

**ORDINANCE 14-23**

**AN ORDINANCE TO AMEND ORDINANCE NO. 86-47, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF SPRING HILL, BY REZONING PROPERTY LOCATED AT 2514 DEOPT STREET, BEING TAX MAP 025P GROUP D PARCEL 017.0 FROM B-3 (INTERMEDIATE BUSINESS DISTRICT) TO R-2 (RESIDENTIAL DISTRICT MEDIUM DENSITY)**

BE IT ORDAINED BY THE CITY OF SPRING HILL, TENNESSEE BOARD OF MAYOR AND ALDERMEN:

Section 1: That the City of Spring Hill Zoning Ordinance, the same being Ordinance No. 86-47, and the zoning maps therein adopted be, and the same are hereby amended by rezoning the property herein described as 2.9 acres at 2514 Depot Street being Maury County Tax Map 025P Group D Parcel 017.01 from B-3 (Intermediate Business District) to R-2 (Residential District Medium Density).

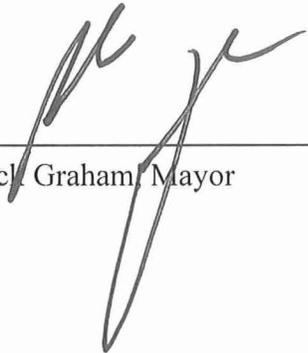
Section 2: Said properties to be rezoned from B-3 and R-2 are located within the corporate limits of the City of Spring Hill. Attached hereto showing the proposed rezoning location as Exhibit "A".

Section 3 This Ordinance was approved by the Spring Hill Municipal Planning Commission on the 11th day of August, 2014, with notice of said hearing being given fifteen (15) days or more before said approval.

Section 4: This Ordinance shall take effect from and after its adoption, the Public welfare requiring it.

Section 5: That all Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

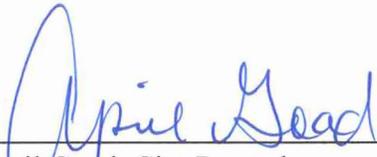
PASSED AND ADOPTED BY THE BOARD OF MAYOR AND ALDERMEN OF  
THE CITY OF SPRING HILL, TENNESSEE, this, the 15<sup>th</sup> day of September 2014.



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Rick Graham, Mayor

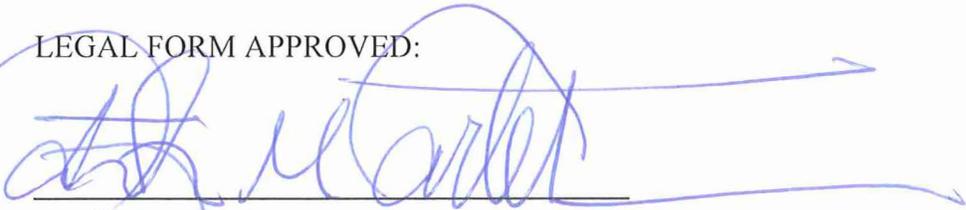
ATTEST:



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April Goad, City Recorder

LEGAL FORM APPROVED:



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Patrick Carter, City Attorney

Passed on 1<sup>st</sup> Reading      August 18, 2014

Passed on 2<sup>nd</sup> Reading      September 15, 2014

# Planning Department ( Agenda Application )

199 Town Center Parkway, Spring Hill TN 37174

(931) 486-2252



**\*\*\*All applications must be accompanied by completed checklist\*\*\***

Date: 5/14/14 Project Name: 2514 Depot St.

Location: 2514 Depot St. Map/Parcel: 25 P, 6000 D, 17.01

## Planning Commission

### Requests:

- Annexation
- Rezoning to R2
- Commercial Site Plan
- Subdivision Plat
- Architectural Review
- Comprehensive Plan
- Amendment
- Sureties/Bonds
- Industrial Site Plan

### Submittals:

12 Folded Copies  
w/ digital copy

- Sketch Plat
- Preliminary Plat
- Final Plat
- Sketch Plan
- Site Plan
- Building Elevations
- Master Development Plan (PUD) Final/Preliminary
- Surety / Utility Application
- Other \_\_\_\_\_

## Board of Zoning Appeals

### Requests:

- Variance For \_\_\_\_\_
- Special Exemption
- Other

Submittals: 7 Folded Copies  
w/ digital copy

- Location Map
- Plans
- Photos
- Other \_\_\_\_\_

Applications and all required submittals must be filed with the Planning Department prior to the established deadline. Both the applicant and property owner must sign the application.

