

**SPRING HILL
MUNICIPAL BOARD OF ZONING APPEALS
REGULAR MEETING
Tuesday, August 16, 2016
AGENDA
5:30 PM**

Call meeting to order:

Stipulation of Members present.

Consider approval of the May 16, 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 232-2016:** (Aldi's): Submitted by Bone, McAllester, Norton, PLLC for property located at 4917 Main Street. The applicant requests approval of the sale of beer and wine in a B-3 zoning district.
2. **BZA 233-2016:** Submitted by Angela Watson for property located at 2002 Morrison Ave. The applicant requests a variance for a patio cover.
3. **BZA 234-2016:** Submitted by DeGagne Consulting, LLC for property located at 2044 Crossing Circle. The applicant requests approval an off-site parking.
4. Concerned citizens
5. Adjourn

**SPRING HILL
MUNICIPAL BOARD OF ZONING APPEALS
REGULAR MEETING MINUTES
TUESDAY, MAY 17, 2016
5:30 P.M.**

Vice Chairman Rob Roten called the meeting to order.

Members present were: Alderman Kayce Williams, Jim Hagerman and Rob Roten. Also present were: Dan Allen and Bonnie Turnbow. Terry Cantrell; was absent.

Alderman Kayce Williams moved to amend the March 15, 2016 BOZA minutes. Motion seconded by Rob Roten. Motion passed 3/0.

Jim Hagerman moved to approve the March 15, 2016 BOZA minutes as amended. Motion seconded by Rob Roten. Motion passed 3/0.

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 173-2016**: Submitted by Greg Bearden for property located at 5321 Main Street. The property is zoned B-4 and contains approximately 1 acre. The applicant requests a variance from paving requirements.

Staff Conditions: Paving material 15' from the edge of the pavement.

Jim Hagerman made a motion to approve **BZA 173-2016** with staff conditions. Motion seconded by Alderman Kayce Williams. Motion passed 3/0

2. **BZA 186-2016**: Submitted by William Jager for property located at 1060 Misty Morn Circle. The property is zoned R-2 Medium Density, PUD. The applicant requests a variance for a covered porch.

Jim Hagaman moved to approve BZA 186-2016. Motion seconded by Alderman Kayce Williams.
Motion passed 3/0.

There were no concern citizen's comments.

Meeting adjourned.

Terry Cantrell, Chairman

Spring Hill Board of Zoning Appeals



TO: Spring Hill Board of Zoning Appeals
FROM: Dara Sanders, Planning Director
MEETING: August 16, 2016
SUBJECT: BZA 232-2016 (Aldi's)

BZA 232-2016 (Aldi's): Submitted by Bone, McAllester, Norton, PLLC for property located at 4917 Main Street. The applicant requests approval of the sale of beer and wine in the B-3, Intermediate Business District.

Property description and history: This property is zoned B-3, Intermediate Business District, and is located at the northwest corner of the intersection of Campbell Station Parkway and Main Street. In 2015, the site was developed for a multi-tenant retail center, including the grocery retailer Aldi's. Pursuant to the B-3 zoning district, establishments serving or selling intoxicating beverages by Board of Zoning Appeals approval of a use on appeal.

Request: The applicant requests approval of a use on appeal to permit the sale of intoxicating beverages (beer and wine) at this location. The primary use of the tenant space will remain a grocery store, and the sale of food and daily household goods will exceed the sale of beer and wine.

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 granting the use on appeal would not be detrimental to the public good. The sale of beer and alcohol has occurred in the immediate vicinity for several years, and the City has not received complaints or responded to emergencies as a result of said sales.

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. This section is not applicable to a request for use approval.

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. This section is not applicable to a request for use approval.

1.16(4) – The variance will be consistent with the general community character of the subdivision. Staff finds that the proposed use is consistent with the general character of this commercial area, which is comprised of primarily commercial and service-oriented uses.

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. Staff finds that the proposal does not vary the adopted planning policies, principles, or regulations of the City of Spring Hill.

Recommendation: Based on the findings herein, staff recommends approval of the requested use, subject to the following condition of approval:

1. The sale of intoxicating beverages shall be associated with the grocery store only and shall not become the primary product or beverage sold on the premises.



July 20, 2016

Ms. Bonnie Turnbow
City of Spring Hill
199 Town Center Parkway
Spring Hill, Tennessee 37174

VIA FEDERAL EXPRESS

**RE: ALDI INC. (TENNESSEE) D/B/A ALDI #53
4917 MAIN STREET, SPRING HILL, TENNESSEE 37174**

Dear Ms. Turnbow:

Enclosed please find enclosed the following documents for Aldi Inc. (Tennessee) d/b/a Aldi #53 located at 4917 Main Street, Spring Hill, Tennessee:

- Board of Zoning Appeals Agenda Application;
- \$100 Application fee;
- Property Deed information; and
- Copy of site plan with highlighted area of Aldi #53 (7 copies each).

This letter is to request a hearing concerning the B-3 zoning which currently prevents non-sales of off-premise beer and alcoholic (wine) beverages.

Please advise when the hearing will be scheduled to discuss this, as our client is proceeding with applications for beer permit and liquor licenses for off-premise sales.

Thank you for your assistance. Please do not hesitate to contact me at if you have any questions.

Sincerely,



Vicki L. Schmidt, Paralegal

/vls

Enclosures

City of Spring Hill, Tennessee
Board of Zoning Appeals Agenda Application

199 Town Center Parkway, Spring Hill TN 37174
(931) 486-2252 Fax: (931) 486-3596

FOR STAFF USE ONLY	
Date Application submitted: _____	Fee: _____
Date Accepted as complete: _____	Case number: _____
Map/Parcel: _____	Public hearing date: _____

Date: 7/20/16 Project Name: Aldi Inc. (Tennessee) d/b/a Aldi #53

Property Address/Location: 4917 Main Street, Spring Hill, TN 37174

Current Zoning District(s): B-3 Property Size: 17,016 sq feet
(per permit cost sheets at City)

<u>Type of request being made</u> —	<u>Materials submitted</u> —
<input type="checkbox"/> Variance for _____	<input checked="" type="checkbox"/> Letter of request
<input type="checkbox"/> Special exemption _____	<input checked="" type="checkbox"/> Proof of ownership
<input type="checkbox"/> Interpretation of a definition	7 folded copies and one (1) digital copy of: (digital n/a per City)
<input checked="" type="checkbox"/> Other <u>Use permitted on appeal for</u> sale and consumption of intoxicating beverages in a B-3.	<input type="checkbox"/> Building Elevations
	<input checked="" type="checkbox"/> Site plan
	<input type="checkbox"/> Location Map

Note to the applicant:

- * The Spring Hill Board of Zoning Appeals meets as needed but no more than 10 calendar days following the submittal of an application.
- * 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.
- * All applications must be accompanied by completed checklist.
- * A representative must be present at the scheduled meeting.

APPLICANT OR REPRESENTATIVE:

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.

