

SPRING HILL  
MUNICIPAL BOARD OF ZONING APPEALS  
REGULAR MEETING  
Tuesday, March 15, 2016  
AGENDA  
5:30 PM

Call meeting to order:

Stipulation of Members present.

Consider approval of the January 26, 2016 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.*

1. BZA 153-2016: Submitted by Barbara Jenkins for property located at 3035 Reserve Blvd. The property is zoned B-4 and contains approximately 5 acres. The request is for approval of a variance from parking lot paving requirements.
2. Concerned citizens
3. Adjourn

**SPRING HILL  
MUNICIPAL BOARD OF ZONING APPEALS  
REGULAR MEETING MINUTES  
TUESDAY, JANUARY 26, 2016  
5:30 P.M.**

Chairman Cantrell called the meeting to order.

Members present were: Terry Cantrell; Rob Roten; Jim Hagaman and Mario Milani. Also present were: Dara Sanders and Bonnie Turnbow. Kayce Williams was absent.

Jim Hagaman moved to approve the October 6, 2015 BOZA minutes. Motion seconded by Mario Milani. Motion passed 4/0.

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

**AGENDA**

1. **BZA 120-2015:** (Gospel Light Baptist Church): Submitted by Bill Adams, Pastor. The request is for approval of a variance for gravel parking and for use of property for a church in the AG zoning district.

Jim Hagaman moved to approve **BZA 120-2015**. Motion seconded by Mario Milani. Motion passed 4/0.

There were no concern citizen's comments.

Meeting adjourned.

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Terry Cantrell, Chairman

# Spring Hill Board of Zoning Appeals



TO: Spring Hill Board of Zoning Appeals  
FROM: Dara Sanders, City Planner  
MEETING: March 15, 2016  
SUBJECT: BZA 153-2016 (3035 Reserve Boulevard)

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**BZA 153-2016:** Submitted by Barbara Jenkins for property located at 3035 Reserve Blvd. The property is zoned B-4 and contains approximately 5 acres. The request is for approval of a variance from parking lot paving requirements.

**Property description:** This property is located at 3035 Reserve Boulevard, east of the intersection of Kedron Road and Reserve Boulevard, west of the Tri-Star Emergency Room. The five-acre lot is zoned B-4, Central Business District, and is developed for a single-family home constructed in the 1800's. This historic farmhouse has been restored and preserved to its original form with the exception of a small addition to the rear of the structure, and it has been used for special events in recent years. It is accessed by one paved driveway, approximately 40 feet in width at Reserve Boulevard, tapering down to 20 feet and terminating approximately 200 feet into the property. Please see the attached exhibits and picture of the property.

The applicant intends to renovate the interior of the home to accommodate a local restaurant, similar to Homestead Manor in Thompson's Station. Because of the change in use, the property owner must provide sufficient parking for a restaurant in accordance with the Zoning Ordinance, which requires the parking lot to be paved.

**Request:** The applicant has requested a variance from the pavement requirements of the Zoning Ordinance to allow for a compacted gravel parking lot. The applicant is not requesting a variance from the number of parking spaces required.

**Findings:** The findings below are required to be made by the Board of Zoning Appeals pursuant to Tennessee Annotated Code and the City of Spring Hill Subdivision Regulations.

1.16(1) – The granting of the variance will not be substantially detrimental to the public good. Staff finds that the proposed parking lot will not have a detrimental impact on the public good. The purpose for the paving requirement in the Zoning Ordinance is to prevent debris in the public right-of-way. Gravel parking lots typically cause gravel to be pushed or dragged into the public right-of-way, creating maintenance and safety problems. This particular proposal is for a compacted gravel surface approximately 200 feet from the public right-of-way. The compaction process will work to prevent loose gravel from being picked up by tire tread, and the 200' paved driveway is sufficient length for loose gravel to drop from tire tread before a vehicle exits onto Reserve Boulevard.