**\*\*A representative must be present at the scheduled meetings.**

**I have read the attached checklist and have complied with all requirements listed and understand that this application may be deemed incomplete if the submittal misses any of the information listed. I also understand that other information may be requested by staff, Planning Commission and Aldermen during review relevant to the request.**

OWNER INFORMATION:

Name: PAUL VARNEY CONST.

Address: 124 KEORON PKWY  
SPRING HILL

Contact # 931.206.1513

Signature: 

APPLICANT OR REPRESENTATIVE:

Name: Aiken O'Leary O'Leary & Assoc.

Address: 2558 Nashville Hwy  
COLUMBIA, TN 38401

Contact # 931-489-2088

Signature: 

# Rezone Checklist

	Pre-application conference with Planning Department
	Written Notice to all property owners within 500 feet of the subject property via certified letter per Spring Hill Zoning Ord. Article 19 <i>Working on</i>
	Verification of Notice per Spring Hill Zoning Ord. Article 19
	<p>Concept Plan:</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Proposed future development details with acreage, flood areas, property dimensions and legal description.</li> <li><input type="checkbox"/> Any transportation route shown on the Major Thoroughfare Plan or Greenways Plan that is adjacent or shown within the subject property.</li> <li><input type="checkbox"/> Proposed traffic routes and impacts of future development. Ex. Level of Service impact</li> <li><input type="checkbox"/> Compliance with the Comprehensive Plan.</li> </ul>

# Annexation Checklist

	Pre-application conference with Planning Department
	<p>Concept Plan:</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Proposed future development details with acreage, flood areas, property dimensions and legal description.</li> <li><input type="checkbox"/> Any transportation route shown on the Major Thoroughfare Plan or Greenways Plan that is adjacent or shown within the subject property.</li> <li><input type="checkbox"/> Proposed traffic routes and impacts of future development. Ex. Level of Service impact</li> <li><input type="checkbox"/> Proposed land use zone.</li> </ul>

Completed by: *[Signature]*

May 14, 2014

Re: Proposed Rezoning of Land

Dear Property Owner:

I am writing to you as required by Article XIV of the Spring Hill Zoning Ordinance. The Property at the south west corner of Depot Street and Spruce Street (2.9 Acres), Tax Map 025P, Group "D", Parcel 017.01, in Maury County, Spring Hill, Tennessee has an application pending to request a change in the land use. This property is within five hundred (500) feet of real property owned by you and therefore this proposed change directly affects your interests as a property owner.

The application for land use change is pending before the Spring Hill Planning Commission which will hold a work session on the 27<sup>TH</sup> day of May 2014 at 5:30 p.m., a Public Hearing on the 9<sup>TH</sup> day of June 2014 at 5:25 p.m., and will hold a subsequent meeting on the 9<sup>TH</sup> day of June 2014 at 5:30 p.m. to vote on a recommendation to be forwarded to the Board of Mayor and Aldermen.

After the Spring Hill Planning Commission has given due consideration of the application for land use change, the recommendation will be forwarded to the Board of Mayor and Aldermen for final consideration. The Board of Mayor and Aldermen will hold its first work session on the 9<sup>TH</sup> day of June 2014 at 7:00 p.m., with the first reading of this ordinance scheduled for the 16<sup>TH</sup> day of June 2014 at 7:00 p.m. If passed, the Board of Mayor and Aldermen will have a second work session scheduled for the following month, the 14<sup>TH</sup> day of July 2014 at 7:00 p.m. as well as a Public Hearing on the 21<sup>ST</sup> day of July 2014 at 6:55 p.m., and Second and Final reading of the ordinance taking place on the 21<sup>ST</sup> day of July 2014 at 7:00 p.m.

All of these meetings will take place at City Hall in Spring Hill, Tennessee. The current zoning of the property is B-2 Commercial and the proposed zoning change will be to R-2. The proposed use of the property will be residential.

You are invited to attend each of the above described meetings and are encouraged to voice your support for or against the proposed land use change. If for some reason the dates of the meetings are changed you will be notified by a separate letter the dates and times.

If you have any additional questions you should contact the Spring Hill Codes Department, the Spring Hill City Administrator, the Mayor and any of the elected Aldermen.

Sincerely yours,

A handwritten signature in cursive script that reads "Allen B. O'Leary". The signature is written in dark ink and is positioned above the typed name.

Allen O'Leary, RLS