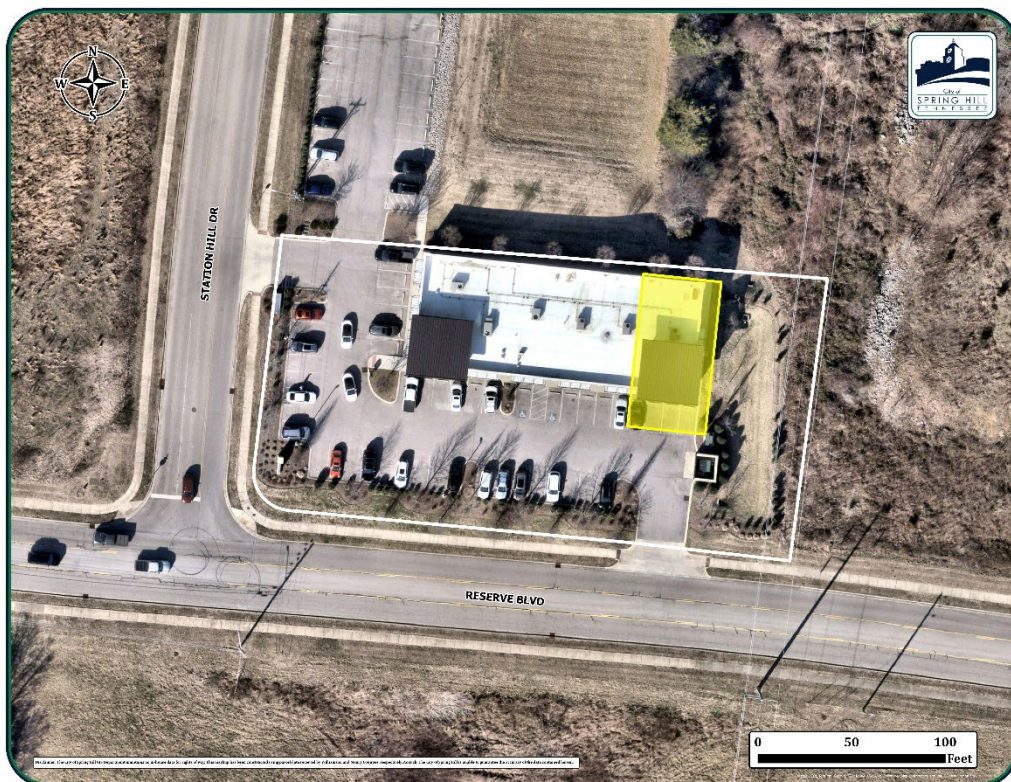


Board of Zoning Appeals

TO: Spring Hill Board of Zoning Appeals
FROM: Kali-Flynn Burke, Associate Planner
MEETING: September 15, 2026
SUBJECT: BZA 2139-2026 (Labcorp Sign Variance, Suite C)

BZA 2139-2026: Submitted by Ortwein Sign. The property is located on the north side of Reserve Boulevard, east of Station Hill Drive, known as 2040 Reserve Boulevard, Suite C. It is zoned C-4 (General Commercial) and contains approximately 0.87 acres.

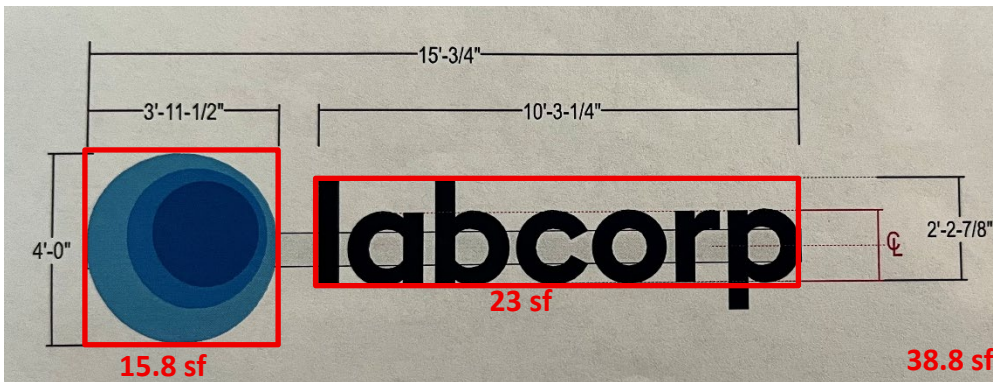
Request: The applicant is requesting a variance from the sign requirements in Article 12 of the UDC to allow for additional sign area.



Property Description and History: The property is a multi-tenant structure with 4 suites. It is surrounded by vacant properties with C-4 Zoning.

