

**ORDINANCE 09-38**

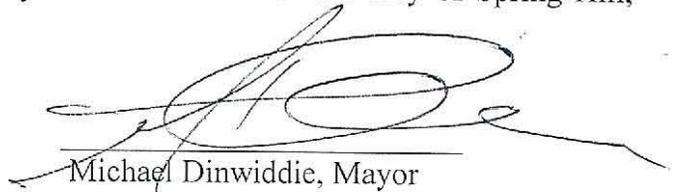
**AN ORDINANCE TO AMEND THE MUNICIPAL ZONING ORDINANCE AND MUNICIPAL ZONING MAP BY THE RECLASSIFICATION OF THE BARBARA JOAN WELLS JACKSON PROPERTY, LOCATED ON PORT ROYAL ROAD, SHOWN ON MAURY COUNTY TAX MAP 27, PARCEL 001.01 (PORTION OF), TRACT 1, CONSISTING OF 15.97 ACRES MORE OR LESS, FROM R-4 (RESIDENTIAL-HIGH DENSITY TO B-4 (CENTRAL BUSINESS)**

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

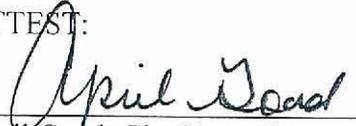
That the Spring Hill Municipal Zoning Ordinance, Ordinance No. 09-38, and the municipal zoning map of the City of Spring Hill, as the same have been previously amended, are hereby further amended by the reclassification of the Barbara Joan Wells Jackson Property, located on Port Royal Road, and as shown on Maury County Tax Map 27, Parcel 001.01, (portion of), Tract 1, consisting of 15.97 acres, more or less from R-4 (Residential-High Density) to B-4 (Central Business). Survey of property is attached.

This Ordinance shall take effect from and after its adoption, the Public welfare requiring it.

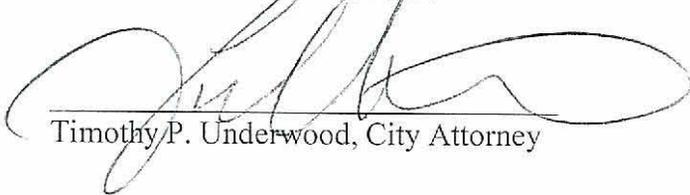
Passed and adopted by the Board of Mayor and Aldermen of the City of Spring Hill, Tennessee, on the 21<sup>st</sup> day of December, 2009.

  
Michael Dinwiddie, Mayor

ATTEST:

  
April Goad, City Recorder

LEGAL FORM APPROVED:

  
Timothy P. Underwood, City Attorney

Passed on 1<sup>st</sup> reading      November 16, 2009

Passed on 2<sup>nd</sup> reading      December 21, 2009

PLANNING COMMISSION & BOMA  
REZONING APPLICATION  
Applicant to Complete Sections A and B



**A. Rezoning Information**

Date 10/14/09 Planning Commission Meeting Date: 11/2/09  
BOMA 1<sup>st</sup> Reading Date: 11/16/09 BOMA 2<sup>nd</sup> Reading Date: 12/21/09  
Location Port Royal Road Map/Parcel D27/DD1.01  
Acreage ~~15.97~~ 15.97  
Current Zoning R-4 Requested Zoning B-4

Zoning Map Amendment Fee \$200  
Zoning Amendment Display Sign \$30  
Preliminary Site Plan Approval  
\$300 + \$25/acre

**B. Contact Information**

Property Owner(s) Name Jackson Barbara Joan Wells  
Address 913 W. 7<sup>th</sup> Street, Columbia, TN 38401  
Phone No. 931-381-0434 Fax No. \_\_\_\_\_  
Email: jw.jacks@bellsouth.net

Applicant(s), Owner, or Owner's Representative (Engineer, Architect, Attorney), if applicable

\_\_\_\_\_  
Company \_\_\_\_\_  
Address \_\_\_\_\_  
Phone No. \_\_\_\_\_ Fax No. \_\_\_\_\_  
Email: \_\_\_\_\_

If requesting R-4 or R-5 zoning, I have read the attached checklist and have complied with all requirements listed and understand that this application may be deemed incomplete if the plat misses any of the information listed. I also understand that other information may be requested by staff during review.