Name (printed): Aldi Inc. (Tennessee)

Date: July 20, 2016

Address: Attn: Licensing Dept., 2080 Aldi Blvd.
Mt. Juliet, TN 37122

Phone number: 615-449-8840

Email: Darlene.Thompson@aldi.us

Signature: 
David K. Behm, President

PROPERTY OWNER(S) OR AUTHORIZED AGENT:

I/we certify under penalty of perjury that I am/we are the owner(s) of the property that is the subject of this application and that I/we have read this application and consent to its filing. *(If signed by the authorized agent, a letter from each property owner must be provided indicating that the agent is authorized to act on her/his behalf.)*

Name (printed): TN Spring Hill Wilkes, LLC

Date: July 8, 2016

Address: 550 South Main Street, Suite 300
Greenville, SC 29601

Phone number: (864) 242-4008

Email: pwilson@realtlinkdev.com

Signature: 
Philip J. Wilson, Manager

Name (printed): _____

Date: _____

Address: _____

Phone number: _____

Email: _____

Signature: _____



VICINITY MAP

THE APPROVAL OF THESE PLANS DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE ENGINEER HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE INFORMATION CONTAINED HEREIN AND HAS FOUND IT TO BE REASONABLY ACCURATE. THE ENGINEER HAS NOT CONDUCTED A FIELD SURVEY OF THE PROJECT SITE TO VERIFY THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE ENGINEER HAS NOT CONDUCTED A FIELD SURVEY OF THE PROJECT SITE TO VERIFY THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE ENGINEER HAS NOT CONDUCTED A FIELD SURVEY OF THE PROJECT SITE TO VERIFY THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

DATE OF CONSTRUCTION:
 THE EXISTING CURB LINE AND THE EXISTING SIDEWALK LINE SHALL BE MAINTAINED AS SHOWN ON THESE PLANS. THE EXISTING SIDEWALK LINE SHALL BE MAINTAINED AS SHOWN ON THESE PLANS. THE EXISTING SIDEWALK LINE SHALL BE MAINTAINED AS SHOWN ON THESE PLANS.

NOTICE:
 THESE PLANS ARE THE PROPERTY OF LEORAW ENGINEERING, INC. AND ARE NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF LEORAW ENGINEERING, INC.

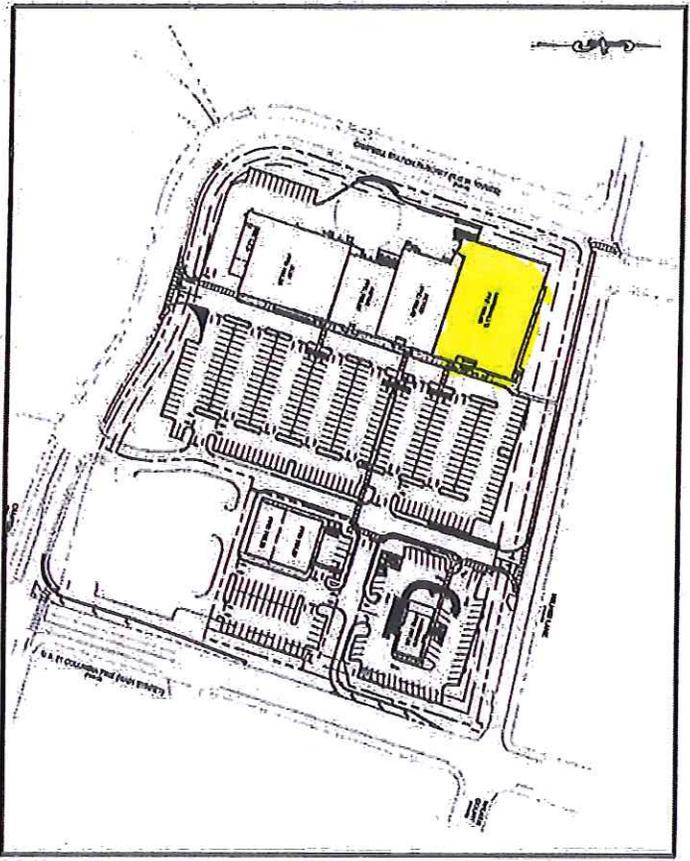
PROJECT DEVELOPER AND CONSULTANTS

LEORAW ENGINEERING, INC.
 480 SOUTH HAWK STREET - SUITE 300 - GREENVILLE, SC 29607
 (864) 621-1111
 www.leoraw.com

**CONSTRUCTION PLANS FOR:
 SHOPS AT CAMPBELL STATION**

4911 MAIN STREET
 SPRING HILL, WILLIAMSON COUNTY, TENNESSEE
 LOT 2, 3 & 4 / MAGUI/CAMPBELL SPRING HILL SECTION 2,

PREPARED FOR
TN SPRING HILL WILKES, LLC



OVERALL SITE LAYOUT

Sheet No.	Sheet Title
C-0.0	COVER
C-0.1	GENERAL NOTES
C-1.0	DEMOLITION PLAN
C-2.0	SITE PLAN
C-2.1	SITE PLAN - HARDWARES
C-3.0	GRADING PLAN
C-3.1	DRAINAGE PLAN
C-3.2	GRADING PLAN - HARDWARES
C-4.0	EROSION CONTROL PLAN - PHASE 1
C-4.1	EROSION CONTROL PLAN - PHASE 2
C-4.2	EROSION CONTROL PLAN - PHASE 3
C-4.3	ES&PC PLAN
C-4.4	EROSION CONTROL DETAILS - 1
C-4.5	EROSION CONTROL DETAILS - 2
C-4.6	EROSION CONTROL DETAILS - 3
C-4.7	EROSION CONTROL DETAILS - 4
C-4.8	EROSION CONTROL DETAILS - 5
C-5.0	UTILITY PLAN
C-6.1	UTILITIES PLAN - HARDWARES
C-6.0	PROFILES - 1
C-6.1	PROFILES - 2
C-7.0	CONSTRUCTION DETAILS - 1
C-7.1	CONSTRUCTION DETAILS - 2
C-7.2	CONSTRUCTION DETAILS - 3
C-7.3	CONSTRUCTION DETAILS - 4
C-7.4	CONSTRUCTION DETAILS - 5
C-7.5	CONSTRUCTION DETAILS - 6
C-7.6	CONSTRUCTION DETAILS - 7
C-7.7	CONSTRUCTION DETAILS - 8
L-1.0	LANDSCAPE PLAN
L-1.1	LANDSCAPE DETAILS
—	PHOTOMETRIC PLAN (BY OTHERS)
—	SURVEY (BY OTHERS)



LEORAW ENGINEERING, INC.
 480 SOUTH HAWK STREET - SUITE 300 - GREENVILLE, SC 29607
 (864) 621-1111
 www.leoraw.com

TN SPRING HILL WILKES, LLC
 480 SOUTH HAWK STREET - SUITE 300 - GREENVILLE, SC 29607



JUNE 11, 2014

04/2006



Spring Hill Board of Zoning Appeals



TO: Spring Hill Board of Zoning Appeals
FROM: Dara Sanders, Planning Director
MEETING: August 16, 2016
SUBJECT: BZA 233-2016 (2002 Morrison Avenue)

BZA 233-2016 (Aldi's): Submitted by Angela Watson for property located at 2002 Morrison Ave. The applicant request a variance for a patio cover.