Proposed Signage: The applicant is proposing one 38.8 sf wall sign, with the building wall being 27 linear feet. The UDC allows for one wall sign per tenant in a multi-tenant structure. The maximum size of a wall

sign is established at 1 sf per linear foot of building wall where the wall sign will be mounted or 32 sf, whichever is greater. The proposed signage shown below is 6.8 sf over the maximum allowed square footage. See below for the wall sign calculation.



The front door also has an approximately 5" x 2.75" logo and sign that totals 0.095 square feet. This plus the 38.8 wall sign equals 38.895 total.

Analysis: The purpose of sign regulations is to establish a comprehensive system of sign controls city-wide to:

- Promote and protect the health, safety, and welfare of the city by ensuring compatibility of signs with surrounding structures and land uses.
- Create a more attractive business and economic climate by enhancing and protecting the orderly and effective display of signs and discouraging clutter.
- Protect the public from hazardous conditions that result from the indiscriminate use and placement of signs, structurally unsafe signs, signs that obscure the vision of pedestrians or motorists, and signs that compete or conflict with necessary traffic signals, government signs, and warning signs.

Signs are recognized by the U.S. government as a form of speech protected under the First Amendment to the United States Constitution. While cities may not regulate the content or message of a sign, they are permitted to regulate its size, placement, and aesthetic characteristics.

Findings of Fact: The applicant has met UDC requirements regarding the U.S.P.S. First Class mailing of notices to all adjacent property owners of 2040 Reserve Boulevard, and at least ten days in advance of the first scheduled action. City staff has placed a notice in the newspaper and a sign on the subject property. No email public comments were received via the BOZAPublicComment@springhilltn.org email address.

The findings listed below represent staff's response to the approval standards required in Section 13.4.E of the UDC, to be considered by the Board of Zoning Appeals prior to approving a variance and a review of the applicant's justification statements.

1. **Where, by reason of exceptional narrowness, shallowness, size or shape of a specific piece of property at the time of the enactment of this Code, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of such piece of property it is not able to comply with the regulations as required under this Code.**

Staff's findings: Staff does not find that the size, shape, or topography of the subject property creates a physical constraint that prevents compliance with the UDC. The property is an existing multi-tenant commercial development with four tenant suites and is located along Reserve Boulevard. The site is relatively flat and has visibility from the public right-of-way.

Per the applicant: *The applicant did not provide a response for this section.*

2. **The strict application of any provision enacted under this Code would result in peculiar and exceptional practical difficulties to or exception or place undue hardship upon the owner of such property.**

Staff's findings: Staff finds that strict application of the sign area requirements would create practical difficulty for the applicant in providing adequate identification for the business within the existing multi-tenant structure. The subject property contains four separate tenant suites, and the applicant is proposing a wall sign of 38.8 square feet. While the property itself does not present a physical constraint that prevents compliance with the UDC, the proposed sign is smaller than the existing sign at the subject location. Due to the deep setback of the multi-tenant structure, a standard 32 square foot sign would fail to provide adequate, safe visibility for passing motorists, rendering the signage ineffective for a commercial tenant. The hardship is unique to this multi-tenant property's physical positioning and architectural scale, rather than a general grievance shared by the neighborhood or zoning district at large. Staff find that allowing the proposed sign would provide reasonable business identification while reducing the overall sign area at the subject location.

Per the applicant: *"Appropriate signage is essential for this business to effectively identify its location and communicate its services to the surrounding area."*

3. **Such relief may be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of the zoning map and this Code.**

Staff's findings: Staff finds that approval of the variance would not result in substantial detriment to the public good or substantially impair the intent and purpose of the zoning map or the UDC. The proposed 38.8-square-foot wall sign would reduce the sign area currently present at the subject location. The proposed sign will be located on the building wall associated with the applicant's tenant space and will not create safety concern or obstruct visibility. Staff find that the proposed

sign provides reasonable business identification while reducing the overall size and visual impact of the existing signage. The proposed sign matches the design aesthetic of the existing multi-tenant structure, and will not block sightlines, create traffic hazards, or negatively impact surrounding commercial properties

Per the applicant: *"A larger sign will not restrict or diminish signage opportunities for other neighboring businesses."*

Recommendation: Based on the findings of facts and conclusions of law provided in the staff report, staff recommend **approval** of variance BZA 2139-2026 to allow a variance to increase the square footage allowance for their sign on a multi-tenant structure from 32 sf to 38.895 sf with the following conditions:

1. Per Article 13.4G on 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 prior to the date of expiration. No public hearing is required for approval of such extension of time.
2. All applicable permits must be acquired from the Building and Codes Department prior to installation.
3. The permitted sign must meet all other applicable codes found in the UDC.