

ORDINANCE 86-40

AN ORDINANCE AMENDING THE SPRING HILL MUNICIPAL ZONING  
ORDINANCE TO PROVIDE FOR A SYSTEM OF FEES AND CHARGES TO DEFRAY  
THE COSTS INCURRED BY THE TOWN IN THE ADMINISTRATION AND  
ENFORCEMENT OF THE ZONING ORDINANCE

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

WHEREAS, the announcement by Saturn Corporation of its  
intent to construct an automobile manufacturing facility adjacent  
to Spring Hill has brought about a massive increase in real  
estate development potential within the region, and

WHEREAS, the Town of Spring Hill presently has no full  
time staff of trained professionals capable of assisting the town  
in administering and enforcing the Town's zoning ordinance and  
thereby assuring the safety and order of this future development,  
and

WHEREAS, the future health, safety, welfare and public  
convenience require this development to be properly controlled  
and directed;

NOW, THEREFORE, THE BOARD OF MAYOR AND ALDERMEN OF THE  
TOWN OF SPRING HILL, TENNESSEE, ORDAINS:

Section 1. Article IV, General Provisions, of the  
Spring Hill Zoning Ordinance is amended by adding a new Section  
12 to read as follows:

Section 12 Development Review Fees.

The purpose of this section is to provide for the  
establishment of a system of fees and charges reasonably  
calculated to enable the Town to recover the costs associated

with the administration and enforcement of this ordinance. To this end, the Board of Aldermen shall adopt by resolution a schedule of fees and charges, consistent with this section, for applications for zoning permits, sign permits, special exception, variances, site plan approvals, appeals, interpretations, ordinance map or text amendments, planned unit development preliminary approvals and final master plan approvals, and other permits or approvals authorized under this ordinance.

12.1 For all permits and approvals there shall be charged a basic fee in an amount sufficient to cover the usual and customary direct costs associated with the type of application in question (e.g., the costs associated with advertising and conducting a public hearing) as well as that application's pro-rata share of the general, non-allocable costs related to the administration and enforcement of this ordinance, including without limitation the costs of town personnel and costs of obtaining professional planning, architectural, legal, or engineering assistance necessary to administer, interpret, amend and enforce this ordinance.

12.2 The Board of Aldermen recognizes that, even among major developments of the same type and size, differences in topography, soil conditions, project design, and other factors can result in significant disparities in the amount of professional assistance needed by the Town to determine compliance with this ordinance. Therefore, with respect to requests for group housing developments, cluster housing developments, planned unit developments, and other commercial or industrial projects in excess of one acre, the applicant shall

also bear 90% of the costs incurred by the Town to obtain professional planning, architectural, legal or engineering assistance in reviewing site plans for such projects and determining whether such projects, if completed as proposed, will comply with the provisions of this ordinance. To this end, the fees and charges schedule adopted by the Board shall establish an amount that must be deposited (along with the basic fee) by applicants for the foregoing types of developments. The Town may request at any time that additional amounts be deposited if it reasonably appears that the funds deposited under this section will be inadequate to cover the applicant's obligation under this section, and further processing of the application may be delayed until such additional deposit is received. In any event, no building permit may be issued until any deficiency has been paid. Upon approval or rejection of the site plan or upon withdrawal of the application, the Town shall forthwith refund any amount by which the deposit exceeds the amount owed.

Section 2. The initial development review fees are as follows:

I. Basic Fees

Zoning Permit

Single Family House, Mobile Home	\$ 15
Duplex	\$ 20
Multi-family	\$ 10 per dwelling unit
Other noncommercial permissible uses	\$ 10
Commercial uses	\$ 10 + \$.01/s.f. of bldg. gross floor area



Final Master Plan Approval	
Preliminary Plat Approval	\$100 + \$20 per acre + \$ 5 per lot
Site Plan Approval	
Residential Portions	\$100 + \$10 per dwelling unit
Non-residential Portions	\$ 25 + .01/s.f. of bldg. gross floor area

Subdivisions

Preliminary Plat	\$100 + \$20 per acre + \$ 5 per lot
Final Plat (major and minor)	\$ 25 + \$5/lot
Reapproval	\$ 25

II. Professional Consultant Review Fee Deposits

Residential portions of site plans	\$ 10 per dwelling unit
Non-residential portions of site plans	\$ .02 per s.f. of bldg. gross floor area

Section 3. All provisions of any town ordinance in conflict with this ordinance are repealed.

Section 4. This ordinance shall become effective upon adoption.

PASSED AND ADOPTED BY THE BOARD OF MAYOR AND ALDERMEN OF THE TOWN OF SPRING HILL, TENNESSEE, on this the 15 day of September, 1986.

George C Jones  
GEORGE JONES MAYOR

ATTEST:

June Quirk  
JUNE QUIRK, CITY RECORDER

LEGAL FORM APPROVED:

Robin Courtney  
ROBIN COURTNEY - TOWN ATTORNEY

Passed on 1st reading: 8-11-86

Passed on 2nd reading: 8-18-86

Passed on 3rd reading: 9-15-86