Property owner(s) signature: Jackson Barbara Jean Wells

Applicant(s), Owner, or Owner's Representative signature: \_\_\_\_\_

**C. For Staff Use Only**

Fee Paid: Yes  No  Date: 10/14/09 Received By: [Signature]

Consistent with Future Land Use Plan: Yes  No  [Signature]

If No, Future Land Use Plan Amendment is required and has been added to PC agenda: Yes  No  [Signature]

Notice Posted on Property: Yes  No  Date: 10/23/09 SW

Copy of Photo Included in Package: Yes  No

Public Notice Affidavit from Newspaper Included in Package: Yes  No

Letters Sent to Property Owners: Yes  No

Planning Commission Action:

- Tabled  Date: \_\_\_\_\_
- Deferred  Date: \_\_\_\_\_
- Approved  Date: \_\_\_\_\_
- Approved With Conditions  Date: \_\_\_\_\_
- Denied  Date: \_\_\_\_\_

BOMA Action:

- Tabled  Date: \_\_\_\_\_
- Deferred  Date: \_\_\_\_\_
- Approved (1<sup>st</sup> Reading)  Date: \_\_\_\_\_
- Approved (2<sup>nd</sup> Reading)  Date: \_\_\_\_\_
- Denied  Date: \_\_\_\_\_

Notes:

Surveyor's Description  
Tract One

Being land in the Third Civil District, Maury County, Spring Hill, Tennessee located between Saturn Parkway and Duplex Road on the west side of Port Royal Road and being more particularly described as follows:

Beginning at a 5/8" rebar set with cap MES 1649 in the southerly right-of-way line of Port Royal Road (25 feet from centerline) at the northeast property corner of Somerset Springs, L.P. as of record in Book R1868, Page 1077, R.O.M.C., said point being the northwest corner of the herein described tract;

Thence, with the southerly right-of-way line of Port Royal Road, S89°15'30"E, 619.67 feet to the centerline of Grassy Branch;

Thence, downstream with the centerline of Grassy Branch the following calls:

S01°44'08"W, 19.52 feet;  
S42°18'01"W, 93.00 feet;  
S27°30'00"W, 217.16 feet;  
S46°37'58"W, 103.34 feet;  
S50°48'00"E, 163.09 feet;  
S10°34'33"E, 102.22 feet;  
S08°02'27"W, 107.70 feet;  
S29°05'14"W, 121.64 feet;  
S78°48'57"W, 84.19 feet;  
S41°41'50"W, 151.61 feet;  
S67°13'33"W, 57.13 feet;  
S12°36'45"W, 65.72 feet;  
S42°08'09"W, 82.66 feet;  
S09°03'26"E, 72.28 feet;  
S05°34'22"W, 85.67 feet;  
S35°25'10"E, 133.52 feet;  
S00°39'08"W, 88.06 feet;  
S34°39'33"W, 137.38 feet;

Thence, leaving said centerline of Grassy Branch, with the northerly line of Phase One B, The Reserve at Port Royal as of record in Plat Book 16, Page 75, R.O.M.C., N86°23'58"W, 10.47 feet to a 5/8" rebar set with cap MES 1649;

Thence, continuing with said line, S50°37'06"W, 81.72 feet to a 5/8" rebar set with cap MES 1649;

Thence, continuing with said line, S61°41'23"W, 288.20 feet to an existing iron pin with cap MES 1649 at the southwest corner of Somerset Springs L.P. as of record in Book R1868, Page 1077, R.O.W.M.C.;

Thence, with the southerly line of Somerset Springs, N06°00'56"E, passing iron pins found at 472.22 feet, 592.56 feet, 1267.06 feet, in all 1717.33 feet to the point of beginning.

Containing 695,748 square feet or 15.97 acres according to a survey by Sawyer Land Surveying, LLC, Mark E. Sawyer, RLS, Tennessee License 1649, File 09-064.