Property description and history: This property is zoned R-4, High Density Residential, and is located in the Highlands Subdivision at 2002 Morrison Avenue, which intersects with Campbell Station Parkway. This lot is developed for a townhome, and the dwelling unit is attached to another unit to the north. Each dwelling unit is has a separate lot and one shared wall, as indicated in the attached exhibit.

Request: The applicant requests approval of a variance from the rear setback requirement (20 feet) to allow for the existing patio area to be enclosed. The proposed rear setback would result in a range of 14 feet (6' variance) and 17 feet (3' variance).

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 granting the variance would not be detrimental to the public good.

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. The conditions of this property are somewhat unique and typically do not apply to all properties in the R-4 zoning district. The dwelling unit located on the subject property is attached to the property to the north with a shared, or “common”, wall. Being attached results in one dwelling unit dictating where the other is located on a separate lot. In this situation, the front setback requirement for 2000 Morrison Drive impacted where the dwelling on 2002 Morrison Avenue could be located. To complicate matters, the lots for 2000 Morrison and 2002 Morrison are not uniform or similar in size.

Further, due to the curve in Morrison Avenue along the frontage for both lots, 2000 Morrison has a shallow front yard and deep rear yard, while 2002 has a deeper front yard and a shallower rear yard. This resulted in the ability for 2000 Morrison Avenue to have a covered patio in conformance with the rear setback but the inability for 2002 Morrison Avenue to have the same.

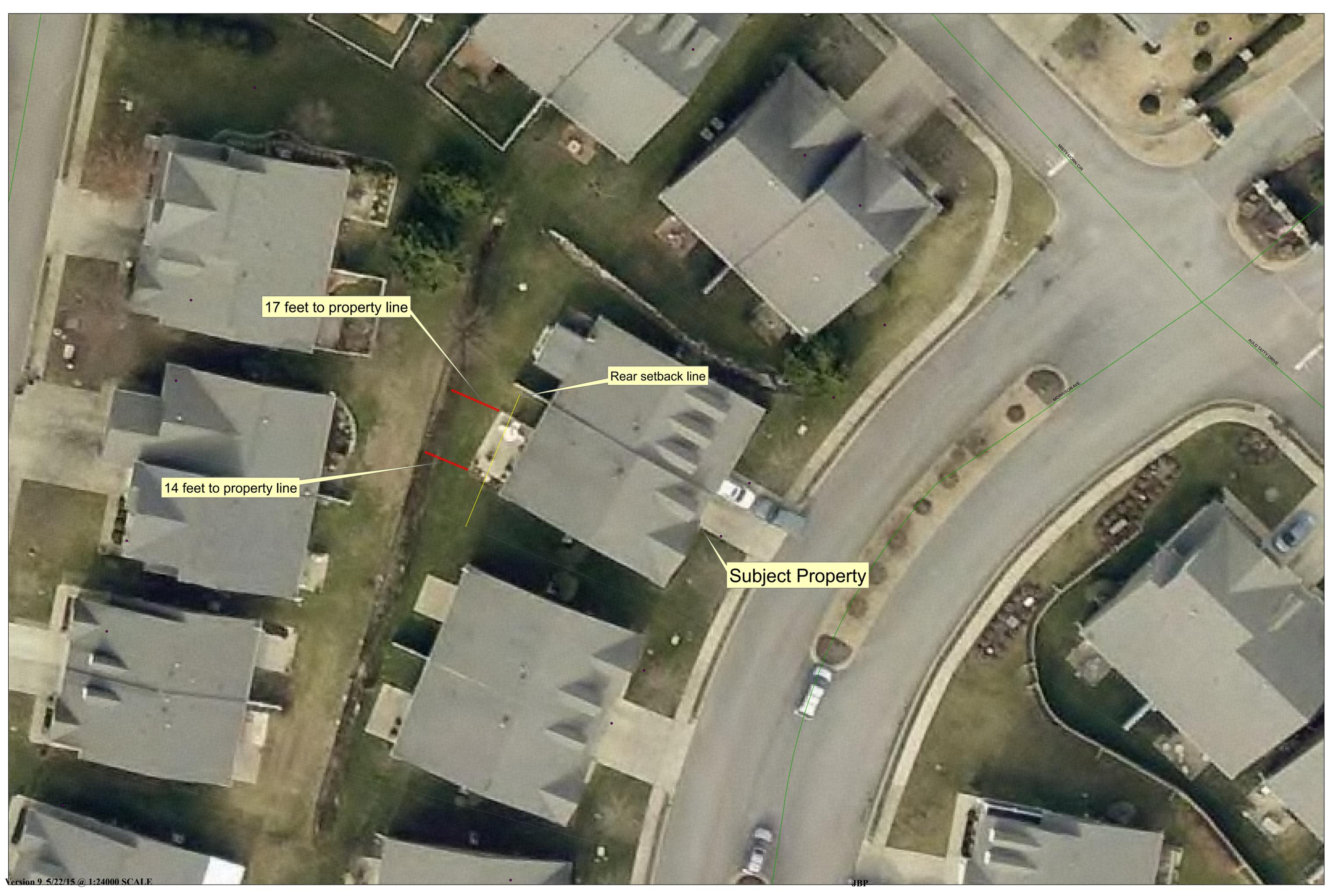
1.16(3) – Where, by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of the enactment of these regulations or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of such piece of property, peculiar and exceptional practical difficulties or undue hardship would result. As discussed above, the lot configuration, street curvature, and the location of 2000 Morrison Avenue have created a situation in which one dwelling is permitted to have a covered patio, while the adjoining dwelling is prohibited from enjoying the same amenity.

1.16(4) – The variance will be consistent with the general community character of the subdivision. Staff finds that the proposed use is consistent with the general character of this neighborhood.

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. Staff finds that the proposal does not vary the adopted planning policies, principles, or regulations of the City of Spring Hill.

Recommendation: Based on the findings herein, staff recommends approval of the requested variance, subject to the following condition of approval:

1. Setback encroachment is limited to the rear setback. Further encroachment into any setback shall require Board of Zoning Appeals approval.
-



17 feet to property line

Rear setback line

14 feet to property line

Subject Property

MISTY DAWN CR

ADD ITTY DRIVE

MORRISON AVE

City of Spring Hill, Tennessee
Board of Zoning Appeals Agenda Application

199 Town Center Parkway, Spring Hill TN 37174
(931) 486-2252 Fax: (931) 486-3596

FOR STAFF USE ONLY	
Date Application submitted: _____	Fee: _____
Date Accepted as complete: _____	Case number: _____
Map/Parcel: _____	Public hearing date: _____

Date: 8/03/16 Project Name: Variance for patio cover

Property Address/Location: 2002 Morrison Ave.
Spring Hill, TN 37174

Current Zoning District(s): R4 Property Size: _____

Type of request being made --	Materials submitted --
<input checked="" type="checkbox"/> Variance for <u>patio cover</u>	<input checked="" type="checkbox"/> Letter of request
<input type="checkbox"/> Special exemption _____	<input checked="" type="checkbox"/> Proof of ownership
<input type="checkbox"/> Interpretation of a definition	7 folded copies and one (1) digital copy of:
<input type="checkbox"/> Other _____	<input checked="" type="checkbox"/> Building Elevations
	<input checked="" type="checkbox"/> Site plan
	<input checked="" type="checkbox"/> Location Map

Note to the applicant:

- * The Spring Hill Board of Zoning Appeals meets as needed but no more than 10 calendar days following the submittal of an application.
- * 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.
- * All applications must be accompanied by completed checklist.
- * A representative must be present at the scheduled meeting.