1.16(2) – The conditions upon which the request for a variance is based are unique to the property for which the variance is sought and are not applicable generally to other properties. Staff finds that the basis for the variance request is unique to this site and a result of the historic character of the property. Invention of the motorized vehicle did not occur until decades after the construction of this farmhouse, and the property owner has taken great measures to protect and preserve the historic character of the structure and the grounds. The installation of an asphalt parking lot with curb, wheel stops, and reflective striping would conflict with the historic character of the remainder of the property. Further staff finds that this unique circumstance would apply to very few, if any, properties in other locations in the City.

1.16(3) – Where, by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of the enactment of these regulations or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of such piece of property, peculiar and exceptional practical difficulties or undue hardship would result. While staff does not find that the enforcement of the pavement requirements would result in undue hardship, staff does find that extraordinary circumstances (the historic character of the property) do exist that would justify the request.

1.16(4) – The variance will be consistent with the general community character of the subdivision. While the surrounding properties are zoned B-4, Central Business District, and are permitted to develop for office and commercial uses, the surrounding area is primarily rural and agricultural. It is unlikely that the installation of a gravel parking lot would be supported or permitted for new construction of a nonresidential development.

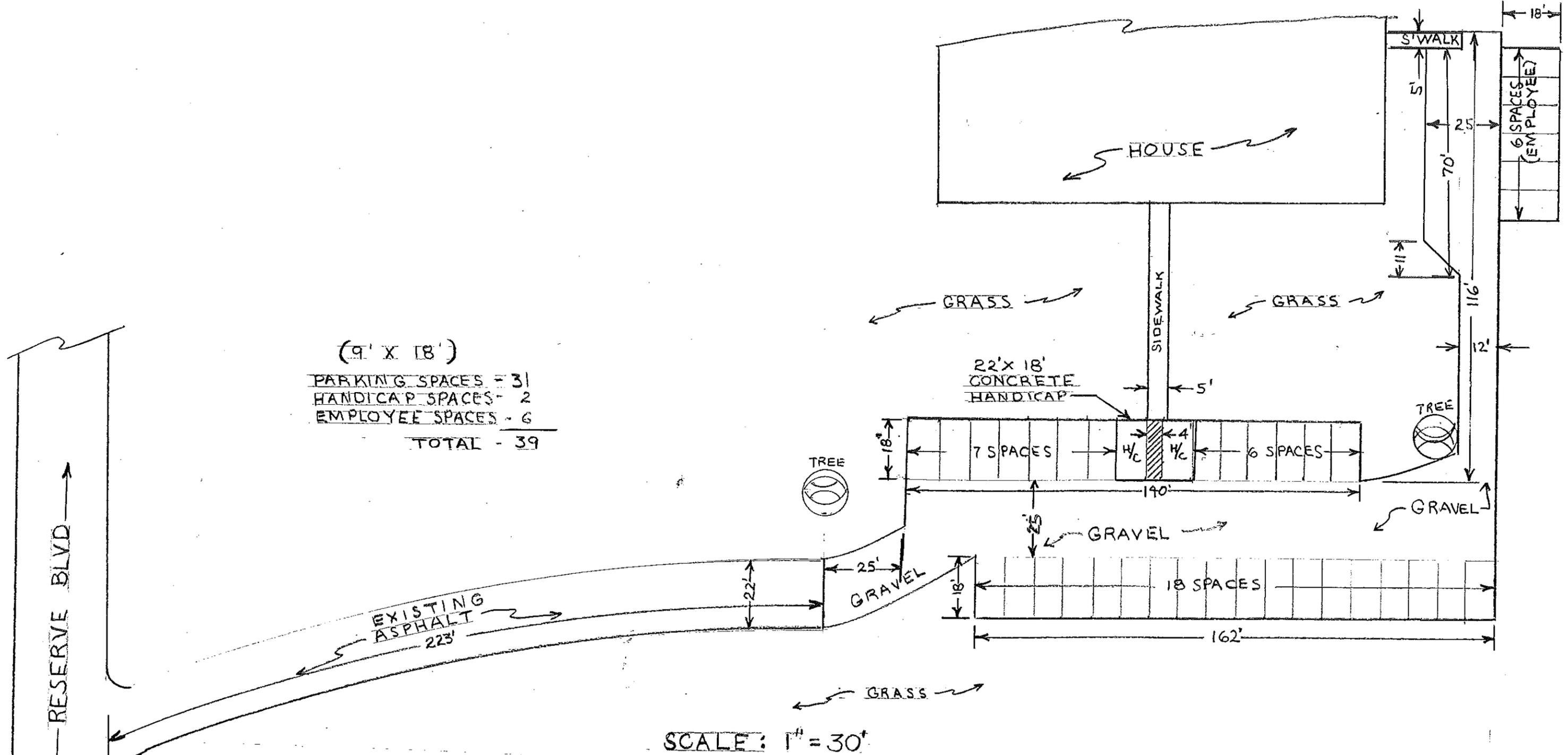
1.16(5) – The variance will not in any manner vary the provisions of the Zoning Ordinance, Comprehensive Plan, City Road or Major Thoroughfare Plan of the City of Spring Hill. This variance would only provide relief from the pavement requirements of the Zoning Ordinance. The applicant is still required to meet the minimum parking space requirements and all other zoning, landscaping, and design requirements of the Zoning Ordinance.