Being a portion of the same property inherited by Barbara Joan Wells Jackson in the Will of John Milton Wells, as of record in Book R1550, Page 739, R.O.M.C.

Sawyer Land Surveying, LLC  
P.O. Box 215  
Spring Hill, TN 37174  
Tel. 931-486-1580  
Fax. 931-451-3663  
e-mail: [msawyer@charterbn.com](mailto:msawyer@charterbn.com)

October 12, 2009  
File 09-064



AFFIDAVIT OF Joan Wells Jackson

STATE OF Tennessee

COUNTY OF Maury

Affiant, after first being duly sworn according to law deposes and states as follows:

1. I am Joan Wells Jackson, the applicant for a rezone request, Planned Unit Development (PUD) or Traditional Neighborhood Development and all statements in this Affidavit are made of my own personal knowledge.
2. I have reviewed the requirements of Article XIV. of the Spring Hill Zoning Ordinance.
3. I have complied with all the requirements of Article XIV of the Spring Hill Zoning Ordinance including the notice requirements.
4. I have provided written notification by means of certified mail to property owners within five hundred (500) feet of the boundary line of the property being prepared for reclassification of use. The list of such property owners are listed as follows:

Provide list of property owners here  
or as an attachment.

5. I further agree to retain the return receipt requests for a minimum of one year from the date of this affidavit and make such documentation available at the request of the Codes and Inspection Department.

FURTHER AFFIANT SAITH NOT.

Barbara Joan Wells Jackson  
Signature

STATE OF Tennessee

COUNTY OF Maury

Personally appeared before me, Barbara Joan Wells Jackson, a Notary Public of said County and State, TERRI H. McMEEN, with whom I am personally acquainted, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14<sup>th</sup> day of October 2009.

