spring Hill\CAD\Sketch\S1\H-3\3-3-VIC.png
BZA 779-2019: Submitted by S&ME, Inc. for 4922 Main Street – Liberty Financial Credit Union. The property is zoned C-4 and contains approximately .93 acres. The applicant is requesting a variance from Article 8.3.H.1. of the UDC to consider allowing a reduction in drive-through stacking spaces. Requested by Jeff Conar.

Request: The applicant is demolishing the former Tri-Star Bank and constructing a new Credit Union. The applicant is requesting a variance from Article 8.3.H.1. of the UDC, which requires a minimum of four stacking spaces behind the vehicle parked at a final point of service exiting the drive-through. This applicant is providing space for three stacking spaces, four including the vehicle at the final point of service. A complete demolition of the site requires the entire site to meet all of the requirements of the UDC.

Property Description and History: The property is located at 4922 Main Street and was the previous location of a Tri-Star Bank. The property is located approximately 170' from the intersection of Main Street and Wilkes Lane and is to the west of Speciale Court. The property shares access off of Main Street with the Wendy's to the south and has two access’ off of Speciale Court. The property is zoned C-4, General Commercial District, which allows drive-through facilities as a special use. The applicant intends to demolish the existing Tri-Star Bank site and construct a 5,550 sq.ft. Credit Union. The site will comply with all requirements of the UDC. A site plan application (STP 767-2019) was deferred by the Planning Commission on November 12, 2019 and will be on the November 25, 2019 Planning Commission Work Session Agenda. Staff has had discussions with the applicant about the Board of Zoning Appeals process and to ensure a complete application submitted.

Analysis: A complete demolition of the site requires the new tenant to completely conform with all applicable sections of the UDC. Circulation of the site has been a major topic of discussion amongst staff and at the Planning Commission. Adding an additional stacking space is not able to comply with the standards of the UDC and would put the stacking space into the drive isle. The proposed project removes a vacant commercial site and provides improvements and a credit Union. The variance requested will allow all landscape buffers, perimeter buffers and all other site characteristics to comply with the UDC.

Findings of Fact: The applicant has met UDC requirements regarding the U.S.P.S. First Class mailing of notices to all adjacent property owners of 4922 Main Street and at least ten days in advance of the first scheduled action. City staff has placed notice in the newspaper and a sign on the subject property. The findings listed below represent staff’s response to the approval standards required in Section 13.4.E of the UDC, to be considered by the Board of Zoning Appeals prior to approving a variance.

1. Where, by reason of exceptional narrowness, shallowness, size or shape of a specific piece of property at the time of the enactment of this Code, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of such piece of property it is not able to comply with the regulations as required under this Code. The subject site is an older lot within the City of Spring Hill. Compliance with all new site development requirements, such as right-of-way dedication for Main Street and landscape buffers on all sides, is difficult on these lots. Compliance with these requirements reduces the area for stacking spaces. The addition of multiple drive-through bays, while not providing the four stacking spaces for each one will spread out the vehicles and reduce the overall stacking length of vehicles.
Per the applicant: With the access road around the building along with the required landscape buffers from the UDC, the site becomes too narrow to have the required vehicle stacking.

2. The strict application of any provision enacted under this Code would result in peculiar and exceptional practical difficulties to or exception or place undue hardship upon the owner of such property. The existing site was approved under the old zoning ordinance. Since the site is being fully demolished, applying all of the new design standards of the UDC is required. The applicant is complying with all landscape and right-of-way dedication requirements of the code and Fire Department access. These regulations further reduce the room for four stacking spaces. Reuse of the property for a new bank, following demolition, may not be possible. Retaining the current facility as a new bank would not require compliance with the new drive through regulations, right-of-way dedication on Main Street or landscape regulations.

Per the applicant: Without a drive-through facility, Liberty Financial Credit Union will not be able to provide the standard of service that they offer.

3. Such relief may be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of the zoning map and this Code. The site will have the same use as the previous tenant and is located in a commercial area. Staff does not believe that the proposal will have a significant detrimental impact on the public good or surrounding property.

Per the applicant: The intent and purpose of the zoning will not be altered since the existing site already has a drive-through bank facility in place.

Recommendation: If the Board of Zoning Appeals finds the request to be reasonable and compliant with the requirements for a variance (13.4.E.), staff recommends that they adopt the findings in this report or others to support the approval. Should the Board of Zoning Appeals approve BZA 779-2019, a variance to the above listed sections of the UDC and any other variance needed to allow the Planning Commission approved plan to be constructed. Approval is recommended subject to the conditions listed below.

