RESOLUTION 12-31

A RESOLUTION TO ADOPT A PLAN OF SERVICES FOR A PORTION OF PROPERTY BELONGING TO CHAPTER TWO DEVELOPMENT, INC., LOCATED ON 957 BEECHCROFT ROAD, SUCH PROPERTY BEING SHOWN ON MAURY COUNTY TAX MAP 029, PARCEL 001.00, CONSISTING OF 51.25 ACRES MORE OR LESS

WHEREAS, the City of Spring Hill, Tennessee, proposes the following Plan of Services for a portion of property owned by Chapter Two Development, Inc., as described in Ordinance Number 12-03. The owner has requested annexation into the City of Spring Hill for the purpose of future development. Pursuant to that request, this plan of services fulfills compliance with TCA 6-51-102. The area to be annexed is at 957 Beechcroft Road and is contiguous to property within the City of Spring Hill boundaries and under possession by the same owner. The total area of the portion of property, 51.25 acres, represents an increase of approximately 0.3% of the current City of Spring Hill land mass estimated at 26.4 square miles; and

NOW, THEREFORE BE IT RESOLVED, that the Board of Aldermen of the City of Spring Hill, approves the following Plan of Services:

Police protection: The parcel shall be subject to and benefit from City police protection upon the effective date of annexation. These services should include, but not necessarily limited to, patrolling, response calls for assistance, crime prevention services, traffic control and other accident prevention services. Chief Brite has reviewed the area regarding response time and the availability of radio operations. It is estimated that a maximum response time from an officer located at City Hall could be approximately 2 to 5 minutes. The response time could be much less, obviously, if the officer happens to be patrolling in the area. Radio operations were normal and uninhibited within the area so no special repeaters or antennas are expected to be required. The impact of annexation on police personnel requirements is somewhat unknown until the property's actual use is determined. Spring Hill's current ratio of police per 1,000 citizens is 0.7. As AG – Agricultural use, the annexation has very insignificant impact on personnel. As Medium Density, the acreage might generate an additional 600 – 800 population based on 220 residential units at build out and perhaps require an additional officer. It should be noted, however, that the actual impact is very dependent on a particular use's operational plan.

Fire protection: Fire protection will be provided by the City of Spring Hill immediately upon the effective date of annexation. The water system in the area is not operated by the City of Spring Hill and no fire hydrants currently exist on this portion of Beechcroft road. There is one City hydrant on the south side of Beechcroft Road 145 Feet east of this parcel. Therefore, the fire protection will be limited to the existing forces and equipment and the availability of water. It is expected that mutual aid with Maury County would be invoked as part of any fire protection response until such time that the water system has been upgraded by Maury County to meet fire protection criteria.

Once information about the development plan of this area is known, a study regarding the need for additional fire hydrants will be conducted. Within 24 months additional hydrants identified in the study will be installed in areas where water mains of adequate size are available. Placement of hydrants will follow nationally accepted standards defined by the adopted codes for the City of Spring Hill. As additional water lines of adequate size are extended in to the area by Maury County, if not presently served, fire hydrants shall be installed as required by the above mentioned standard when the population density or need for hydrant services is sufficient to cost effectively extend hydrant services to the annexed property as determined by the Fire Chief, subject to the appropriation of required funds.

Additionally, fire protection services such as those made available through the City's Fire Marshal and Fire Investigation offices will be made on the effective date of annexation.

Public water service: The water service for the proposed annexation of 51.25 acres, more or less, is currently provided by the Maury County Water system in the same manner as it provides to the remainder of its system. The technical capabilities and capacities of the Maury County Water system, such as pressure delivery, flow rates and area line sizes are not known.

Public sewer service: Currently extending sewer service is not in the city's five year capital improvement plan. However, a Waste Water Lift Station is located on Petty Lane with the expectation of accommodating development in this area.

Solid waste collection: Spring Hill currently provides its businesses and residents refuse collection services via a city wide contract with a private solid waste collection company. These services will be extended to the annexed area within 90 days of the effective date of annexation.