APPLICANT OR REPRESENTATIVE:

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.

Name (printed): Angela Watson
Address: 2002 Morrison Avenue
Spring Hill, TN 37174
Phone number: 615-302-3486
Email: adgwatson@charter.net
Signature: Angela Watson

Date: 8/03/16

PROPERTY OWNER(S) OR AUTHORIZED AGENT:

I/we certify under penalty of perjury that I am/we are the owner(s) of the property that is the subject of this application and that I/we have read this application and consent to its filing. (If signed by the authorized agent, a letter from each property owner must be provided indicating that the agent is authorized to act on her/his behalf.)

Name (printed): Angela Watson
Address: 2002 Morrison Avenue
Spring Hill, TN 37174
Phone number: 615-302-3486
Email: adgwatson@charter.net
Signature: Angela Watson

Date: 8/03/16

Name (printed): _____

Date: _____

Address: _____

Phone number: _____

Email: _____

Signature: _____

August 3, 2016

Dear Board of Zoning Appeals,

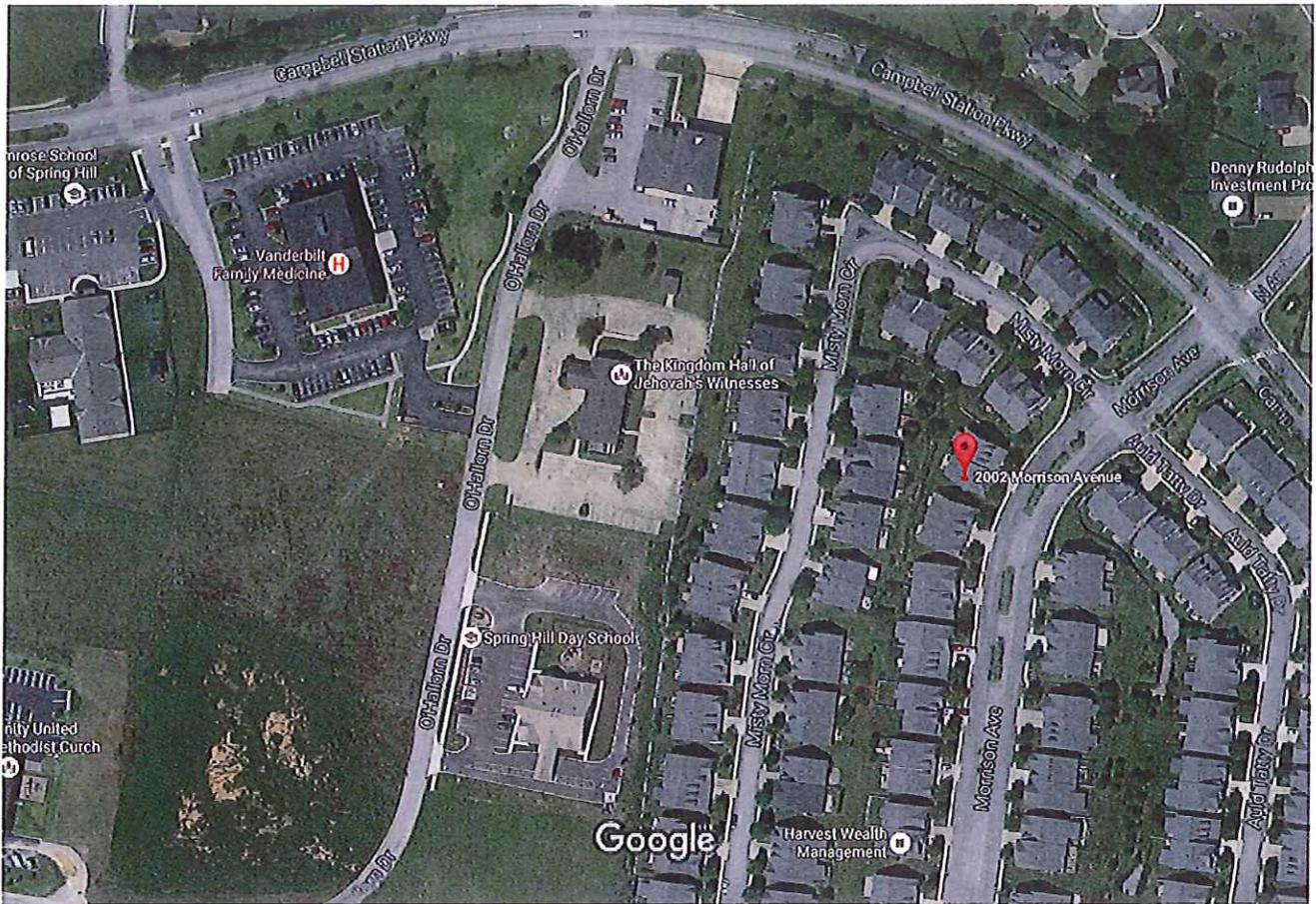
I am submitting a request for variance for a patio roof extension on my townhome in The Highlands at Campbell Station. Please refer to attached documents for further details.

Thank you for your consideration.

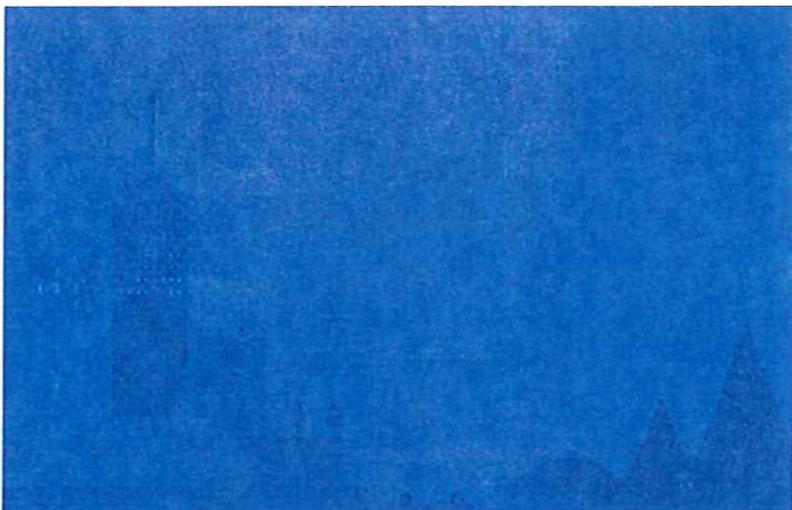
Angela Watson

A handwritten signature in cursive script that reads "Angela Watson".

