

**SPRING HILL  
MUNICIPAL BOARD OF ZONING APPEALS  
REGULAR MEETING MINUTES  
TUESDAY January 18 2022  
5:30 PM**

**A. CALL TO ORDER**

*Vice Chairman Rob Roten called the meeting to order at 5:31 PM.*

**B. ROLL CALL**

Members present for the Meeting were: Vice Chairman - Rob Roten, Mayor - Jim Hagaman, Brandon McCulloch and Matthew Mezzatesta,

Staff present: City Attorney - Patrick Carter, Planning Director - Calvin Abram, Associate Planner - Jake McQueen.

**C. 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 in regards to an agenda item must be recognized by the Chairman and will have five minutes to address the Board of Zoning Appeals. No rebuttal remarks will be allowed. Public Comment has also been provided through the [BOZAPublicComment@springhilltn.org](mailto:BOZAPublicComment@springhilltn.org) email address.*

**D. PUBLIC COMMENT (NON-AGENDA ITEMS)**

**E. APPROVAL OF THE NOVEMBER 16, 2021 BOARD OF ZONING APPEALS MEETING MINUTES**

*Mayor Jim Hagaman made a motion to approve the November 16, 2021 Meeting Minutes. Motion seconded by Matthew Mezzatesta. Motion to approve the November 16, 2021, Meeting Minutes passed 4-0.*

**F. OLD BUSINESS**

**G. NEW BUSINESS**

1. **BZA 993-2021:** Submitted by Jen and Chad Castle for 3076 Sakari Circle. The property is located in the Dakota Pointe Subdivision, zoned R-2 and contains approximately .230 acres. The applicant is requesting a variance to reduce the rear building setback for the allowance of a covered patio. Requested by Jen and Chad Castle.

*Mayor Jim Hagaman made a motion to adopt the findings of fact and conclusions of law found in the staff report and deny the variance BZA 993-2021 and not allow the reduction of the building setback from 25 to 14 feet, to construct a covered patio, and to cover their existing 16'x21' patio.*

*The applicant's request fails to meet the criteria required to approve a variance to construct and cover a patio that would encroach a total of 11 feet into the rear setback line. The applicant did not demonstrate a hardship that was not self-imposed and approval of the request will have a significant detrimental impact on the public good or the surrounding properties.*

*Motion seconded by Matthew Mezzatesta. Motion to deny BZA 993-2021 passed 4-0.*

2. **BZA 1113-2021:** Submitted by Brian Hamilton, representing Debi Bennefield and Scott Stewart with SD Coffee Holdings, LLC, Ellianos Coffee. The property is located at 2050 Wall Street and is zoned C-4. The site contains approximately 1.566 acres. The applicant is requesting a special use permit to allow for two drive-thru lanes. Requested by Brian Hamilton.

*Mayor Jim Hagaman made a motion to adopt the findings of fact and conclusions of law found in the staff report and approve special use application BZA 1113-2021 to permit two drive-thru lanes, with the following conditions:*

1. *An updated site plan must be submitted to the Planning Department before it can be reviewed by the Planning Commission. This site plan must be reflective of the design submitted to the BZA, with the drive-up windows and menu boards on opposite sides of the building to allow for the longest stacking lanes.*
2. *The applicant must create a Traffic Operation and Management Plan, subject to staff and PC approval, prior to the approval of site plan.*
3. *The proposed islands on both the north and south ends of the building cannot be striped and must be curbed by concrete and meet applicable landscape standards.*
4. *An approved special use will expire one year from the date of approval according to the provisions of Article 13.3.G of the UDC. Site plan approval through the Spring Hill Planning Commission will be required prior to the expiration of this special use.*
5. *The development must be reasonably consistent with the special use request submitted to the BOZA, subject to changes and conditions imposed by the Planning Commission.*

*Motion seconded by Matthew Mezzatesta. Motion to approve BZA 1113-2021 passed 4-0.*

## **H. OTHER BUSINESS**

Board of Zoning Appeals 2022 Schedule

*Jake McQueen, Associate Planner, shared that the BZA 2022 schedule was updated.*

## **I. ADJOURN**

*Matthew Mezzatesta made a motion to adjourn. Motion seconded by Mayor Jim Hagaman. Motion to adjourn the January 18, 2022 Board of Zoning Appeals meeting passed 4-0.*

*Meeting Adjourned at 6:00 PM.*

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Terry Cantrell, Chairman