

**SPRING HILL
MUNICIPAL BOARD OF ZONING APPEALS
REGULAR MEETING MINUTES
TUESDAY MAY 21, 2019
5:30 PM**

A. CALL TO ORDER

Chairman Terry Cantrell called the meeting to order at 5:31 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: Planning Director, Steve Foote and Planning Assistant, Austin Page.

C. Consider approval of the April 16, 2019 Board of Zoning Appeals meeting minutes.

Vice Chairman Rob Roten made motion to approve the April 16, 2019 BOZA Meeting Minutes. Motion seconded by Chairman Terry Cantrell. Motion passed 4-0.

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. NEW BUSINESS

1. **BZA 685-2019**: Submitted by Catalyst Design Group for 720 Beechcroft Road. The property is zoned C-4 and contains approximately 4.14 acres. The applicant requests a special use to allow one (1) drive-through facility, as shown on plans. This development is currently requesting site plan approval from the Planning Commission and will be heard at the May 28, 2019 Work Session and June 10, 2019 Regular Meeting. Requested by Catalyst Design Group.

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, buffering considerations, and noise limitations.
4. This Special Use approval cannot be used in conjunction with the principle use "Restaurant" as defined in the Unified Development code or any business using a menu/order board.

Jim Hagaman made motion to approve BZA 685-2019 based on staff findings of facts and four (4) conditions of approval. Motion seconded by Vice Chairman Rob Roten. Motion passed 3-1, with Alderman Hazel Nieves dissenting.

E. PUBLIC COMMENT

1. William Potts of 2227 Twins Peak Ct. expressed his concerns with the drive-through and development adding even more traffic to Beechcroft Road.
2. Alicia Fitts of 2031 Sugar Ridge Road expressed her concerns with the drive-through and development adding more traffic to Beechcroft Road. Ms. Fitts thanked staff for taking the stance of fast food being too busy of a use, but reiterated that a use like a dry cleaner could also have long lines.

The Board of Zoning Appeals and staff thanked Mr. Potts and Ms. Fitts for their intellectual comments and concerns.

F. ADJOURN

Jim Hagaman made motion to adjourn. Motion seconded by Vice Chairman Rob Roten. Motion to adjourn passed 4-0.

Meeting Adjourned at 6:00 PM.



Terry Cantrell, Chairman