Recreational facilities and programs: There are no existing residents within the proposed annexation area. All of the recreational areas and programs, current or future, provided for the present City residents will be made available upon the effective date of annexation to all future residents of the annexed area in the same manner as current citizens of the City of Spring Hill.

Planning and zoning services: The owner has requested the parcel to be annexed for the purpose of future development. The City's planning and zoning jurisdiction will be extended to the annexed area upon the effective date of annexation. When a property is annexed into the city, it is automatically zoned as AG -Agricultural, the most restrictive land use. The City's Comprehensive Future Development Map shows the parcel to be Suburban–Neighborhood.

Electrical Service: Electrical Service to the proposed area will be provided by Columbia Power and Water Service (CPWS) in the same manner as other areas within its system. The projected requirements within this area are not known. The capability or capacity of the electrical provider is not known.

Road and Street Constructions and Repair: Signs and Lighting: The proposed annexation includes 825 feet of Beechcroft Road, also known as State Route 247.

Street Repairs: Maintenance of State Route 247 is currently provided by TDOT and shall continue as established. No additional road or right of way maintenance will be provided.

Any new public roads constructed subsequent to annexation will follow existing city standards regarding the type of road being constructed. After any newly constructed roads have been constructed and appropriately dedicated, the City will provide standard and routine maintenance on the same basis as other streets within the jurisdiction of the City. Additionally, as new roads are developed, signage and lighting will be required in the same manner as is required throughout the City of Spring Hill.

Storm Water and Drainage: The City of Spring Hill operates a Storm Water program requiring the management of all storm water discharge. The requirements of the Storm Water program will be applicable to the annexed area immediately upon the effective date of annexation. All erosion control programs and inspection services will be applicable immediately upon the effective date of annexation.

Inspection/Code Enforcement: The City of Spring Hill Codes Department now provides plans review services, inspection and code enforcement services (i.e. building, plumbing, gas and unsafe building services, land use (zoning) and development, including flood plain NFIP/FEMA requirements, neighborhood services for housing, litter, overgrowth, illegal dumping) to all areas of the City of Spring Hill. These same services will be provided to the newly annexed area immediately upon it effective date of annexation.

Animal Control: The City of Spring Hill does not provide Animal Control, but relies on Maury County for this service.

All other services offered by the City will be offered to owners of these properties according to general policy of the City.

Passed and adopted by the Board of Mayor and Aldermen of the City of Spring Hill, Tennessee, on the 19th day of March, 2012.

Michael Dinwiddie, Mayor

ATTEST:

April Goad, City Recorder

LEGAL FORM APPROVED:

Timothy P. Underwood, City Attorney

PLANNING COMMISSION & BOMA
ANNEXATION APPLICATION

Applicant to Complete Sections A and B

SPRING HILL TENNESSEE

A. Annexation Information

Date 1-17-2012 Planning Commission Meeting Date: 1-13-2012

BOMA 1st Reading Date: 2-21-2012 BOMA 2nd Reading Date: 3-19-2012

Location 957 Beechcroft RD. Map/Parcel 029-001.00 PORTION OF

Acreage 20.00

Purpose of Annexation: future Developement

FORMERLY MAP 24 PARCEL 016.00

Annexation Fee $100

B. Contact Information

Property Owner(s) Name Chapter 2 Developement

Address 508 Dehe mont Lane Brentwood TN 37027

Phone No. 615-442-2852 Fax No. 415-591-0506

Email: Pete at Chapter 2 Group .com

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

Pete Coutten VP

Company Chapter 2 Developement

Address 508 Dehemont LN. Brentwood TN 37027

Phone No. 615-442-2852 Fax No. _____

Email: _____

Property owner(s) signature: Pete Carter VP

Applicant(s), Owner, or Owner's Representative signature: _____

C. For Staff Use Only

Fee Paid: Yes ✓ No ___ Date Paid: 1-17-12 Received By: CB

Notice Posted on Property: Yes ✓ No ___ Date: 2-21-12

Copy of Photo Included in Package: Yes ✓ No ___

Public Notice Affidavit from Newspaper Included in Package: Yes ✓ No ___

Planning Commission Action:

Tabled ___ Date: _____

Deferred ___ Date: _____

Approved ___ Date: _____

Denied ___ Date: _____

BOMA Action:

Tabled ___ Date: _____

Deferred ___ Date: _____

Approved (1st Reading) ___ Date: _____

Approved (2nd Reading) ___ Date: _____

Denied ___ Date: _____

Notes:

CRS PowerTool Real Estate

Property Report

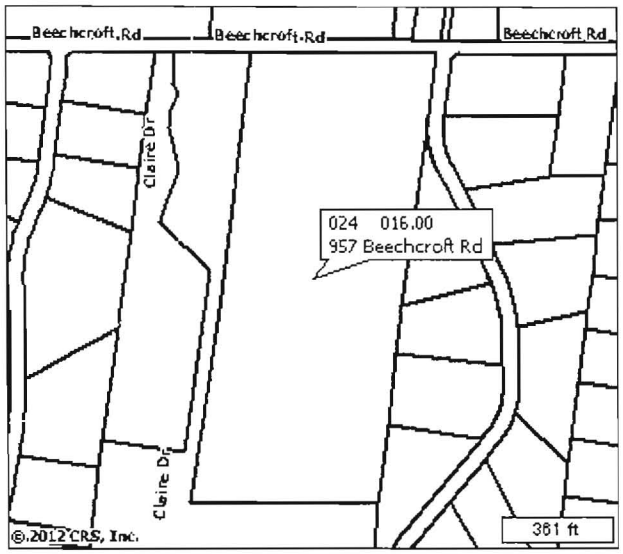
Monday, January 16, 2012

957 Beechcroft Rd, Spring Hill, TN 37174-7343
Maury County, TN parcel# 024 016.00

Property Report

Location

Property Address	957 Beechcroft Rd Spring Hill, TN 37174-7343
Subdivision	
County	Maury County, TN



Current Owner

Name	Chapter 2 Development Inc
Mailing Address	508 Delcemont Ln Brentwood, TN 37027

Property Summary

Property Type	Farm
Land Use	Household Unit
Improvement Type	Single Family
Square Feet	**1885 sf**

General Parcel Information

Parcel/Tax ID	024 016.00
Special Int	000
Alternate Parcel ID	
Land Map	024
District/Ward	02
Census Tract/Block	102.00/1

Sales History through 01/13/2012

Date	Amount	Buyer/Owners	Buyer/Owners 2	Instrument	Quality	Book/Page or Document#
07/25/2008	**$523,500**	Chapter 2 Development Inc		Accepted Waranty Deed Sale	Completely Qualified	R2047/266
01/01/1901		Erwin Hugh B & Joy U.				525/466

Tax Assessment

Appraisals	Amount	Taxes	Amount	Jurisdiction	Rate
Tax Year	2010	**City Taxes**	$0		
Appraised Land	$120,200	**County Taxes**	$1,644.55	Maury	2.5970
Appraised Improvements	$133,100	**Total Taxes**	**$1,644.55**		
Total Tax Appraisal	**$253,300**	**Exempt Amount**			
Total Assessment	**$63,325**	**Exempt Reason**			

Mortgage History

Date	Loan Amount	Borrower	Lender	Book/Page or Document#
5/10/2004	$50,000	Erwin Hugh B & Joy U	First Farmers & Merchants Bank	R1799/1012
12/28/1999	$25,000	Erwin John B	Hugh Erwin	1465/0857

Property Characteristics: Building

Building #	Type	Condition	Sq Feet	Year Built	Effective Year	BRs	Baths	Rooms	Stories	Units
1	Single Family	Sound	1885	1975	1975				1	1

Building Square Feet (Living Space)		**Building Square Feet** (Other)	
First Story (Base)	1885	**Open Porch (finished)**	132
		Basement (unfinished)	1885

City of
SPRING HILL
TENNESSEE

January 18, 2012

Edward A. Hickman, Director of Schools
Maury County Public School System
501 W. 8th Street
Columbia, Tennessee 38401

