

**ORDINANCE NO. 08-48**

**AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF  
THE CITY OF SPRING HILL, TENNESSEE**

**WHEREAS**, the Board of Mayor and Alderman for the City of Spring Hill may, pursuant to its charter and general law of the State of Tennessee enact and amend zoning ordinance regulations in accordance with a comprehensive plan for the purpose of promoting the public health, safety, morals, convenience, order, prosperity and general welfare of the community.

**WHEREAS**, the Spring Hill Planning Commission has recommended to the Board of Mayor and Aldermen that the Zoning Ordinance of the City of Spring Hill, Tennessee be amended as hereafter described;

**BE IT THEREFORE ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF SPRING HILL, TENNESSEE:**

That Article XIV, Section 1.1(2) of the Zoning Ordinance of the City of Spring Hill, Tennessee be amended by changing fifteen (15) days to ten (10) days and that Section 1.1(2) shall read as follows:

*“The letters mailed by the applicant shall be mailed at least ten (10) days prior to the Work Session of the Planning Commission wherein the issue is considered for the first time. If, for any reason, an item scheduled for initial presentation before the Planning Commission is withdrawn without having been presented, then the Applicant must re-notify surrounding property owners of the future meeting for which the item will be reconsidered.”*

That Article XIV, Section 1.1(3) of the Zoning Ordinance of Spring Hill, Tennessee be amended by removing “five (5) days prior to the Work Session” and replaced with “12:00 p.m. on the Wednesday prior to the Regular Meeting” and that Section 1.1(3) shall read as follows:

*“The property owner notification shall be accomplished by certified mail, return receipt requested. A sworn statement or affidavit from the applicant showing the names and addresses of each surrounding property owner who has been notified shall be delivered to the Codes and Inspection Department for the City of Spring Hill no later than 12:00p.m. on the Wednesday prior to the Regular Meeting of the Planning Commission at which the item will first be discussed.”*

That Article XIV, Section 1.1(5) of the Zoning Ordinance of Spring Hill, Tennessee be amended by changing fifteen (15) days to seven (7) days and that Section 1.1(5) shall read as follows:

*“In addition to the property owner notice required to be mailed by the applicant, the City of Spring Hill through its Codes and Inspection Department will post, at least **seven (7)** days prior to the Work Session of the Planning Commission at which the item will be first discussed, a sign with sufficient wording to convey information that a zoning action or land use reclassification has been proposed for the subject property. The sign shall include the date, time and place of meeting for the Planning Commission and Board of Mayor and Aldermen at which the requested action is to be considered. The sign shall also include a telephone number for the Codes and Inspection Department for additional inquiries.”*

*The signs shall be provided by the City, subject to a payment included in the application fee, to defray the administrative and printing costs.*

*The sign shall remain in place and in a readable condition until either the request has received final action by the Board of Mayor and Aldermen or the applicant withdraws the request.*

*The number and size of the signs shall be determined by the Codes and Inspection Department.*

*Minor defects in regard to the preservation of the signs shall not invalidate the amendment if there has been a bona fide attempt to comply with these rules and regulations.”*

That Article XIV, Section 1.2 of the Zoning Ordinance of the City of Spring Hill, Tennessee be amended by adding the phrase “*a majority of*” after the term favorable vote and that Section 1.2 shall now read:

*“No amendment to the Zoning Ordinance or the Zoning Map shall become effective unless the amendment is first submitted to the Planning Commission for its recommendation regarding approval or disapproval. If the Planning Commission recommends the disapproval of the amendment, the amendment must then receive a favorable vote of **a majority of** the entire membership of the Board of Mayor and Aldermen to become effective.”*

That Article XIV, Section 2.1 of the Zoning Ordinance of Spring Hill, Tennessee be amended by deleting the second paragraph in its entirety and replacing it with the following:

*“The term ‘ownership interest’ as used herein shall also include the holder of a written option or contract to purchase the land, the attorney or authorized representative of such person or the recorded owner.”*

**BE IT FURTHER ENACTED**, that this Ordinance shall take effect from and after its adoption the public welfare requiring it.

Passed and adopted by the Board of Mayor and Aldermen of the City of Spring Hill, Tennessee on the 15<sup>th</sup> day of December, 2008.



Danny M. Leverette, Mayor

ATTEST:

  
April Goad, City Recorder

LEGAL FORM APPROVED:

  
Timothy P. Underwood, City Attorney

PASSED ON FIRST READING: November 17, 2008

PASSED ON SECOND READING: December 15, 2008