

CITY OF SPRING HILL
HISTORIC COMMISSION
REGULAR MEETING MINUTES
THURSDAY, JUNE 2, 2016
6:00 P.M.

MINUTES

Chairman Jonathan Duda called the meeting of the City of Spring Hill Historic Commission to order at 6:00 P.M.

Present were Chairman Jonathan Duda, Hazel Nieves and Tom Meadows. Deanne Collins and Alderman Amy Wurth were absent. Also in attendance were City Planner Dara Sanders and Huntly Gordon.

Approval of Minutes. Jonathan Duda moved to approve the April 6, 2016 Meeting Minutes and the May 4, 2016 Meeting Minutes (reflecting the meeting was canceled). Motion was seconded by Tom Meadows. Motion to approve the meeting minutes passes 3yes-0 no.

Comments of Interested Citizens – No comments were made.

NEW BUSINESS

Item #1 Consider Design Review of PUD-81-2016 (Oakview) Submitted by Huntly Gordon for property located west of Denning Lane and Kedron Road. The property contains approximately 20 acres. The applicant requests rezoning approval for a R-2, Medium Density Housing, Planned Unit Development containing 56 single-family residential lots and associated open space

City Planner Dara Sanders presented a Staff Report to the Historic Commission for this project, including that the comprehensive plan of the City of Spring Hill, “Spring Hill Rising: 2040”, provides goals as Policies for Achieving Our Community Vision, which state include “Goal Four: We will protect and promote our natural and cultural resources. Preserve historic and cultural resources that help define the community’s sense of place and rich history, and ensure that the integrity and access to natural resources are protected.”

As representative for the project, Mr. Huntly Gordon discussed the project.

Chairman Duda discussed a draft letter that he had provided and Commission members discussed the project.

Commissioners discussed the features of the project.

Chairman Duda made a motion to make the following Review Comments and Recommendations for this project:

1. Proposed Master Development Plan indicates 50' Landscape Buffer between the dedicated R.O.W. for Denning Lane and proposed Residential Lots #1 and #39. It is recommended that the combination of any Landscape Buffer and Lot Setback of Residential Lots #1 and #39 be increased to provide an effective buffer as the proposed Lot Setback and Landscape Buffer is not sufficient and not consistent with the current setbacks of existing residential buildings on Denning Lane (page 17 of Saving the Farmstead). Please see recommendations 5 and 6 below for further recommendation.
2. Proposed Master Development Plan includes a note "Lots 1 and 39 to have a plantation façade to compliment Oaklawn Plantation on the North Side of Denning Lane". It is recommended that this note be removed, and a note be included that would require the building front façades of Lots 1 and 39 will face Denning Lane.
3. It is recommended that the main entrance monuments or signage for this proposed subdivision be featured within the entrance road, so as to be seen when entering the subdivision, and not be located directly adjacent to the Right of Way of Denning Lane as would be customary for more contemporary subdivisions.
4. Proposed Master Development Plan indicates fencing of some type adjacent to Denning Lane. It is recommended that a note be included on the plat that this fencing material will match the historically-based fencing material (black rail and board fence) that currently exists on the North Side of Denning Lane. Periodic columns of masonry material of stone or brick would be acceptable.
5. It is recommended that the proposed Master Development Plan include a note or detail that a Peripheral Edge Treatment or Landscape Buffer will consist of the Farm Field Boundary guidelines outlined below (page 14 and page 19 of Saving the Farmstead):
 - a. Boundary areas should be linear in form.
 - b. Boundary areas should be dominated by deciduous trees, although indigenous evergreens (e.g., cedars) may be included for diversity and visual screening purposes.
 - c. Trees should not be planted in a perfect row, and spacing between trees should have some irregularity.
 - d. Indigenous shrubs can be integrated into farm field boundaries.
 - e. Historically-based fences (rail fences, board fences, etc.) and low dry-stacked stone walls may be included as part of the boundary. Stone walls should be consistent in design and stone-type with historic precedents found in the county.

6. Proposed Master Development Plan currently consists of lots that are generally 10,000 sq ft in size. It is recommended that a “feathering” of density be accomplished by incorporating larger lots closer to Denning Lane on the North, incorporating somewhat smaller lots interiorly, and placing the smallest lots of the subdivision closest to the South property line, achieving a clustering buffering (page 14 and page 19 of Saving the Farmstead.

Commissioner Tom Meadows seconded the motion.