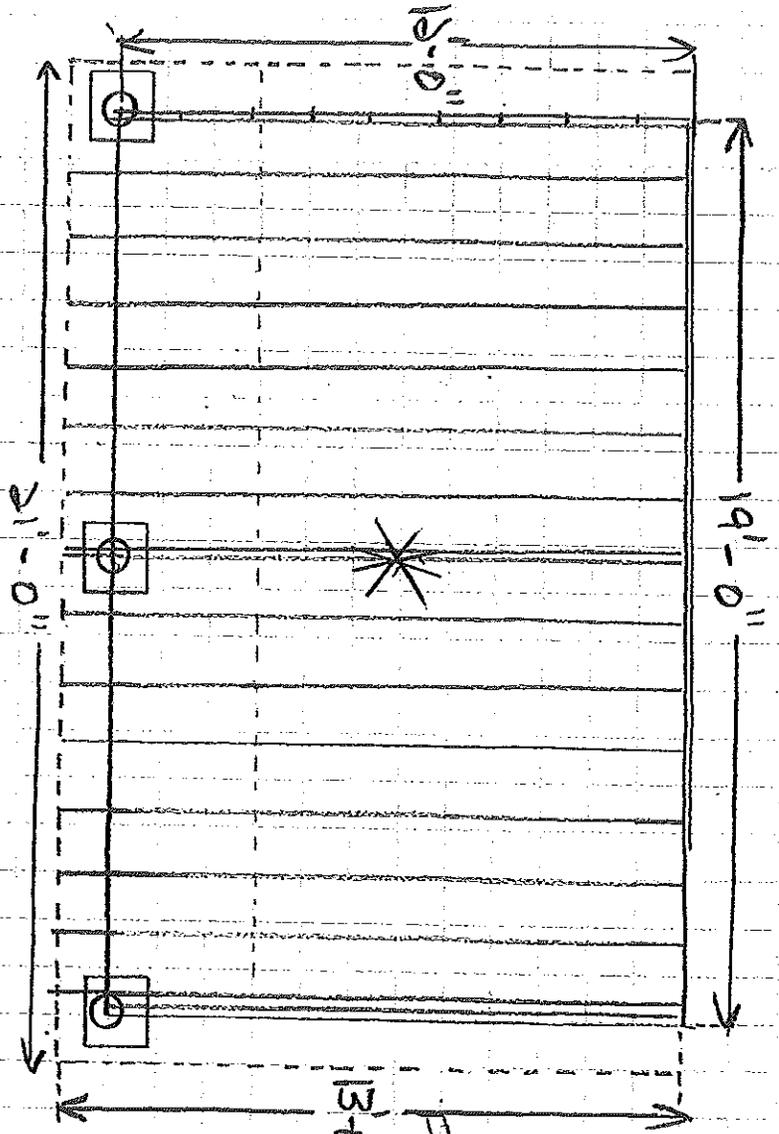
2002 Morrison Avenue
Spring Hill, TN 37174
Ph: 615-302-3486
E-mail: adgwatson@charter.net



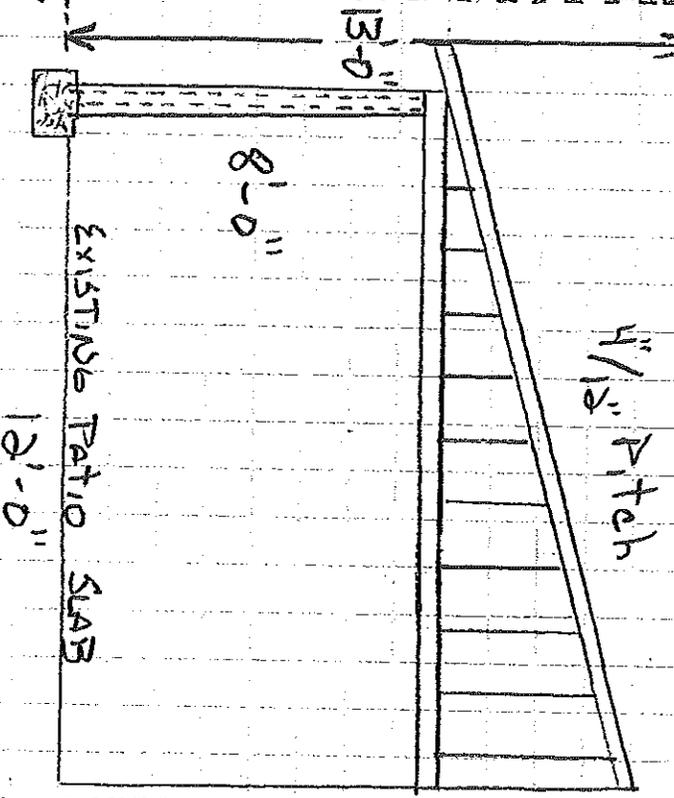
Imagery ©2016 Google, Map data ©2016 Google 100 ft



2002 Morrison Ave
Spring Hill, TN 37174



- * 18" x 18" x 12" FOOTINGS
- * 4" x 4" PT. POSTS
- * 6" x 6" ALUMINIUM POST WRAPS
- * 2" x 10" DAREY BEAM
- * 2" x 6" CEILING JOISTS 16" o/c
- * 2" x 6" RAFTERS 16" o/c
- * 2" x 4" GABLE END FRAMING
- * 3-TAB SHINGLES TO MATCH EXISTING
- * HURRICANE STRAPS 16" o/c
- * 12" SOFT/OVER HANG



PLANS FOR: ANSHEA WATSON
 3002 MORRISON AVE
 SPENGLER HILL, TN. 3717
 615-303-3486

PLANS BY: FRED P. KLEIN
 K22 HOME IMPROVEMENT
 931-334-0342



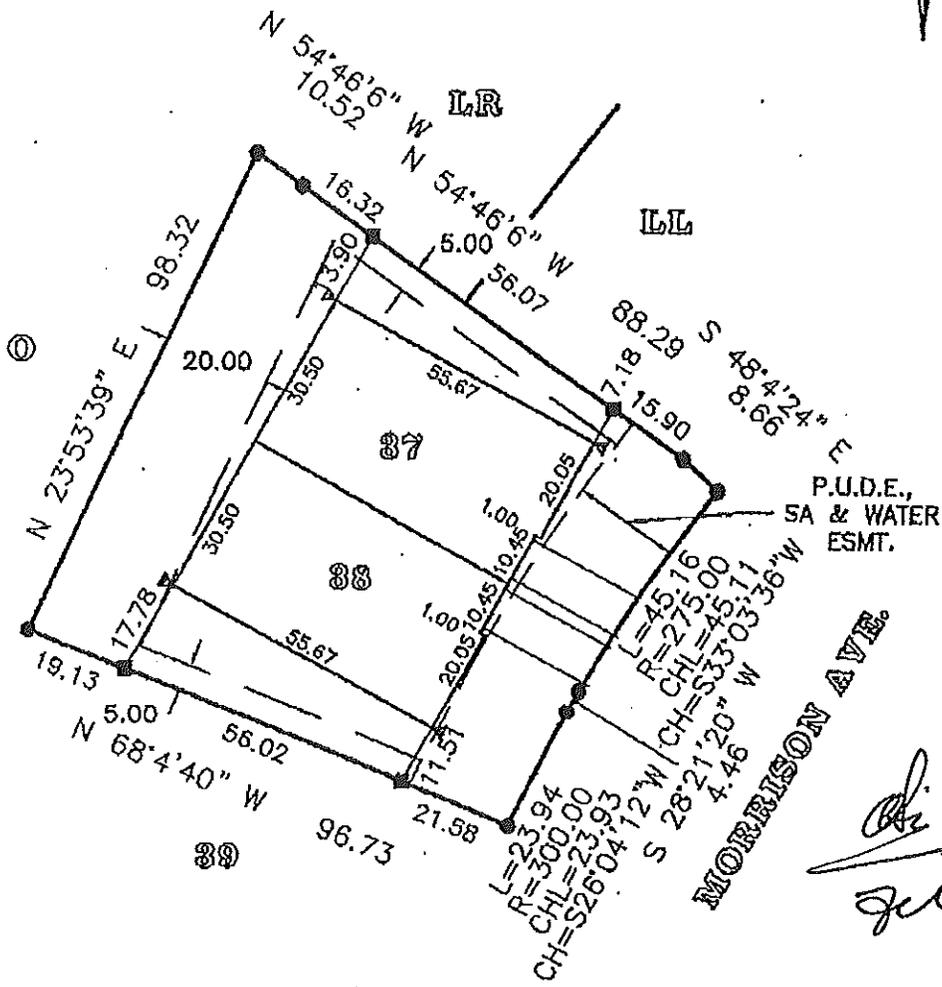
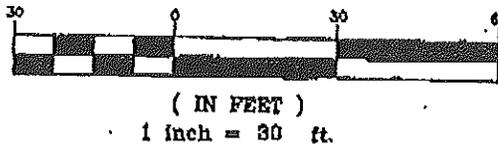


