

RESOLUTION 23-202-D

**A RESOLUTION TO REQUEST THE COORDINATING COMMITTEE TO
CONSIDER REMOVAL OF A PORTION OF SPRING HILL'S NORTHWEST UGB
FROM THE WILLIAMSON COUNTY GROWTH PLAN**

WHEREAS, the City of Spring Hill has worked collaboratively with all of the Williamson County municipalities to propose new Urban Growth Boundaries for municipal jurisdictions; and

WHEREAS, an active public engagement process has taken place and public comment has been received ;and

WHEREAS, the Board of Mayor and Alderman have heard the concerns of the residents currently residing in the "Burwood" neighborhood that is currently being considered for the City of Spring Hill's northwest Urban Growth Boundary ; and

WHEREAS, the area known as Burwood has a drainage basin that flows south towards the Duck River which is the drainage basin of the City and all of the remaining area of Williamson County flows north towards the Harpeth River Basin,

WHEREAS, the Board of Mayor Alderman would be ratifying the same UGB resolution passed September 18, 2023; and

NOW, THEREFORE BE IT RESOLVED, that the City of Spring Hill Board of Mayor and Aldermen request that the Coordinating Committee consider removing a portion of the northwest area of the City of Spring Hill's UGB, as depicted in Exhibit A attached herein;

FURTHER BE IT RESOLVED that this area remain in rural Williamson County, and

FURTHER BE IT RESOLVED that should this area need to become a part of an Urban Growth Boundary; it shall become part of the Spring Hill area due to the drainage basin alignment.

Passed and Adopted by the Board of Mayor and Aldermen of the City of Spring Hill, Tennessee on the 2nd day of October 2023.


Jim Hagaman, Mayor

ATTEST:



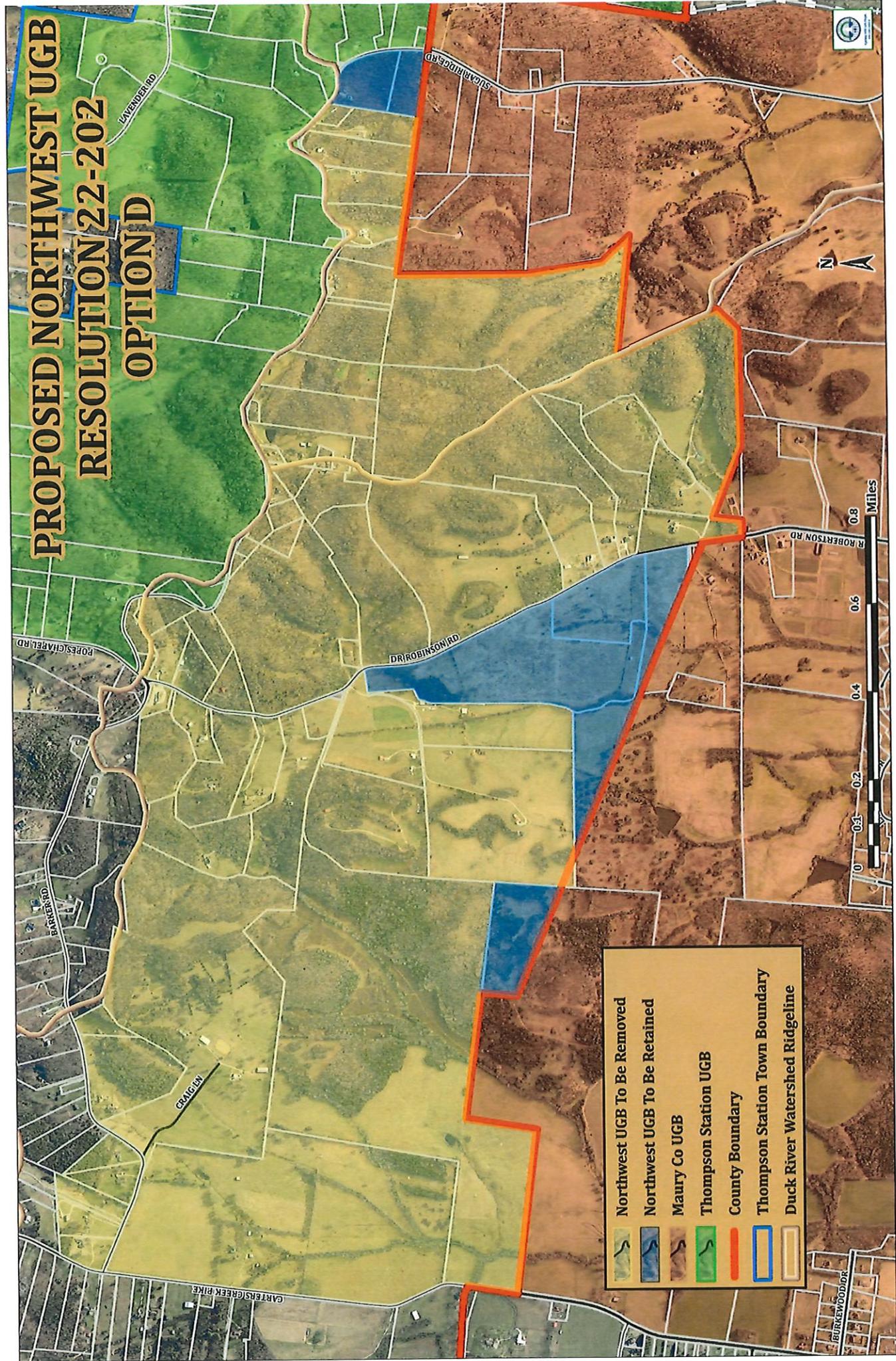
April Goad, City Recorder

LEGAL FORM APPROVED:



Patrick Carter, City Attorney

PROPOSED NORTHWEST UGB RESOLUTION 22-202 OPTION D



-  Northwest UGB To Be Removed
-  Northwest UGB To Be Retained
-  Maury Co UGB
-  Thompson Station UGB
-  County Boundary
-  Thompson Station Town Boundary
-  Duck River Watershed Ridgeline



REQUEST: **Approval of Resolution 23-202**

SUBMITTED BY: **Dan Allen, Assistant City Administrator**
 Peter Hughes, Development Services Director

DATE: **October 2, 2023**

RE: **To consider and approve a Northwest UGB to forward on to the Williamson County UGB Coordinating Committee.**

ATTACHMENTS: **Resolutions, Maps, and Staff Summary Report**

PURPOSE:

Staff has prepared four resolutions for the Northwest UGB with the purpose of passing a resolution and forwarding the approved UGB on to the Williamson County UGB coordinating Committee.

BACKGROUND:

The City of Spring Hill initiated an Urban Growth Boundary process in October of 2021 with public engagement meetings. After the Public Engagement process, the city continued to participate in the Williamson County UGB coordination meetings, and in July of 2023 initiated the approval and recommendation process for the Spring Hill UGB expansion within Williamson County.

As a result, and in an effort to work with our partner communities and concerned citizens, staff has prepared four options that will allow for further discussion regarding the City of Spring UGB adoption. The options are prepared as follows:

Option 1 (A): Maintain the September 18, 2023 Proposed NW UGB

Option 2 (B): Eliminate the Proposed Northwest UGB in its entirety

Option 3 (C): Include all of the Northwest UGB as previously approved August 2023 (keep everything)

Option 4 (D): Reduce the NW UGB to include a new specified area shown in the attached exhibit



STAFF RECOMMENDATION:

Staff recommends the BOMA review the resolution packet, allow for public comments, and discuss each option. If further information or discussion is needed from staff, please reach out to Dan Allen. Once a decision is made, it will be forwarded on to the Williamson County UGB coordination committee for review.