Possible Motion: Motion to adopt the finding of facts and conclusions of law provided in the staff report and to approve variance BZA 779-2019 to reduce the number of drive-through stacking spaces with the following conditions.

1. Drive through should provide no less than three stacking spaces behind the vehicle at the final point of service.
2. Subject to site plan approval by the Planning Commission.
3. During site plan approval, the plan shall have general consistency with the concept plan submitted to the Board of Zoning Appeals, subject to modifications by the Planning Commission.
4. 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.
### Approval Standards

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<tr>
<td>&quot;The Board of Zoning Appeals may authorize a variance from the strict application of this Code so as to relieve such difficulties or hardship only in accordance with the following criteria. The Board of Zoning Appeals must make findings of fact on all criteria. Please initial all that apply.&quot;</td>
<td>JDC</td>
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<tr>
<td>The application for a variance should provide the applicant's evidence that the application meets or exceeds the criteria below.</td>
<td>JDC</td>
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<td>&quot;Where, by reason of exceptional narrowness, shallowness, size or shape of a specific piece of property at the time of the enactment of this Code, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of such piece of property it is not able to comply with the regulations as required under this Code.</td>
<td>JDC</td>
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<tr>
<td>With the access road around the building along with the required landscape buffers from the UDC, the site becomes too narrow to have the required vehicle stacking.</td>
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</tr>
<tr>
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**Applicant Name/Project:** Jeff Conar (S&ME) / Liberty Financial Credit Union

**Variance BOZA checklist**
TO:    Spring Hill Board of Zoning Appeals  
FROM:  Steve Foote, AICP, Planning Director  
        Austin Page, Associate Planner  
MEETING:   November 19, 2019  
SUBJECT:   BZA 780-2019 (JMB Beechcroft Townhomes) – Appeal

**BZA 780-2019:** Submitted by Crunk Engineering for JMB Beechcroft Townhomes. The property is zoned C-D-E1 and contains approximately .64 acres. The applicant is appealing the decision of the Planning Director that the required 20’ perimeter yard required in Article 8.3.K.1 and the street landscape buffer required in Article 11.7.D does not permit the placement of a townhome building within these areas consistent with the required build-to setback. Requested by Adam Crunk.

**Request:** The applicant is appealing the decision of the Planning Director to prohibit the construction of the proposed townhome building at the 0’-10’ build-to setback within the required 20’ perimeter yard (Article 8.3.K.1(b)(i)(A)) or street landscape buffer (Article 11.7.D) as required. The request is being made as provided in Article 13.10 of the Unified Development Code.

**Property Description and History:** The property is located on the south-side of Beechcroft Road, just east of the Maury Hill and Beechcroft intersection. The property is zoned C-D-E1, Downtown Edge 1 Sub-District and has a triangular shape with approximately three-hundred feet of frontage on Beechcroft Road. Abutting properties are zoned C-D-E1, while property to the north, across Beechcroft Road are zoned R-1. Adjacent uses contain single-family homes to the rear and the Pris and Pearls commercial use to the east. The property contains or is bordered by mature existing vegetation. There are currently no structures on the property. The property was previously zoned B-2 under the old zoning ordinance.

The C-D-E1 district permits townhome uses by special use. The Board of Zoning Appeals approved the special use (BZA 720-2019) on July 16, 2019 to allow four-townhome units, subject to the following conditions:

1. Trees along Beechcroft Road are to be preserved unless removal is approved by the Planning Commission.
2. Provide a min. 10- or 15-foot landscape strip along the side and rear lot lines and landscape per 11.7 of the UDC and a 6-foot fence along the rear lot line.
3. The large tree west of the proposed townhome building is to be protected and preserved.
4. The maximum number of units is 4 townhomes.
5. Dedicate right-of-way as shown and required by the Planning Commission.
6. Provide off-site improvements, sidewalks, etc. as required by the Planning Commission.
7. The site shall comply with the requirements of 8.3.K of the UDC and all other applicable code sections.
8. Development shall be reasonably consistent with the site concept plan submitted to BOZA, subject to changes requested by the Planning Commission.
9. Approval is further contingent upon site plan approval by the Planning Commission and shall comply with requests of the Planning Commission.
10. 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.