MINIMUM BLDG. SETBACKS

FRONT YARD.....20'
SIDE YARD.....5'
REAR YARD.....20'

* MIN. 12' BETWEEN BLDGS.
■ STAKE ON R

GRAPHIC SCALE



[Handwritten signature]
[Handwritten initials]

HOUSE - 37-N1409.4
HOUSE - 38-S1409.1

PLOT PLAN

Owner: NEWMARK HOMES
Property Address: MORRISON AVE.
Property Location: CAMPBELL STATION LOTS #37 & 38
Property: WILLIAMSON CO., TN
Recorded: PLAT BK: PG: R.O.W.C., TN
Scale: 1"=30' Date: 07/14/04 Cadfile: CB37-38P

E. ROBERTS
Alley & Associates
INCORPORATED
Consulting Engineers
BRENTWOOD P.O. BOX 2365 TENNESSEE
PHONE: (615) 373-1867 FAX (615) 373-3697

Spring Hill Board of Zoning Appeals



TO: Spring Hill Board of Zoning Appeals
FROM: Dara Sanders, Planning Director
MEETING: August 16, 2016
SUBJECT: BZA 234-2016 (2044 Crossing Circle)

BZA 234-2016: Submitted by DeGagne Consulting, LLC for property located at 2044 Crossing Circle. The applicant request an off-site parking.

Property description and history: This property is zoned B-4, Central Business District, and is located on Crossing Circle in the Crossings shopping center. The property to the south is being developed for a hotel, the property to the north is approved to be developed for a restaurant, and the properties further north are being developed for restaurants and commercial purposes.

In June of 2016, the Planning Commission approved a lot split application for the two properties included in the attached exhibit, as they were originally one larger lot. The subject property is not permitted to have a new driveway onto Crossing Circle and is required to be accessed by two shared connections from the north and the south.

Request: The applicant requests approval from the Board of Zoning Appeals to allow for 2044 Crossing Circle to be used for an off-site parking lot, meaning that the use of the property will be only for parking that will not serve a building located on-site. Future development of the property with a building is unknown.

Off-site parking lots are not permitted by-right in Spring Hill's commercial districts. This type parking lot attracts a vehicle to the property and requires the driver to walk to a destination away from the parking lot. It reduces buildable area for goods and services, necessitates additional review and consideration for safe pedestrian access to the surrounding properties, and increases demand on the City's stormwater system without the benefit of tax revenue being generated from a business to offset the cost to the taxpayers.

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 granting the use on appeal may not be detrimental to the public good. The applicant has not described in his letter of request to the Board of Zoning Appeals the purpose for the off-site parking spaces or the estimated timing of development of the property with a principle structure.

Further, the reason for and first right to the parking area is unknown. For example, should the off-site parking lot be approved and constructed, it is unclear whether they could be counted toward the parking ratio for any future development of the property. If these spaces are reserved only for the restaurant approved to be developed to the north, they cannot be credited to a future use of the property, which reduces the usability of the remaining undeveloped area.

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 is not aware of conditions unique to the property that would prohibit the development of the site with a structure in accordance with the B-4 zoning district. Further, the site plan for the property to the north indicates that the development plan will provide three times the required parking for a restaurant. Staff is unable to determine the need or reason for the off-site parking lot based on the information provided.

If these parking spaces are intended to provide parking for the restaurant to the north, staff recommends combining this lot with the property to the north instead of approving an off-site parking lot, which could result in a permanent pay lot.

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.

1.16(4) – The variance will be consistent with the general community character of the subdivision. Staff finds that an off-site parking lot is not consistent with the general character of the commercial development in the immediate area.

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. Because the purpose for the off-site parking lot is unclear, staff is unable to determine if the proposal varies the adopted planning policies, principles, or regulations of the City of Spring Hill.

Recommendation: Due to the lack of information associated with the request and the unknown purpose and impact of the proposal, staff recommends denial of the request.

Should the Board of Zoning Appeals find in favor of allowing the off-site parking lot, staff recommends consideration of the following condition of approval:

1. The off-site parking lot shall be limited to the number of spaces shown in the submitted exhibit.
 2. Should the subject property remain undeveloped for more than one (1) year, the off-site parking spaces shall be removed. Removal of the off-site parking spaces shall not include removal of the interconnectivity drive.
 3. Prior to approval of permits for the off-site parking lot, the applicant shall obtain construction approval for the parking lot in accordance with the minimum requirements of the zoning ordinance, including landscaping.
 4. Use of the off-site parking lot shall be limited to the adjoining properties to the north and south.
 5. At no point in time shall the off-site parking lot be metered or converted into a pay-by-space operation.
 6. Should the remainder of the subject property be developed, the proposed parking spaces shall be solely devoted to the use of the subject property unless a shared parking agreement is approved by the Board of Zoning Appeals.
-

DeGagne Consulting, LLC
130 Hercules Ct., Ocoee, FL 34761
Tel 407-342-6781
Email: jackdegagne@yahoo.com



AUGUST 4, 2016

City of Spring Hill Planning & Zoning Dept.

Attn: Dara Sanders, City Planner
199 Town Center Pkwy
Spring Hill, TN 37174

Re: Letter of Request for Frontage Rd. Extension and Off-Site Parking to Board of Zoning Appeals
For Longhorn Steakhouse – Lot 3B located at 2044 Crossing Circle.

Dear Dara Sanders,

Rare Hospitality International, Inc. d.b.a. Longhorn Steakhouse respectfully requests Board of Zoning Appeals review and approval of the submitted Site Plan for the scheduled Board of Zoning Appeals Meeting on August 16, 2016. We have included the completed site civil plan (Sheet C.1 dated 6-24-16), along with all required information as outlined in the applicable checklist.

Upon your review of package, please let me know if you need any additional information.

