

**SPRING HILL
MUNICIPAL BOARD OF ZONING APPEALS
REGULAR MEETING MINUTES
TUESDAY, FEBRUARY 15, 2022
5:30 PM**

A. CALL TO ORDER

Chairman Terry Cantrell called the meeting to order at 5:30 PM.

B. ROLL CALL

Members present for the Meeting were: Chairman – Terry Cantrell, 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, and Planning Assistant – Lucretia Sappington.

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 email address.*

D. PUBLIC COMMENT (NON-AGENDA ITEMS)

E. APPROVAL OF THE JANUARY 18, 2022 BOARD OF ZONING APPEALS MEETING MINUTES

Mayor Jim Hagaman made a motion to approve the January 18, 2022 Meeting Minutes. Motion seconded by Matthew Mezzatesta. Motion to approve the January 18, 2022, Meeting Minutes passed 5-0.

F. OLD BUSINESS

G. NEW BUSINESS

1. **BZA 1139-2022:** Submitted by Amanda Knobloch, representing Rex Lee, Lynceta Harrison & Jessica Lee. The property is located at 669 Alex Drive, and is zoned R-2. The site contains approximately .68 acres. The applicant is requesting a variance to allow replacement of a mobile home on the property. Requested by Amanda Knobloch.

Mayor Jim Hagaman made a motion to adopt the findings of fact and conclusions of law found in the staff report and approve the variance BZA 1139-2022 and allow the replacement of a mobile home.

1. *Per Section 13.4.G of the Unified Development Code, an approved variance will expire one year from the date of approval unless a site plan review application has been submitted or, where site plan review is not required, a building permit is obtained. The Board of Zoning Appeals may grant an extension for a period of validity for no longer than an additional 6 months, so long as the applicant applies in writing for an extension of time at any time before the date of expiration. No public hearing is required for approval of such extension of time.*
2. *The development must be reasonably consistent with the variance request submitted to the BOZA, subject to changes and conditions imposed by the Planning Commission.*
3. *The mobile home called out in the application, Champion model 21-6011-V2, cannot be replaced by another mobile home so long as it is prohibited in the Unified Development Code.*
4. *The mobile home must be placed in the location called out in the plot plan submitted in this application.*
5. *The approved mobile home must meet the specifications laid out in the application for Champion model 21-6011-V2. No other model of mobile home may be placed on the site following the approval of this application.*

Motion seconded by Vice chairman Rob Roten. Motion to approve BZA 1139-2022 passed 5-0.

2. **BZA 1130-2022:** Submitted by It's Permittable representing 1033 Crossings Blvd. The property is located in The Crossings and is zoned C-5. The site contains approximately 14.45 acres. The applicant is requesting a variance to increase the size of the sign. Requested by Jennifer Wolfe.

Mayor Jim Hagaman made a motion to adopt the findings of fact and conclusions of law found in the staff report and deny application BZA 1130-2022 based on the staff report. Motion seconded by Matthew Mezzatesta. The vote was 4 to 1 with Vice Chairman Rob Roten opposing. Motion to deny BZA 1130-2021 passed 4-1.

3. **BZA 1135-2022:** Submitted by Sue Jeffers, representing Mike Fennema, The Hollow at Maury Hill, LLC. The property is located at 538 Maury Hill St. and is zoned C-D-E1. The site contains approximately 1.39 acres. The applicant is requesting a variance to allow historic pea gravel and a reduced buffer yard. Requested by Sue Jeffers.

Mayor Jim Hagaman made a motion to adopt the findings of fact and conclusions of law found in the staff report and approve BZA 1135-2022 subject to the staff conditions of approval.

1. *Per Section 13.4.G of the Unified Development Code, an approved variance will expire one year from the date of approval unless a site plan review application has been submitted or, where site plan review is not required, a building permit is obtained. The Board of Zoning Appeals may grant an extension for a period of validity for no longer than an additional 6 months, so long as the applicant applies in writing for an extension of time at any time before the date of expiration. No public hearing is required for approval of such extension of time.*
2. *The development must be reasonably consistent with the variance request submitted to the BOZA, subject to changes and conditions imposed by the Planning Commission.*
3. *The applicant would be required to install a minimum of one (1) bike rack when constructing the parking lot, per the requirements of the UDC.*
4. *The applicant must adhere to UDC standards in article 10.9.B, pertaining to the use of historic pea gravel, including the use of required edging material to retain the gravel on the site.*
5. *A landscape strip is required around the perimeter of the parking lot that is a minimum of ten (10) feet in width. The applicant must follow the guidelines of UDC article 11.7.C when designing this landscape strip.*

6. *No event parking on the site is allowed to park in a manor restricting neighboring properties' access to their property.*
7. *Event or business use to the property is prohibited from utilizing on-street parking along Maury Hill St.*

Motion seconded by Matthew Mezzatesta. Motion to approve BZA 1135-2022 passed 5-0.

4. **BZA 1137-2022:** Submitted by MS Consultants, representing 4933 Main St. The property is zoned C-4. The site contains approximately 1.17 acres. The applicant is requesting a special use for a drive thru. Requested by Jason Boley.

Mayor Jim Hagaman made a motion to adopt the findings of fact and conclusions of law found and approve BZA 1137-2022 subject to Planning Commission approval.

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.*
2. *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.*
3. *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 Vice Chairman Rob Roten. Motion to approve BZA 1137-2022 passed 5-0.

H. OTHER BUSINESS

Pam Caskie, City Administrator, let the Board of Zoning Appeals know the City was successful in getting a CMAQ Grant for \$185,000. The money will be used to study the traffic on Main Street from Thompsons Station Road red light to Miles Johnson.

I. ADJOURN

*Matthew Mezzatesta made a motion to adjourn. Motion seconded by Brandon McCulloch. Motion to adjourn the February 15, 2022 Board of Zoning Appeals meeting passed 5-0.
Meeting Adjourned at 6:40 PM.*



Terry Cantrell, Chairman