**Recommendation:** Based on the findings herein, staff recommends approval of the request.



3035 RESERVE BLVD.

FRANK PRIFITERA



(9' X 18')  
PARKING SPACES = 31  
HANDICAP SPACES - 2  
EMPLOYEE SPACES - 6  
TOTAL - 39

SCALE: 1" = 30'

**ADVANCE**  
PAVING CO., INC.

P. O. Box 2060  
Columbia, TN 38402-2060  
(931) 381-3535  
Mobile (931) 384-5160

PLAN NUMBER S-1  
SITE PLAN  
DRAFTSMAN: JOHN WILLIAMS  
DATE: 3/5/16 REVISION-0

# 3035 Reserve Boulevard



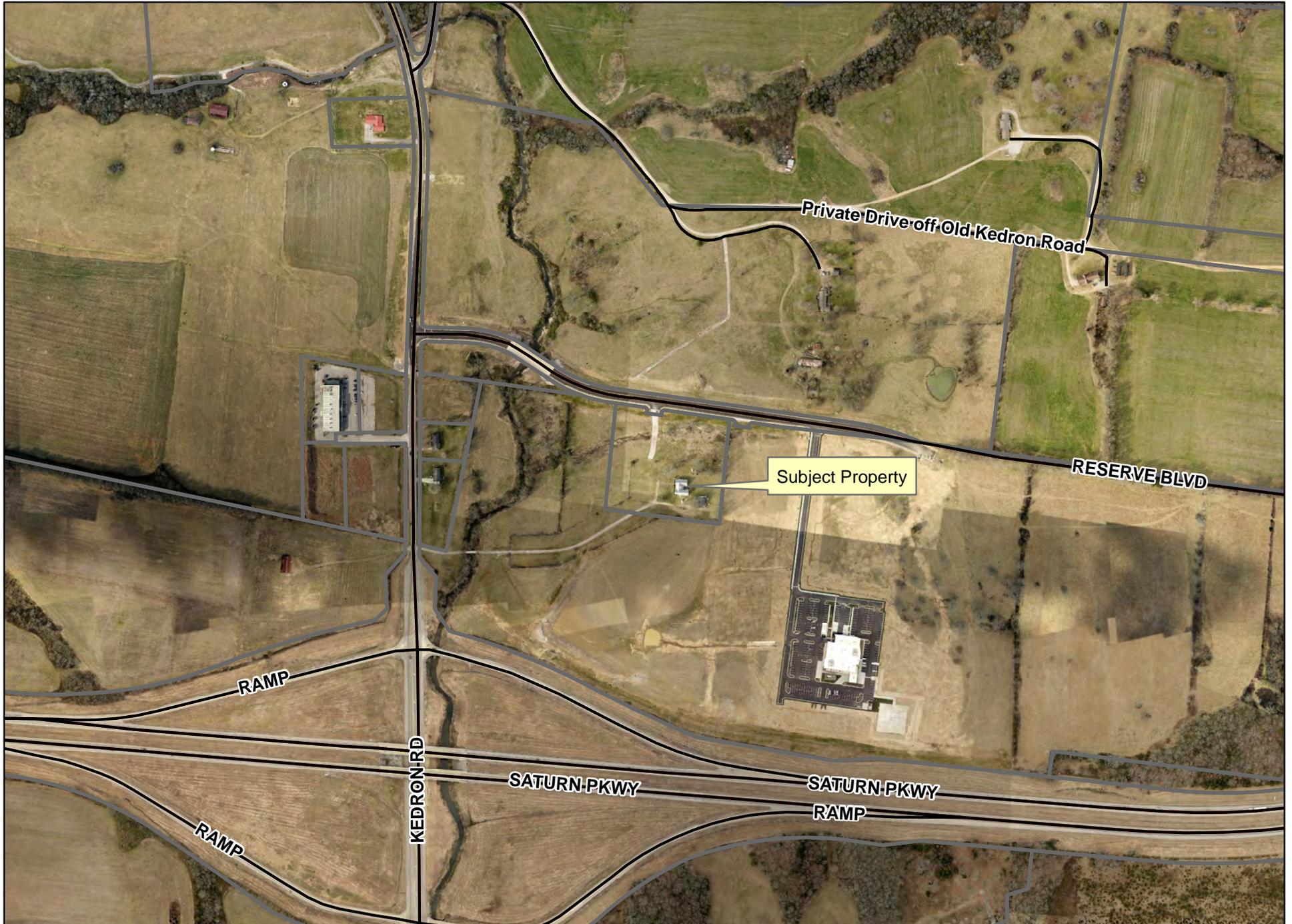
215 feet in length

RESERVE BLVD

Subject Property

Proposed parking lot location

# 3035 Reserve Boulevard



Private Drive off Old Kedron Road

Subject Property

RESERVE BLVD

RAMP

KEDRON RD

SATURN PKWY

SATURN PKWY

RAMP

RAMP

**From:** Barbara Jo [mailto:barbarajojenkins@comcast.net]  
**Sent:** Thursday, February 25, 2016 9:47 AM  
**To:** Dara Sanders <dsanders@springhilltn.org>  
**Cc:** Rick Graham <rgraham@springhilltn.org>  
**Subject:** Request for Zoning

Dear Dara,

I understand that Mayor Rick Graham has discussed my request with you. I am Barbara Jo Jenkins, owner of the historic farmhouse (formerly The Post and Beam for Events) located along the Saturn Parkway at 3035 Reserve Blvd, Spring Hill, Tn.

Being the fourth owner of the property since the land grants in the 1700's, I have spent thirty years trying to protect history and maintain the integrity of the farmhouse.

