

ORDINANCE 23-13

AN ORDINANCE TO AMEND ORDINANCE NO. 18-21, THE SAME BEING THE ZONING ORDINANCE AND OFFICIAL ZONING MAP OF THE CITY OF SPRING HILL, BY REZONING APPROXIMATELY 0.452 ACRES OF PROPERTY, KNOWN AS MAURY COUNTY TAX MAP 025P D 003.00 FROM R-1 RESIDENTIAL TO C-D-E1 DOWNTOWN EDGE 1 SUB-DISTRICT

RZN 1416-2023 (TAX MAP 025P D 003.00)

WHEREAS, the City of Spring Hill Ordinance No. 18-21, the same being the Official Zoning Map of Spring Hill is hereby amended by rezoning the 0.452 acres described herein, and known as, Maury County Tax Map 025P D 003.00 from R-1 (Residential) to C-D-E1 (Downtown Edge Sub-District); and

WHEREAS, said portion of property to be rezoned from R-1 (Residential) to C-D-E1 (Downtown Edge Sub-District), is located within the corporate limits of the City of Spring Hill; and

WHEREAS, the request has been found to meet the Approval Standards of Section 13.2.E.1 of the Unified Development Code; and

WHEREAS, the Spring Hill Municipal Planning Commission forwarded the request to the Board of Mayor and Aldermen on July 10, 2023 with a recommendation for approval; and

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF SPRING HILL, TENNESSEE, BOARD OF MAYOR AND ALDERMEN, WHILE IN REGULAR SESSION on August 21, 2023, to amend Ordinance No. 18-21, the same being the Zoning Map of the City of Spring Hill, adopted August 20, 2018, by rezoning 0.452 acres described herein, and known as, Maury County Tax Map 025P D 003.00 from R-1 (Residential) to C-D-E1 (Downtown Edge Sub-District) as depicted on Exhibit A, the public welfare requiring it.

NOW, THEREFORE, BE IT FURTHER ORDAINED BY THE CITY OF SPRING HILL, TENNESSEE, BOARD OF MAYOR AND ALDERMEN, that all Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

SECTION 1: The rezoning of the referenced tax parcels shall be as displayed on Exhibit A.



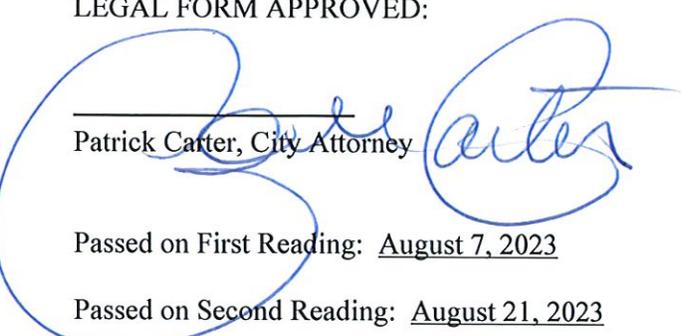
Jim Hagaman, Mayor

ATTEST:



April Goad, City Recorder

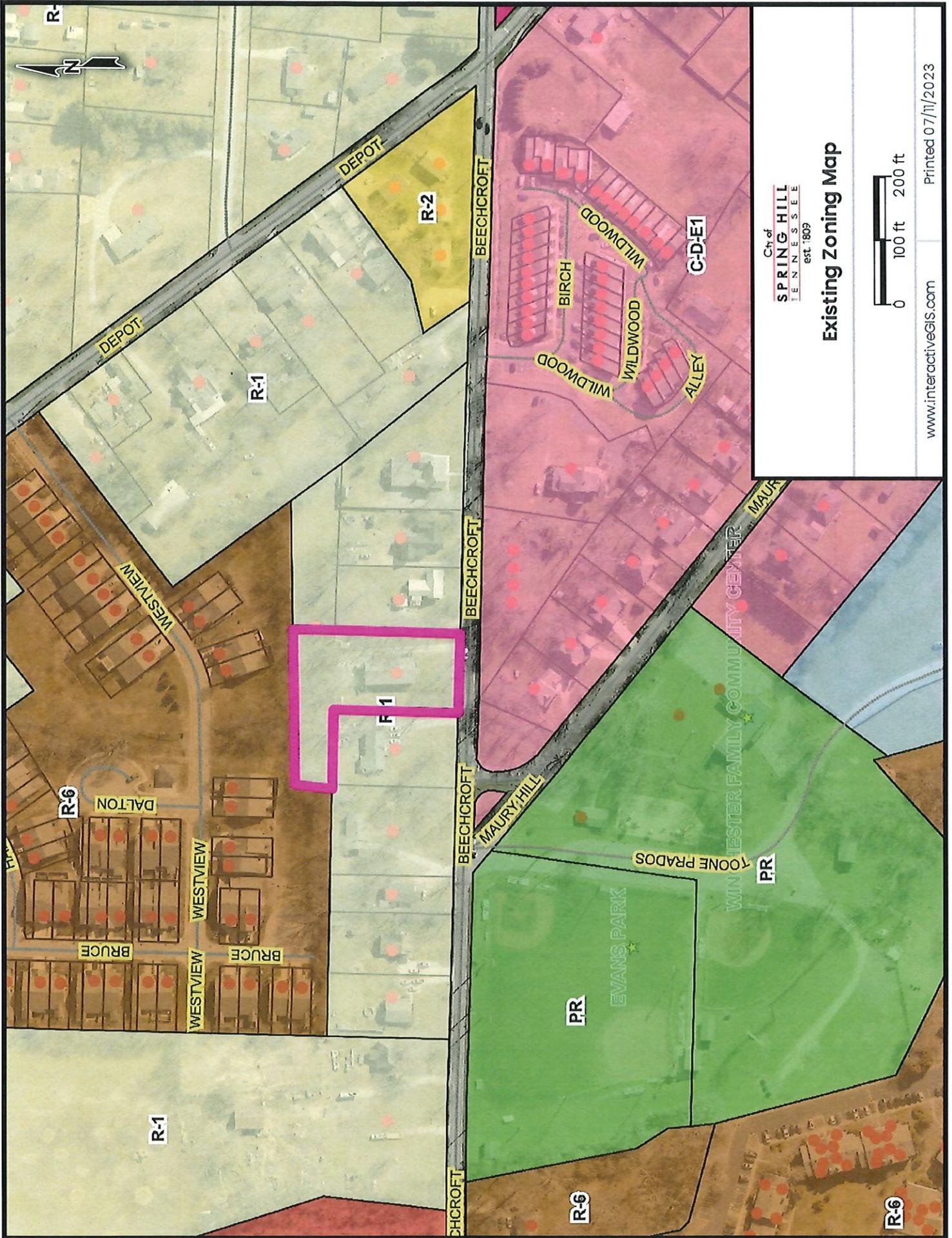
LEGAL FORM APPROVED:



Patrick Carter, City Attorney

Passed on First Reading: August 7, 2023

Passed on Second Reading: August 21, 2023



R-1

DEPOT

R-1

DEPOT

R-2

BEECHCROFT

BIRCH

WILDWOOD

WILDWOOD

WILDWOOD

ALLEY

C-D-E1

City of
SPRING HILL
TENNESSEE
est. 1809

Existing Zoning Map



www.interactiveGIS.com

Printed 07/11/2023

WESTVIEW

R-6

DALTON

BRUCE

WESTVIEW

BRUCE

R-1

BEECHCROFT

MAURY HILL

MAURY

TOONE PRADOS

PR

PR

EVANS PARK

WINCHESTER FAMILY COMMUNITY CENTER

R-1

BEECHCROFT

R-6

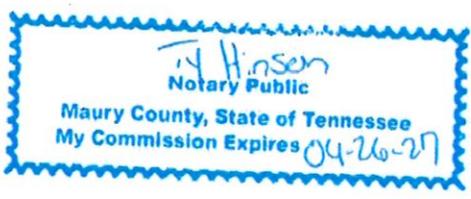
R-6

To Whom this may concern,

I, am Melissa Foust, on June 19, 2023
I sent out all 48 letters to all home owners
with in 500 ft of 378 Beechcroft Rd.
The letter states all meeting and info for
the rezone request. I have emailed the
letter and list of addresses to you.



Ty Hinson, Notary Public



RZN 1416-2023

Published Notice Form for Planning

To: April Goad, City Recorder
From: Planning
Date: 5/16/23
Subject: **Map Amendment - 378 Beechcroft Road**

Ad to be published in the newspaper during this time period:

Item #1: City Board: **PC (Voting Meeting)**
Applicant: **Melissa Foust**
Request: **Map Amendment – Rezone property from R-1 to C-D-C**
Address: **378 Beechcroft Road, Spring Hill, TN 37174**
Date: **7/10/23** Time: **5:30pm** Place: **City Hall**

The **BOARD OF ZONING APPEALS** will consider the application of **APPLICANT** to **REQUEST** on the property located at _____ . The Board of Zoning Appeals will consider this request during their meeting on **DATE** at **TIME**. The meeting will take **PLACE** in the courtroom at Spring Hill City Hall, 199 Town Center Parkway, Spring Hill, TN 37174.