A site plan (STP 771-2019) was approved by Planning Commission on November 12, 2019, with the following conditions:

1. Compliance with all conditions of the special use approval by the Board of Zoning Appeals.
2. The applicant has shown the location of the four mailboxes on Beechcroft Road. If a box is acceptable in the right-of-way for Beechcroft Road, a centralized box not creating a visibility obstruction may be installed subject to Public Works approval.
3. A dedication plat shall be processed and recorded prior to the issuance of building permits.
4. Resolution of the conflict between the build-to setback and the perimeter yard shall be resolved.
5. Provide landscape shrubs on the sides of the building between the sidewalk and structure.
6. The refuse corral shall be screened as required by the UDC.
7. Approval of this site plan shall be valid for a period of three (3) years from the date of Planning Commission approval. Modification to the approved site plan may require Planning Commission Approval.

The applicant met with planning staff to discuss the Board of Zoning Appeals process and to ensure a complete application submitted. The applicant has provided the following justification for the appeal request.

Per the applicant:

1. Consistency with the Comprehensive Plan: The property is located in the Downtown/City Center Future Land Use according the Spring Hill Rising 2040 Comprehensive Plan. This area supports residential with two story buildings oriented toward the street with close connections to pedestrian access. Therefore, our proposed plan for townhomes that face the street, with close proximity to the public right-of-way (within 0 to 10 feet) is well supported within the Downtown/City Center Land Use.

2. Consistent with the Spirit and Intent of the Code: The proposed townhome project is consistent with the Code because the proposed location of the townhome building would be within the 0 to 10 feet build-to-zone as required by the zoning district in which this project is located, C-D-E1 (see section 5.5.B, Table 5-3). Therefore, we ask that the Board of Zoning Appeals resolve the conflicting code requirements for this particular project by allowing the building to be within the 0 to 10 feet build-to-zone, and within the required perimeter buffer (20 ft) and landscape buffer (10 ft). As you can see from the attached site plan, we propose that all parking and other site uses will remain outside the perimeter and landscape buffers. We are only requesting relief for the placement of the building.

3. Compatibility with Surrounding Land Uses: The attached site plan shows the approximate locations of the surrounding residential homes. As measured from the centerline of Beechcroft Road, three of the four homes immediately across the street are located on average approximately 45 feet from the centerline. Our proposed townhomes, while falling within the 0 to 10 ft build-to-zone after public right-of-way has been dedicated, will fall approximately 55 feet off the Beechcroft Road centerline, providing a consistent look and feel to the other buildings along the street.

Analysis: Article 13.10 of the UDC, Zoning Appeals, does not provide specific review standards as generally provided for a variance or special use. Section 13.10.D states that the Board of Zoning Appeals “will consider the appeal at a public hearing”, “must evaluate the application based on the evidence presented at the public hearing”, and “must either confirm or overturn the Planning Department’s decision.”

City staff has placed a notice in the newspaper as required by the code.

Article 8.3.K lists regulations specific to multi-family and townhome developments. Section 1b provides for a perimeter yard adjacent to Beechcroft Road of 20’. Subsection 1b. includes the following restrictions.

iii. Individual townhouse lots and multi-family developments cannot encroach into this area, including accessory structures. Such perimeter yards are not counted toward meeting individual townhouse lot or multi-family structure minimums.
v. Where both a perimeter yard and a buffer yard are required by this Code, only the yard with the greater width is required. If a buffer yard controls, individual townhouse lots and multi-family developments cannot encroach into this area, including accessory structures.

Article 11.7 Site Landscape includes the following requirement in Subsection D.

D. Where the yard of a townhouse development, multi-family dwelling, or new residential subdivision abuts an arterial or collector street, a landscape yard is required as follows:
1. The landscape yard must be at least ten feet in width.

Article 5, Table 5.3, includes a front setback for the C-D-E1 district of 0'-10' "build-to" zone. A build-to zone unlike a minimum setback requirement, requires that a structure be built within the prescribed zone.

Based on the above regulations in the UDC a conflict exists between the required perimeter yard/landscape buffer and the build-to setback. In many cases a code will provide for these conflicts by stating that one requirement preempts another. A similar statement is included in 11.7.C where the code says that a landscape strip does not apply if the structure is built to the property line.

Staff believes that the proper resolution to this conflict is to eventually insert a statement that the “build-to” zone permits the construction in the yard and buffer areas. However, in the interim a decision by the Board of Zoning Appeals to permit this arrangement by supporting the appeal request is appropriate.