Warm regards,

A handwritten signature in black ink that reads "Jack DeGagne". The signature is written in a cursive style and is positioned above the typed name.

Jack DeGagne
DEGAGNE CONSULTING, LLC
407-342-6781 CELL
JACKDEGAGNE@YAHOO.COM

SATURN PARKWAY (EXIT)
(R.O.W. VARIES)

A = 265.69'
R = 1672.95'
Δ = 9°05'58"
CB = N 09°59'18" E
CL = 265.41'
T = 133.13'

9.14'
1672.95'
0°18'47"
= N 05°16'55" E
-9.14'
4.57'

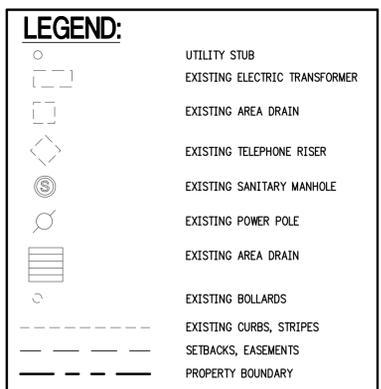
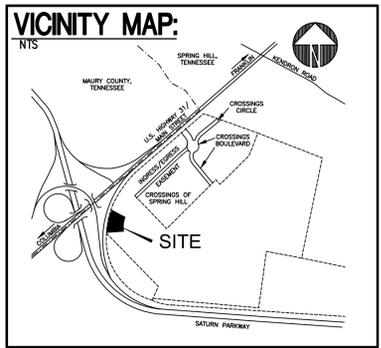
143.70'
1675.76'
4°54'47"
= N 02°50'09" E
-143.65'
71.89'

LOT 3B
35,546 S.F./0.82 ACRES
OWNER: LARRY ADAMS, ETAL
ZONING - B-4 CENTRAL BUSINESS
CROSSING SOUTH, PHASE 1, SECTION 1B
8255 DALEWOOD CT.
BRENTWOOD, TN

LOT 2B
RED ROBIN INTERNATIONAL, INC.
GREENWOOD VILLAGE, CO
ZONING - B-4 CENTRAL BUSINESS
CROSSING SOUTH, PHASE 1, SECTION 1B

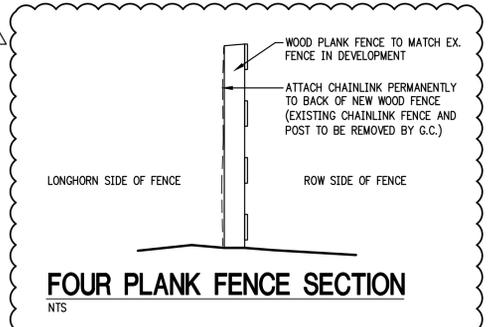
CROSSING CIRCLE

A = 33.21
R = 325.
Δ = 5°51'
CB = S
CL = 33.
T = 16.



- GENERAL NOTES:**
- REFER TO SPECIFICATIONS "SP" SHEETS, ELECTRICAL DRAWINGS AND CIVIL DRAWINGS FOR PERTINENT INFORMATION.
 - THE INFORMATION SHOWN HEREIN WAS TAKEN FROM A SURVEY PROVIDED BY THE OWNER. VERIFY SETBACKS WITH CODE OFFICIAL PRIOR TO CONSTRUCTION.
 - THE LOCATIONS OF ALL UTILITIES SHOWN ON THESE PLANS ARE BASED ON THE AVAILABLE INFORMATION. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF UTILITIES WITH THE UTILITY OWNERS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
 - ALL HANDICAP SITE FEATURES SHALL BE CONSTRUCTED TO MEET ALL LOCAL, STATE AND A.D.A. REQUIREMENTS.
 - ANY DISCREPANCY IN THIS PLAN AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER PRIOR TO START OF CONSTRUCTION. THE G.C. SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL SETBACKS, EASEMENTS, AND DIMENSIONS SHOWN HEREON BEFORE BEGINNING CONSTRUCTION.
 - PRIOR TO STARTING CONSTRUCTION, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION OF ANY ITEM SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED ALL PLANS AND ANY OTHER DOCUMENTATION FROM ALL OF THE PERMITTING AND ANY OTHER REGULATORY AUTHORITIES. FAILURE OF THE CONTRACTOR TO FOLLOW THIS PROCEDURE SHALL CAUSE THE CONTRACTOR TO ASSUME FULL RESPONSIBILITY FOR ANY SUBSEQUENT MODIFICATION OF THE WORK MANDATED BY ANY REGULATORY AUTHORITY.
 - THE GENERAL CONTRACTOR SHALL CONTACT ALL OWNERS OF EASEMENTS, UTILITIES AND R.O.W.'S, PUBLIC OR PRIVATE, PRIOR TO WORKING IN THESE AREAS.
 - CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO THAT WORKMEN AND PUBLIC SHALL BE PROTECTED FROM INJURY, AND ADJOINING PROPERTY PROTECTED FROM DAMAGE.
 - ACCESS TO UTILITIES, FIRE HYDRANTS, STREET LIGHTING, ETC. SHALL REMAIN UNDISTURBED, UNLESS COORDINATED WITH RESPECTIVE UTILITY.
 - CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO ANY EXISTING ITEM AND/OR MATERIAL INSIDE OR OUTSIDE CONTRACT LIMITS DUE TO CONSTRUCTION OPERATIONS.
 - ALL DIMENSIONS ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED.
 - THIS DRAWING HAS BEEN PREPARED TO SCALE. HOWEVER, THE G.C. SHALL NOT "SCALE" THE PLANS FOR DIMENSIONS. CONTACT THE ENGINEER IF MORE INFORMATION IS REQUIRED.
 - THE GENERAL CONTRACTOR SHALL REMOVE ALL TRASH AND DEBRIS FROM THE SITE UPON COMPLETION OF THE PROJECT.
 - THE G.C. SHALL KEEP THE AREA OUTSIDE THE "CONSTRUCTION LIMITS" BROOM CLEAN AT ALL TIMES.
 - ALL SITEWORK AND PAVING MUST BE IN ACCORDANCE WITH, OR SURPASS RECOMMENDATIONS OF THE SOILS REPORT. IF THE SOILS REPORT CONFLICTS WITH THE DRAWINGS AND SPECIFICATIONS, THE MORE PROHIBITIVE OF THE TWO SHALL TAKE PRECEDENCE AND BE CONSIDERED TO BE THE INTENT OF THE BID/CONSTRUCTION DOCUMENTS.
 - THE G.C. SHALL CONSULT WITH THE OWNER CONCERNING ANY SIGN REQMTS.