TERRI H. McMEEN  
Notary Public

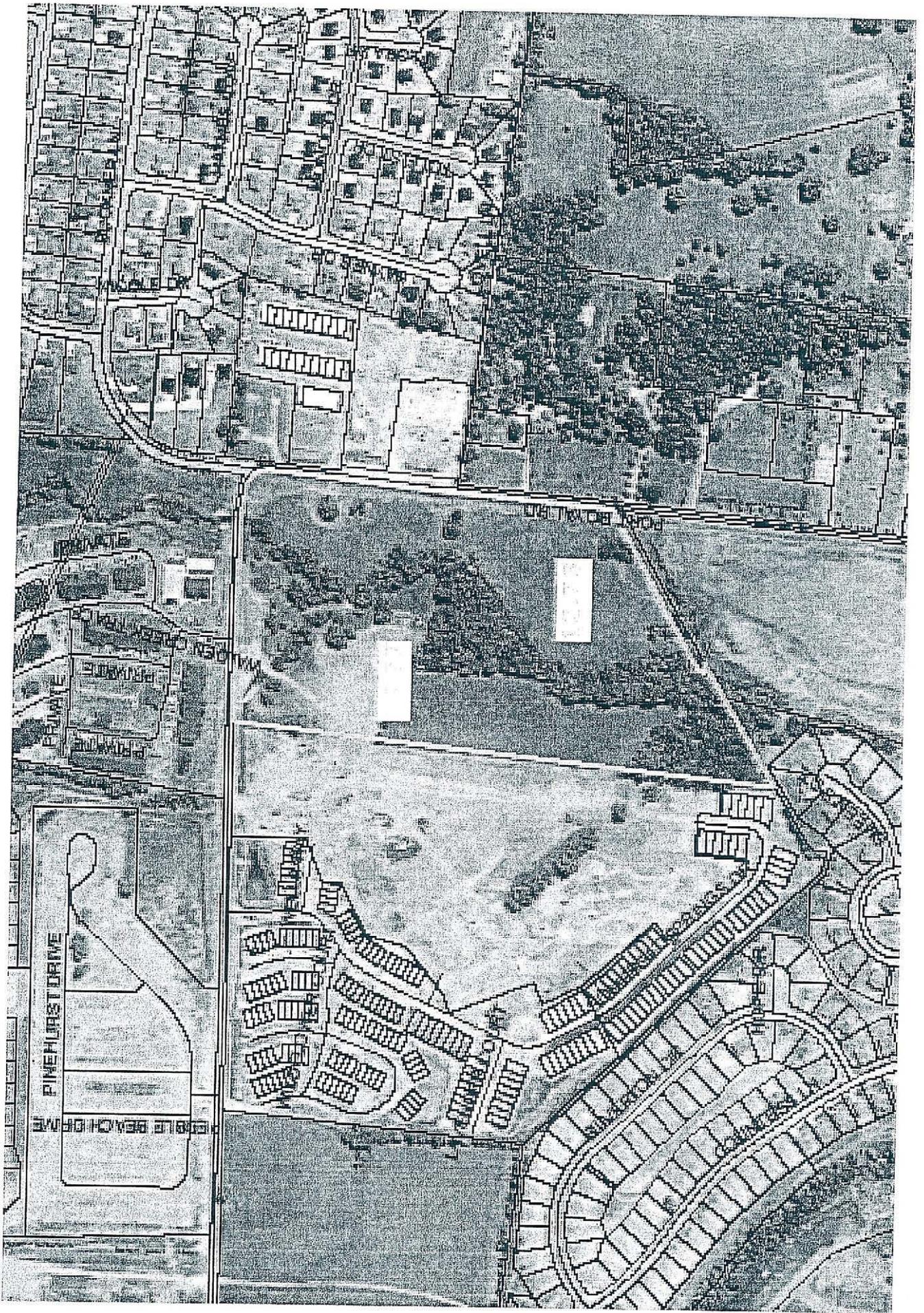
My Commission Expires: 4-23-12



Property Owners within 500 feet

Area	Control Map	Parcel	Company	First	Last	Street address	City	State	Zip	Comments
North	027	001.00	Gross Builders C/O	Tony	Stevenson	2620 New Salem Highway	Murfreesboro	TN	37128	Walden Creek/same as Somerset Springs
East	027	2.04		JAMES or HYE	SHIN	304 JASMINE CT	FRANKLIN	TN	37067	corner lot near Haynes Crossing
East	027H B	001.00	PACIFIC INVESTMENTS	To Whom It May Concern		PORT ROYAL RD 4922 STE A	SPRING HILL	TN	37174	business area
East	027H B	002.06	WESTBURY PROPERTIES	LAWRENCE	JOHNS	2092 NASHVILLE HWY	COLUMBIA	TN	38401	business area
East	027	002.03	Trustee	DONNA	BOWEN	1509 DEECHWOOD AVE	NASHVILLE	TN	37212	Next to Kroger
	027	003.00	KROGER LIMITED PARTNERSHIP	Misti Gentry c/o	Kroger Corp	2620 ELM HILL PIKE	NASHVILLE	TN	37214	Kroger
North East	027H A	001.00		ISRAEL	GALINDO	3106 BUCKNER LN	SPRING HILL	TN	37174	Haynes Crossing Sub-division
North East	027H A	002.00		MICHAEL or LETITIA	MANUEL	3104 BUCKNER LN	SPRING HILL	TN	37174	Haynes Crossing Sub-division
North East	027H A	003.00		DAVID or ANITA	WHITEHILL	3102 BUCKNER LN	SPRING HILL	TN	37174	Haynes Crossing Sub-division
West	028E	001.00		LANCE	HOLCOMB	1001 WELLS WAY	SPRING HILL	TN	37174	Condos in Somerset Springs
West	028E	002.00		BRIAN or SARAH	CALCARA	1003 WELLS WAY	SPRING HILL	TN	37174	Condos in Somerset Springs
West	028E	003.00		GARY	SCHOPMEYER	1005 WELLS WAY	SPRING HILL	TN	37174	Condos in Somerset Springs
West	028E	004.00		MEENA	SINGH	1007 WELLS WAY	SPRING HILL	TN	37174	Condos in Somerset Springs
West	028E	005.00	this is for 1009 Wells Way	JENNIFER	MAAS	4003 W 29TH CT	DAVENPORT	IA	52804	Condos in Somerset Springs
West	028E	006.00		HEATHER	HETZLER	1011 WELLS WAY	SPRING HILL	TN	37174	Condos in Somerset Springs
West	028E	007.00		MICHAEL	FORD	1013 WELLS WAY	SPRING HILL	TN	37174	Condos in Somerset Springs
West	028E	008.00		VALERIE	REED	1015 WELLS WAY	SPRING HILL	TN	37174	Condos in Somerset Springs
West	028E	009.00		WILLIAM	FTZGERALD	1006 WELLS WAY	SPRING HILL	TN	37174	Condos in Somerset Springs
West	028E	010.00		KALYN	JONES	1004 WELLS WAY	SPRING HILL	TN	37174	Condos in Somerset Springs
South	028	010.05		HOUSTON	PARKS	P O BOX 1732	COLUMBIA	TN	38402	