Allowing the construction of the building within the build-to setback would be consistent with the 2040 Comprehensive Plan and the intentions of pulling buildings closer to the street within the downtown area. This is typical and the landscape areas would be provided for outside of the building footprint. After review and analysis by staff, it was determined that this conclusion was more appropriate for the Board of Zoning Appeals to make rather than at the staff level.

Findings of Fact: Based on the applicable code provisions contained in this memo and how similar conflicts are handled (11.7.C) staff supports the position that the intent of the code is to allow construction at the build-to setback, encroaching into the required yards. If the Board of Zoning Appeals agrees with staff's analysis, approval of the appeal is recommended.

Possible Motion: Move to accept the evidence presented in the staff memo and in the public hearing and thereby approve the appeal (BZA 780-2019) permitting the proposed townhome building to be constructed within the perimeter yard and front landscape buffer, consistent with the site plan approved by the Planning Commission in STP 771-2019.
October 28, 2019
City of Spring Hill
Planning Department
5000 Northfield Lane
Bldg. 500, Suite 520
Spring Hill, TN 37174

RE: JMB Beechcroft Townhomes
0 Beechcroft Road
Spring Hill, TN 37174
BZA - Appeal Request

On behalf of John Maher Builders, Inc., our client and the property owner at 0 Beechcroft Road, map 025P-D Parcel 15.04, we are respectfully submitting a request for Appeal of the staff decision to mandate a 20 ft perimeter buffer as required by section 8.3.K.1(b)(i)(A), and the required 10 ft landscape buffer as required in section 11.7.D. Our request is being made on the following basis:

1) Consistency with the Comprehensive Plan: The property is located in the Downtown/City Center Future Land Use according the Spring Hill Rising 2040 Comprehensive Plan. This area supports residential with two story buildings oriented toward the street with close connections to pedestrian access. Therefore, our proposed plan for townhomes that face the street, with close proximity to the public right-of-way (within 0 to 10 feet) is well supported within the Downtown/City Center Land Use.

2) Consistent with the Spirit and Intent of the Code: The proposed townhome project is consistent with the Code because the proposed location of the townhome building would be within the 0 to 10 feet build-to-zone as required by the zoning district in which this project is located, C-D-E1 (see section 5.5.B, Table 5-3). Therefore we ask that the Board of Zoning Appeals resolve the conflicting code requirements for this particular project by allowing the building to be within the 0 to 10 feet build-to-zone, and within the required perimeter buffer (20 ft) and landscape buffer (10 ft). As you can see from the attached site plan, we propose that all parking and other site uses will remain outside the perimeter and landscape buffers. We are only requesting relief for the placement of the building.

3) Compatibility with Surrounding Land Uses: The attached site plan shows the approximate locations of the surrounding residential homes. As measured from the centerline of Beechcroft Road, three of the four homes immediately across the street are located on average approximately 45 feet from the centerline. Our proposed townhomes, while falling within the 0 to 10 ft build-to-zone after public right-of-way has been dedicated, will fall approximately 55 feet off the Beechcroft Road centerline, providing a consistent look and feel to the other buildings along the street.

A copy of our proposed Site Plan is attached for reference. Should you need additional information to process our request before the Board of Zoning Appeals, please let us know and we will respond accordingly.

Sincerely,

Adam Crunk, PE
Crunk Engineering LLC
615-873-1795
adam@crunkeng.com
PLANT LIST:

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<th>#</th>
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PLANTING NOTES
1. All planters shall be shaped in accordance with the plans shown. All planters shall be located at least 6 feet from any property line.
2. All planters shall be planted with species shown on the plans. All planters shall be planted within 6 months of the date of this plan.
3. All planters shall be watered at least once per week during the growing season.
4. All planters shall be maintained in accordance with the plans shown.
5. All planters shall be protected from mechanical damage.
6. All planters shall be marked with the date of planting.
7. All planters shall be protected from grazing animals.
8. All planters shall be maintained in accordance with the plans shown.

PC APPROVED LANDSCAPE PLAN 11-12-19
BOZA SUBMITTAL - SITE LAYOUT PLAN
## Spring Hill Board of Zoning Appeals
### 2020 Meeting Schedule

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<td>November 30</td>
<td>December 22</td>
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* Indicates change due to Holiday