- KEY NOTES:**
- NEW HEAVY-DUTY ASPHALT PAVEMENT, SEE 1/C4.1.
 - CONCRETE PAVEMENT, SEE 1/C4.1.
 - NEW LIGHT-DUTY ASPHALT PAVEMENT, SEE 1/C4.1.
 - NEW HEAVY-DUTY ASPHALT PAVEMENT, BASE COURSE ONLY, SEE 1/C4.1.
 - NEW LIGHT-DUTY ASPHALT PAVEMENT, BASE COURSE ONLY, SEE 1/C4.1.
 - LANDSCAPE AREA, SEE L-SHEETS.
 - NEW CONCRETE CURB & GUTTER, SEE DETAIL 6/C4.1.
 - NEW CONCRETE WALK WITH TURNDOWN, SEE DETAIL 5/C4.1. TURNDOWN MAY BE DELETED WHERE WALK DOES NOT ABUTT PAVEMENT.
 - HC ACCESS AREA, SEE A6/SP2.1.
 - HC ACCESS RAMP, SEE J8/SP2.1.
 - HANDICAP PARKING SIGN @ EA. SPACE (5), SEE H12/SP2.1.
 - PAINTED STRIPES.
 - REFUSE ENCLOSURE - SEE SP-SHEETS.
 - PAINTED HANDICAP SYMBOL @ EA. STALL (5), SEE DETAIL J1/SP2.1.
 - PARKING LOT LIGHT FIXTURE, SEE SHEET C3.2 AND E1/SP2.1. INSTALL CONC. POLE BASE 2.5' FROM FACE OF CURB TO FACE OF BASE.
 - FIRE DEPT. CONNECTION, SEE FIRE PROTECTION DWGS., SHEET C3.1, AND 2/C4.3.
 - NEW FIRE HYDRANT, SEE SHEET C3.1 AND 2/C4.2.
 - FIRE VAULT, SEE SHEET C3.1 & 2/C4.2.
 - DOMESTIC AND IRRIGATION WATER SERVICES, SEE SHEETS C3.1, C/4.2 AND C4.3 FOR DETAILS.
 - NEW HEAVY-DUTY ASPHALT PAVEMENT, SEE 1/C4.1.
 - SAWCUT JOINTS, MAX. 12' SPACING.
 - GREASE INTERCEPTOR, SEE PLUMBING DRAWINGS AND SHEET C3.1.
 - GAS METER, SEE C3.1.
 - ELECTRIC METER, SEE C3.1.
 - PAD MTD. TRANSFORMER BY E.C. SEE SHEET C3.1.
 - FREESTANDING SIGN PROVIDED BY OWNER AND INSTALLED BY SIGN CONTRACTOR. G.C. TO PROVIDE & INSTALL STONE VENEER BASE AND CONNECT ELECTRICAL CIRCUIT VIA UNDERGROUND CONDUIT AND WIRE, SEE E-SHEETS.
 - LANDSCAPE LIGHTS, SEE C3.1 & E-SHEETS.
 - (3) BENCHES, PROVIDED BY THE OWNER, INSTALLED BY THE G.C.
 - 28.3" SCH 40 PVC SLEEVES, 18" DEEP, BY G.C. TO COORDINATE WITH THE IRRIGATION CONTRACTOR, SEE I2.1.
 - STORM STRUCTURES, SEE SHEET C2.1 AND DETAILS ON C4.1.
 - 22.6" STEP UP IN CONCRETE AT GATES, PAINT FACE AND FIRST 6" OF RAISED AREA HIGHWAY YELLOW.
 - 23.4 BIKE RACKS PER CITY REQUIREMENT (68 STALLS / 20), SEE DET. 3/C4.1. PROVIDED AND INST. BY G.C. MODEL LBR3PG (3 BIKES), IN GROUND MOUNT, BLACK POWDER COAT FIN., ANOVA, ST. LOUIS, MO, 1-800-231-1327.
 - FOUR PLANK FENCE TO BE CONSTRUCTED PER CITY SPEC. THE LENGTH OF THE FRONTAGE TO MATCH EX. FENCE WITHIN THE DEVELOPMENT. COORD. W/ CITY, SEE SECTION HEREON.
 - WHEEL CHAIR WAITING SPACE.



BICYCLE AND GREENWAY PLAN:
CROSSING CIRCLE IS IDENTIFIED AS A MULTI-USE PATH ROUTE IN THE BICYCLE AND GREENWAY PLAN.

SPECIFICATIONS:
ALL SITE DESIGN AND CONSTRUCTION WILL BE TO THE SPECIFICATIONS AND STANDARDS OF THE CITY OF SPRING HILL, TN.

OWNER:	ENGINEER:	DEVELOPER:
DAVID PUCKETT TURNBERRY LAND COMPANY 415 CHURCH STREET UNIT 1415 NASHVILLE, TN 37219 (502) 819-1640 OFFICE (305) 675-8344 FAX davidpuckett@msn.com	VAUGHN R. HILL, P.E. THE ROBERTS GROUP, PSC 239-C SOUTHLAND DR. LEXINGTON, KY 40503 859-276-2006 OFFICE 859-276-2901 FAX vhill@trgpc.com	BOB HEY, DPM DARDEN RESTAURANTS 1000 DARDEN CENTER DRIVE ORLANDO, FL 32837 407-245-5935 OFFICE 407-342-6781 CELL rhey@darden.com

F.E.M.A. FIRM NOTE:
PER THE SURVEY PREPARED FOR THIS PROJECT, THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 47119C 0180 E, DATED APRIL 16, 2007.

BUILDING FOOTPRINT UPDATED TO MATCH ARCHITECTURAL PLANS PER ARCHITECT'S REVISION 5.

SITE STATISTICS:

SITE ADDRESS:	LOT 3A CROSSING SOUTH
ZONING:	B-4 CENTRAL BUSINESS
BUILDING USE:	CASUAL DINING RESTAURANT
SITE AREA:	1.60 ACRES/69,890 AC.
LONGHORN BUILD. AREA:	5,600 S.F.
CUSTOMER SERVICE AREA:	3,150 S.F. (INCL. RESTROOMS)
PARKING REQUIRED:	3 SF PARKING/SF OF CUSTOMER SERVICE AREA + 1 SPACE/2 EMPLOYEES OF LARGEST SHIF. + 1 SPACE/2 EMPLOYEES OF LARGEST SHIF. + 1 SPACE/2 EMPLOYEES OF LARGEST SHIF. = 9,450 SF PARKING
PARKING PROVIDED:	9,450 SF = 1,575 SPACES/SPACE = 59 SPACES + 1/2 x 18 = 68
LANDSCAPE AREA REQUIRED:	114 (INCL. 5 H.C. SPACES)
LANDSCAPE AREA PROVIDED:	14,898 S.F. ± (212)/0.342 AC.

DIMENSIONED SITE PLAN
SCALE: 1" = 20'-0"
GRAPHIC SCALE: 0 10 20 40

The Roberts Group
Architects - Engineers - Landscape Architects PSC
239-C Southland Drive - Lexington, KY 40503
859-276-2006 / 859-276-2901 Facsimile



ISSUE INFORMATION

ISSUED: 04.04.16

REVISIONS

NO.	DESCRIPTION
1	CITY COMMENTS - 04-18-16
2	CITY WORKSESSION - 04-28-16
3	OWNER - 05-26-16
4	OWNER - 06-24-16

THE ROBERTS GROUP, PSC



PROJECT INFORMATION

LH15L
SPRING HILL
Outparcel Lot 3 of Crossing South
Spring Hill, TN
PROJECT #
16027

SHEET INFORMATION

DIMENSIONED SITE PLAN

DRAWN BY:
REVIEWED BY:
SCALE:
AUTHORIZED FOR:

C1.1