RE: Proposed Annexation of 20 Acres

Dear Mr. Hickman,

Pursuant to TCA 6-51-102, you are being notified that the property owner, Chapter 2 Development, of Maury County parcel 016.00 (957 Beechcroft Road) has requested annexation into the City of Spring Hill. The parcel is approximately 31.3 acres and is currently agricultural land with no residents. If you have any questions or comments regarding the annexation, you are invited to express them at the public hearing or in writing (electronic or regular mail) to the following addresses:

vlay@springhilltn.org

Victor Lay, City Administrator
City of Spring Hill
199 Town Center Parkway
Spring Hill, Tennessee 37174

Sincerely,

Victor H. Lay, City Administrator

199 Town Center Parkway
P. O. Box 789
Spring Hill, TN 37174

Phone 931.486.2252
Fax 931.486.0516
www.springhilltn.org

PLANNING COMMISSION & BOMA
ANNEXATION APPLICATION

Applicant to Complete Sections A and B

A. Annexation Information

Date 1-17-2012 Planning Commission Meeting Date: 1-13-2012

BOMA 1st Reading Date: 2-21-2012 BOMA 2nd Reading Date: 3-19-2012

Location 957 Beechcroft RD Map/Parcel 029-001.00 PORTION OF

Acreage 31.30

Purpose of Annexation: future Development

FORMERLY MAP 24 PARCEL 016.01

Annexation Fee $100

B. Contact Information

Property Owner(s) Name Chapter 2 Development

Address 508 Delemont LN. Brentwood TN. 37027

Phone No. 615-642-2852 Fax No. 615-591-0506

Email: Pete@Chapter2Grup.com

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

Pete Cutchin VP

Company Chapter 2 Development

Address 508 Delemont Ln. Brentwood TN 37027

Phone No. _____ Fax No. _____

Email: _____

Property owner(s) signature: Pat Cantrell VP

Applicant(s), Owner, or Owner's Representative signature: _____

C. For Staff Use Only

Fee Paid: Yes ✓ No ___ Date Paid: 1-17-12 Received By: CB

Notice Posted on Property: Yes ✓ No ___ Date: 2-21-12

Copy of Photo Included in Package: Yes ✓ No ___

Public Notice Affidavit from Newspaper Included in Package: Yes ✓ No ___

Planning Commission Action:

Tabled ___ Date: _____

Deferred ___ Date: _____

Approved ___ Date: _____

Denied ___ Date: _____

BOMA Action:

Tabled ___ Date: _____

Deferred ___ Date: _____

Approved (1st Reading) ___ Date: _____

Approved (2nd Reading) ___ Date: _____

Denied ___ Date: _____

Notes:

CRS PowerTool Real Estate

Property Report

Monday, January 16, 2012

Beechcroft Rd, TN
Maury County, TN parcel# 024 016.01

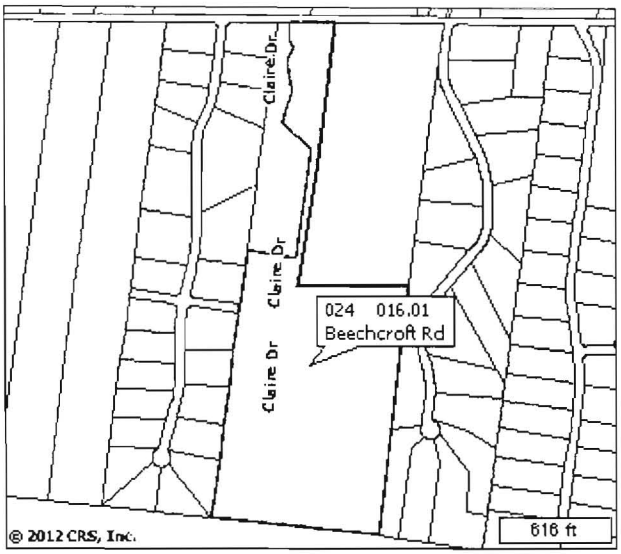
Property Report

Location

Property Address	Beechcroft Rd TN
Subdivision	
County	Maury County, TN

Current Owner

Name	Chapter 2 Development Inc
Mailing Address	508 Dekemont Ln Brentwood, TN 37027-5627