Item #1: City Board: **BOMA - Discussion**
Applicant: **Melissa Foust**
Request: **Map Amendment – Rezone property from R-1 to C-D-C**
Address: **378 Beechcroft Road, Spring Hill, TN 37174**
Date: **7/17/23** Time: **6:00pm** Place: **City Hall**

Item #1: City Board: **BOMA – 1st Reading**
Applicant: **Melissa Foust**
Request: **Map Amendment – Rezone property from R-1 to C-D-C**
Address: **378 Beechcroft Road, Spring Hill, TN 37174**
Date: **8/7/23** Time: **6:00pm** Place: **City Hall**

Item #1: City Board: **BOMA – 2nd Reading**
Applicant: **Melissa Foust**
Request: **Map Amendment – Rezone property from R-1 to C-D-C**
Address: **378 Beechcroft Road, Spring Hill, TN 37174**
Date: **8/21/23** Time: **6:00pm** Place: **City Hall**

Table 1

Property owner	Address	PIN	Owners Address (if different)			
Lea Smith	370 Beechcroft rd	D00100				
Rhonda and Charles Mcgaw	373 Beechcroft Rd	D01500	903 Beechcroft Rd			
Lloyd Shouse	2482 Depot St	D01400	2118 Parliament Drive, Thompsons Station			
Brenda Hogan	2486 Depot St	D01500				
West View Townhomes	50 Vantage Way, STE 100, Nashville	Ghertner & Company is the HOA				
Fatima Torres	570 Maury Hill St	D01510				
Darlene Bowman	566 Maury Hill St	D01509				
Lynne Dickson & Kathleen Pietrzak Etvir	562 Maury Hill St	D01503				
Cheryl Cook & Jenner Johnson	558 Maury Hill St	D01511				
Peggy Kurz	554 Maury Hill St	D01505				
Fatima Robertson	550 Maury Hill St	D01506	229 Cherry Dr, Franklin			
William & Melynda Bailey	546 Maury Hill St	D01507				
Sharon Ward & Wesley Donald	542 Maury Hill St	D01502				
James Winget	356-360 Beechcroft Rd	D01600	806 Riverside Dr, Columbia			
Fitts Land Partners LP	2466 Depot St	D01000	P.O Box 727, Spring Hill			
Roman Paneczko	2468 Depot St	D01100				
Eldon Gwynn Evans	2474 Depot St	D01200	P.O box 102, Spring Hill			
Ronnie Well & Rita Jorgensen	2478 Depot St	D01300	206 Cheltenham Ave, Franklin			
Rockeya Turner	400 Beechcroft Rd	D00800				
Roy & Vickie Alexander	382 Beechcroft Rd	D00400				
Amrat Surati	386 Beechcroft Rd	D00500				
Casper Mathews	394 Beechcroft Rd	D00600				
James Hughes	396 Beechcroft Rd	D00700				
Melissa Dalton	374 Beechcroft Rd	D00200				
Troy Hambrick	364 Beechcroft Rd	D01700				
Jack Maher	5016 Brickway Ct	D01504				
John Smith	P.O Box 54, Thompsons Station	E02100				
Timothy & Tony McCown	6732 Falls Ridge Ln, College Grove	E01100				
Jack & Cherie Minton	3100 Silk Rd, Thompsons Station	E01200				

Property owner	Address	PIN	Owners Address (if different)			
Douglas & Patricia Gross	3208 Weavers Mill Bridge Rd, Thompsons Station	E01700				
Joshua Diffie	1000 Wildwood Dr	E01900				
Danny & Amanda Shepard	1002 Wildwood Dr	E02000				
Mason Gentry	1006 Wildwood Dr	E02200				
George Myrick	2004 Birch Ln	E01300				
John Haladgna	2006 Birch Ln	E01400				
James & Sheryl Tannahill	2008 Birch Ln	E01500				
Kyle & Casey Wallace	2010 Birch Lane	E01600				
Renee Lawwill living trust	2014 Birch Ln	E01800				
Kathleen & Michael Wrye family trust	2001 Birch Ln	E00100				
Margo Boyd	2003 Birch Ln	E00200				
Kathy & Tony McCown	2005 Birch Ln	E00300				
Brandon Musser	517 Overview Lane, Franklin	E00400				
Vy Dang & Tinh Nguyen	2009 Birch Ln	E00500				
Darrell Cagel	2011 Birch Ln	E00600				
Debra Stanley	2013 Birch Ln	E00700				
Homer Demonbreun	2015 Birch Ln	E00800				
Kathleen McCutchen	2017 Birch Ln	E00900				
Rose Dianto	2019 Birch Ln	E01000				