MEMORANDUM



DATE: October 16, 2023

TO: Board of Mayor and Aldermen (BOMA)
UGB Coordinating Committee

FROM: Pete Hughes, Development Director
Pam Caskie, City Administrator

SUBJECT: City of Spring Hill Northwest UGB Expansion Explanation

Executive Summary:

Responsible growth planning is the cornerstone of thriving communities, and the City of Spring Hill is poised to take a significant step forward in this regard by expanding its Urban Growth Boundary (UGB) to include a north west expansion of the Boundary within Williamson County, Tennessee. This expansion, is based on intentional and thoughtful management of Middle Tennessee growth. Included within this memo is a summary the City of Spring Hill UGB engagement process, how preservation of the duck river basin is critical, and if annexation were to occur in this area what would be the process.

UGB engagement process:

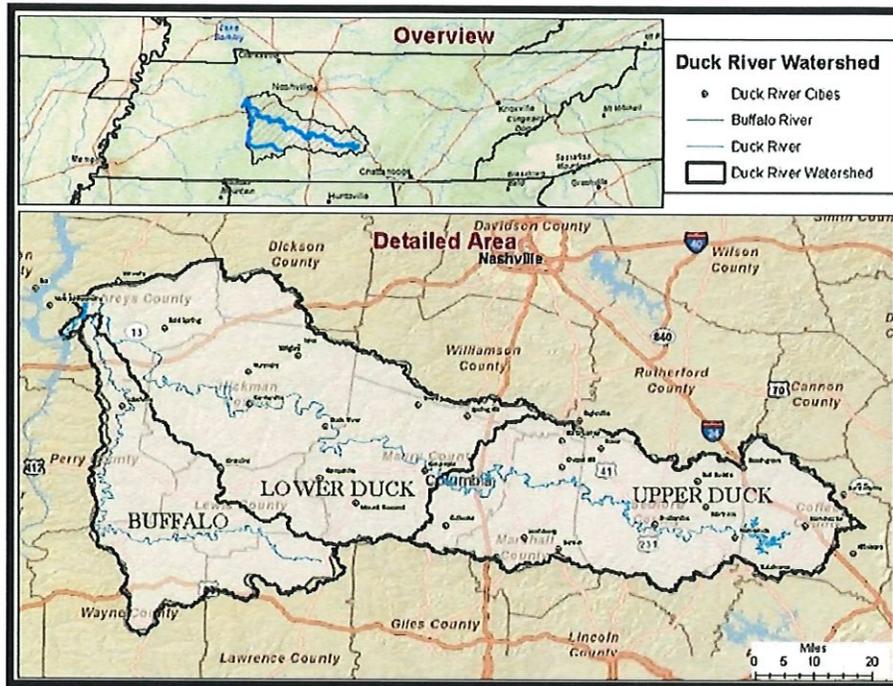
The City of Spring Hill entered the planning process for an update to the Williamson County Urban Growth Boundary Plan in the Summer of 2021. To determine the proposed boundary of the Spring Hill UGB (within Williamson) city staff utilized current development trends, water sewer capacity development requirements, consideration of adopted planning documents (such as but not limited to the 2040 Spring Hill Rising Comp Plan), and the continuity of the currently adopted Maury County UGB with any additional UGB established within Williamson County.

The City of Spring Hill hosted a series of stakeholder meetings for UGB public input. Two in-person meetings were held at the City of Spring Hill City Hall in October of 2021. These meetings were led by the Development Director and Assistant City Administrator at the time. The public input resulted in collaborative discussion between the city, city residents, and unincorporated county residents. Following the public engagement meetings, findings of the public engagement were presented to both the City of Spring Hill Planning Commission and BOMA for consideration and further input which resulted in the originally proposed Spring UGB Boundary.

In July of 2023 the city initiated the public approval process of the UGB by the City of Spring Hill BOMA. The city followed notice requirements and went further to ensure those impacted by the UGB expansion were notified by mail based on the latest property information from the Williamson County parcel data. The city also updated the city website to include all generated UGB material for the public to review. Both the Planning Commission and BOMA approved the proposed UGB for consideration by the coordinating committee. Following input from the coordinating committee process a resolution was passed by BOMA in September 2023 to remove portions of the UGB based on the residents that attended the July meeting and expressed apprehension of their inclusion within the UGB.