Although it is not a plantation house like Rippa Villa, it offers simple elegance and symbolizes the life and culture of middle Tennessee in the 1800's, at a time when farmers baled hay with pitchforks, wagons, and mules. Inside the farmhouse, there is a museum quality mural across an entire wall that shows life on the farm in that era. In fact, I have a historic photo of the original family sitting on the front porch.

As the Mayor may have mentioned, I am in negotiations with a reputable tenant to make the 1800's farmhouse a restaurant serving an upscale 'Southern Menu', and I would like to be placed on the first available docket for a zoning variance regarding restaurant parking. Specifically, I would like the parking to be gravel, which is truer to history than asphalt. There is already a wide (2 car) paved asphalt driveway off Reserve Blvd to the front lawn where the restaurant parking will be located. We have already met with Chris Brooks to discuss building codes, retrofitting bathrooms, etc.

I believe this old farmhouse is a treasure for Spring Hill and making it a restaurant would bring visitors from near and far for a unique experience.

Here is a current ad with a few photos: <http://www.loopnet.com/Listing/19395241/3035-Reserve-Dr-Spring-Hill-TN/>

Please advise me on the process, and I look forward to hearing from you. Dara, I would be delighted to meet and give you a personal tour.

Thank you,

Barbara

Barbara Jo Jenkins, 5057 Kingsview Court, Nashville, TN 37220