

**SPRING HILL  
MUNICIPAL BOARD OF ZONING APPEALS  
REGULAR MEETING MINUTES  
TUESDAY JULY 16, 2019  
5:30 PM**

**A. CALL TO ORDER**

Chairman Terry Cantrell called the meeting to order at 5:34 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 May 21, 2019 and June 18, 2019 Board of Zoning Appeals meeting minutes.**

Jim Hagaman made motion to approve the May 21, 2019 and June 18, 2019 BOZA Meeting Minutes. Motion seconded by Alderman Hazel Nieves. 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. NEW BUSINESS**

1. **BZA 718-2019:** Submitted by Scott Noel for 3041 Dogwood Trail. The property is zoned R-2 PUD and contains approximately .16 acres. The applicant is requested a variance from the rear setback requirements of the R-2 PUD zoning district to construct a 12'x13' screened patio. Requested by Scott & Sheri Noel.

**Staff conditions:**

1. The screened in patio shall not be enclosed with any material other than screening.
2. The roof shall be covered with shingles that are similar to the existing shingles of the home.
3. The patio shall have a maximum depth from the house of ~~10~~ 11 feet.
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.

Alderman Hazel Nieves made motion to approve BZA 718-2019 with the four (4) staff conditions of approval, modifying condition number three (3) to read as above. Motion seconded by Jim Hagaman. Motion passed 4-1 with Brandon McCulloch dissenting.

2. **BZA 720-2019:** Submitted by Crunk Engineering for property owned by John Maher near the corner of Beechcroft and Maury Hill (Maury County Tax Map 025P-D, Parcel 15.04). The property is zoned C-D-E1 and contains approximately .64 acres. The applicant is requested a special use to allow for four townhome units. Residential uses in the C-D-E1 District are only allowed by special use. Requested by Adam Crunk and John Maher Builders.

**Staff 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

Brandon McCulloch made motion to approve BZA 720-2019 with the ten (10) staff conditions of approval, modifying conditions two (2) and seven (7) to read as above. Motion seconded by Alderman Hazel Nieves. Motion passed 4-1 with Jim Hagaman dissenting.


**E. PUBLIC COMMENT**

No public comment

**F. ADJOURN**

Jim Hagaman made motion to adjourn. Motion seconded by Vice Chairman Rob Roten. Motion to adjourn passed 5-0.

Meeting Adjourned at 6:25 PM.

  
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Terry Cantrell, Chairman