Duck River Basin:

The Duck River watershed spans approximately 3,500 square miles, encompassing portions of twelve Tennessee counties, one of which is Williamson. The Duck originates near the City of Manchester in and empties into Kentucky Lake on the Tennessee River. The Duck River is considered one of the most biologically diverse rivers in North America. More than 250,000 middle Tennessee residents rely on the Duck River as their primary and sole source of water.



The primary reason the UGB was proposed to expand its Northwest Boundary was to consolidate all of Williamson County's Duck River Watershed within one city's growth plan. Expanding the Williamson County Urban Growth Boundary (UGB) within the City of Spring Hill, Tennessee, to manage development within the Duck River Basin and Watershed can offer several significant benefits. Here are some key advantages of such an expansion:

1. Expanding the UGB allows Spring Hill to protect the natural environment and ecological diversity within the Duck River Basin and Watershed. By preventing unplanned urban sprawl, sensitive ecosystems, critical wildlife habitats, and the overall biodiversity of the area can be conserved. This preservation can also enhance water quality and support endangered or threatened species.
2. Regulatory Compliance: By taking proactive steps to protect the Duck River Basin and Watershed, Spring Hill can remain in compliance with state and federal environmental regulations. Avoiding legal challenges, fines, and negative publicity associated with environmental violations contributes to the city's long-term sustainability and fiscal responsibility.

Expanding the Williamson County UGB to manage development within the Duck River Basin and Watershed is a strategic and environmentally responsible decision for Spring Hill and Williamson County. It not only safeguards the city's natural resources but also supports economic growth, community health, and long-term sustainability.

Long-term Vision for Public Safety and Service Expansion

The City of Spring Hill is committed, like all of our Williamson County partner communities, to ensure and provide for Public Safety for our residents and for our community.

The City has approved fire station number four and is making a concerted effort to fund the 12.5-million-dollar construction cost within the next fiscal budget. The addition of station four will expand the city coverage area and reduce response times. As of September 2023, the city has been awarded the SAFER grant which provide the financial support to hire and train 13 new firefighters. The city is prepared to continue providing fire services as Spring Hill, like the rest of Middle Tennessee continues to grow.

The city has also made a significant investment in expanding the City's Police services. The ongoing construction of a \$37.5 million headquarters reflects this commitment, ensuring that the city's services can expand and evolve over the next two decades.

Consistency with Maury County UGB:

When developing the proposed NW UGB, the City of Spring Hill sought to establish consistency with the Maury County UGB that follows Sugar Ridge Road. The proposed western boundary line of the NW UGB is Sugar Ridge Road which is consistent with the already established Maury County UGB.

Respecting Property Rights

It is essential to clarify that inclusion within the UGB does not result in any individual property being added to Spring Hill's jurisdictional boundary, the city limits. Property owners within the UGB will retain their property rights, allowing them to enhance and enjoy their land as they see fit. The primary benefit of the UGB expansion for the city is the ability to have a say in the development of the land if a property owner chooses to execute their rights. ever occur. Tennessee state law requires annexation with property owner consent. A UGB designated property cannot be annexed without the property owner's consent.

Designation or inclusion of a property within the UGB also allows for the annexation to occur without need for a referendum. Annexation by referendum is a process where residents in the proposed area of the annexation vote to determine if they want to become part of a neighboring city or municipality. If a property is included in the UGB annexation by ordinance occurs, which is a public process with public input meetings that provide a smoother and more collaborative path for growth.

Conclusion:

In conclusion, the expansion of the City of Spring Hill's Urban Growth Boundary into the Northwest was carefully considered. The proposed expansion accounts for future emergency services, environmental stewardship, intentional growth management, and consistency with the established Maury County UGB.