South	028L B	011.00		DANIEL or HEATHER	FERGUSON	1021 QUEEN'S PL	SPRING HILL	TN	37174	In Reserves at Port Royal Estates
South	028L B	012.00		DANIEL or LISA	Isley	1023 QUEENS PL	SPRING HILL	TN	37174	In Reserves at Port Royal Estates
South	028L B	013.00		KELLY Forrest or	Ryan Watson	1025 QUEENS PL	SPRING HILL	TN	37174	In Reserves at Port Royal Estates
South	028L B	014.00		ROBERT or TIM	CASTANEDA	2001 QUEEN'S CT	SPRING HILL	TN	37174	In Reserves at Port Royal Estates
South	028L B	015.00		LINDA	ALLEN	2003 QUEENS CT	SPRING HILL	TN	37174	In Reserves at Port Royal Estates
South	028L B	016.00		WILLIAM or THELMA	NEAL	2005 QUEEN'S CT	SPRING HILL	TN	37174	In Reserves at Port Royal Estates
South	028L B	017.00		Chir or DONNA	GALENTINE	2007 QUEEN'S CT	SPRING HILL	TN	37174	In Reserves at Port Royal Estates
South	028L B	018.00		WILLIAM OR ANN	BISHOP	2010 QUEENS CT	SPRING HILL	TN	37174	In Reserves at Port Royal Estates
South	028L B	019.00		LARRY or DOREEN	FEE	2008 QUEENS CT	SPRING HILL	TN	37174	In Reserves at Port Royal Estates
South	028L B	021.00		JOSEPH	ROJAS	2004 QUEENS CT	SPRING HILL	TN	37174	In Reserves at Port Royal Estates
South	028L B	022.00		ANDREW or CHRISTINE	WHELCHER	2002 QUEEN'S CT	SPRING HILL	TN	37174	In Reserves at Port Royal Estates
South	028L B	023.00	TENN CONTRACTORS c/o	Janice	Ring	321 Billingsly CT, Suite 3	FRANKLIN	TN	37067	(615) 599-0784 (Lot in R@PRE)
South	028L B	024.00		RONALD or LISA	HERRINGTON	1031 QUEEN'S PL	SPRING HILL	TN	37174	In Reserves at Port Royal Estates
South	028L B	28.00		BRANDON or MYCAL	DANIELS	3005 HOPE CIR	SPRING HILL	TN	37174	In Reserves at Port Royal Estates
South	028L B	29.00		BRAD	AUSTIN	3004 HOPE CIR	SPRING HILL	TN	37174	In Reserves at Port Royal Estates
South	028L B	035.00		MICHAEL or SARAH	STEFANI	1024 QUEEN'S PL	SPRING HILL	TN	37174	In Reserves at Port Royal Estates



**Public Hearing at  
Spring Hill City Hall**

Planning Commission  
5:30 p.m. **9 Nov 09**

Board of Mayor & Alderman  
7:00 p.m. **21 Dec 09**

Proposal to be Considered

**Rezone 15.97 Acres  
From R-4 to B-4**

(931) 486-2252 ext. 214