Commissioner Hazel Nieves stated that she could not support this project with these findings as it would not protect our preserve Oaklawn and Denning Lane, historic and cultural resources of the City.

With no further discussion, Chairman Duda called for a vote and the motion to make the Review Comments and Recommendations for the project passed with a vote of 2 for, 1 against.

Chairman Duda made a motion to make the following additional finding that in accordance with “Spring Hill Rising 2040”, the Comprehensive Plan of the City of Spring Hill, the Master Development Plan as currently proposed does not adequately protect the integrity of Historic Significant Sites located in the vicinity, and that the Spring Hill Historic Commission further finds that the Master Development Plan as currently proposed does not contribute to orderly development as it would not be consistent with the character of existing properties along Denning Lane, and would negatively impact Historic Significant Sites located in the vicinity. This motion was seconded by Commissioner Hazel Nieves.

With no further discussion, Chairman Duda called for a vote and the motion to make the additional finding for the project passed with a vote of 3 for, 0 against.

Item #2 Consider Design Review of RZN 162-2016 (The Enclave at Oaklawn) Submitted by Huntly Gordon for Oaklawn located at 3331 Denning Lane. The property contains approximately 82.7 acres. The applicant requests approval to rezone the property from R-1, Low Density Residential, to R-6, Traditional Neighborhood Development.

City Planner Dara Sanders presented a Staff Report to the Historic Commission for this project, including that the comprehensive plan of the City of Spring Hill, “Spring Hill Rising: 2040”, provides goals as Policies for Achieving Our Community Vision, which state include “Goal Four: We will protect and promote our natural and cultural resources. Preserve historic and cultural resources that help define the community’s sense of place and rich history, and ensure that the integrity and access to natural resources are protected.”

As representative for the project, Mr. Huntly Gordon discussed the project and stated that he and his client were seeking guidance from the City and the Historic Commission

regarding how the property owners desires to have Oaklawn be preserved, while also accomplishing development goals for a buyer of the property.

Commissioners discussed the features of the project, particularly that the main entrance road from Oaklawn to Denning Lane is an iconic visual cultural resource to Oaklawn and the City of Spring Hill and that a redesign of the concept plan should provide open space to accomplish a clear-view of Oaklawn from Denning Lane. Commissioners also discussed that additional information must first be prepared as the current information provided is lacking in order to complete Design Review of the proposal.

Chairman Duda made a motion to make the following findings for this project:

1. Finding the main entrance road from Oaklawn to Denning Lane is an iconic visual cultural resource to Oaklawn and the City of Spring Hill, the Spring Hill Historic Commission encourages and endorses a redesign of the concept plan that will provide open space to accomplish a clear-view of Oaklawn from Denning Lane.
2. The Spring Hill Historic Commission finds that insufficient information has been submitted related to existing site features (including demonstrating current and proposed changes in grade and elevations across the property), proposed building setbacks, heights, architectural forms, porches, building materials, site features, and other design elements of the proposed development. The Spring Hill Historic Commission requests this additional information in order to complete its duty to review and provide further recommendations.

Commissioner Hazel Nieves seconded the motion.

With no further discussion, Chairman Duda called for a vote and the motion to make the findings for the project as noted passed with a vote of 3 for, 0 against.

Commissioner Hazel Nieves made a motion to make the following additional finding that in accordance with “Spring Hill Rising 2040”, the Comprehensive Plan of the City of Spring Hill, the Traditional Neighborhood Development conceptual plan as currently proposed does not adequately protect the integrity of Historic Significant Sites located in the vicinity, and that the Spring Hill Historic Commission further finds that the Master Development Plan as currently proposed does not contribute to orderly development as it would not be consistent with the character of existing properties along Denning Lane, and would negatively impact Historic Significant Sites located in the vicinity. This motion was seconded by Commissioner Tom Meadows.

With no further discussion, Chairman Duda called for a vote and the motion to make the additional finding for the project passed with a vote of 3 for, 0 against.

Item #3-Discussion regarding current and future projects

There was no further discussion regarding current and future projects.

Item #5-Discussion regarding future meeting dates

Commissioners discussed the possibility of cancelling or rescheduling the July meeting due to the 4th of July Holiday and Chairman Duda announced that he would be on vacation.

Chairman Duda moved to adjourn the meeting. Motion seconded by Hazel Nieves. Motion to adjourn the meeting passes unanimously. Meeting adjourned at 7:54 p.m.



Deanne Collins, Secretary



Jonathan Duda, Chairman