Property Summary

Property Type	Farm
Land Use	Household Unit
Improvement Type	
Square Feet	

General Parcel Information

Parcel/Tax ID	024 016.01
Special Int	000
Alternate Parcel ID	
Land Map	024
District/Ward	02
Census Tract/Block	

Sales History through 01/13/2012

Date	Amount	Buyer/Owners	Buyer/Owners 2	Instrument	Quality	Book/Page or Document#
05/01/2007	**$510,000**	Charter 2 Development Inc		Accepted Waranty Deed Sale	Completely Qualified	R1982/1414
04/27/2005	$355,000	Kern Gregory L Etux Lori A		Accepted Waranty Deed Sale	Completely Qualified	R1853/1365
11/23/2001		Himburg Patricia A				R1581/692
03/19/2001		Spears Patricia A				R1527/924
03/31/1994	$155,000	Spears Marvin W Etux Patricia A		Accepted Waranty Deed Sale	Completely Qualified	1216/884
12/30/1988	$10	Kochtitzky Morse		Physical Difference	Disqualified	805/381
09/07/1986		Ace Standard Farm Store Inc				761/155
02/08/1986		Hunt Gary Kirkwood & Katherine K Hunt				761/150
02/07/1986		Ace Standard Farm Store Inc				761/153
06/19/1981		Hunt Katherine K				675/564

Tax Assessment

Appraisals	Amount	Taxes	Amount	Jurisdiction	Rate
Tax Year	2010	**City Taxes**	$0		
Appraised Land	$151,800	**County Taxes**	$1,050.49	Maury	2.5970
Appraised Improvements	$10,000	**Total Taxes**	**$1,050.49**		
Total Tax Appraisal	**$161,800**	**Exempt Amount**			
Total Assessment	**$40,450**	**Exempt Reason**			

Mortgage History

Date	Loan Amount	Borrower	Lender	Book/Page or Document#
8/9/2010	$236,000	Wasem Dale	Phh Mortgage	R2124/688
4/27/2005	$284,000	Kern Gregory & Lori	Countrywide Home Loans	1853/1367
4/27/2005	$35,500	Kern Gregory & Lori	Countrywide Home Loans	1853/1379
6/8/2004	$75,000	Himburg Patricia A	Bank Of America	R1804/1475
2/24/2004	$165,900	Himburg Patricia A	Abn Amro Mortgage	R1791/662
5/24/2001	$172,000	Himburg Patricia A	Abn Amro Mortgage Group Inc	1541/21
5/18/2001	$172,000	Himburg Patricia	Abn Amro Mortgage	R1541/21
4/16/1997	$133,000	Spears Patricia & Marvin	Churchill Mortgage	1327/859
5/22/1996	$30,000	Spears Patricia & Marvin	Nationsbank	1293/127
4/4/1994	$131,750	Spears Marvin Etux Patrici	Farm Credit Services	1216/886

Property Characteristics: Building

No Buildings were found for this parcel.

Property Characteristics: Extra Features

Feature	Size or Description	Year Built	Condition
H Barn	45X132	1964	Average

Property Characteristics: Lot

Land Use	Household Unit	**Lot Dimensions**	
Block/Lot		**Lot Square Feet**	
Latitude/Longitude	35.749081°/-86.986518°	**Acreage**	31.30

Type	Land Use	Units	Tax Assesssor Value
Rotation	46	10.00	$27,000.00
Rotation	46	18.30	$42,100.00
Rotation	46	2.00	$5,800.00
Woodland 2	PERSONAL SERVICES	1.00	$1,400.00

Property Characteristics: Utilities/Area

Gas Source	None	**Road Type**	Paved
Electric Source	Public	**Topography**	Level
Water Source	Public	**District Trend**	Static
Sewer Source	Individual	**Special School District 1**	0
Zoning Code		**Special School District 2**	0
Owner Type	Private		

Legal Description

Subdivision		**Plat Book/Page**	
Block/Lot		**Description**	
District/Ward	02		

Monday, January 16, 2012

Beechcroft Rd, TN
Maury County, TN parcel# 024 016.01

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Information Deemed Reliable But Not Guaranteed.
Contact Realtracs at 615-385-0777 for Help.

City of
SPRING HILL
TENNESSEE

January 18, 2012

Edward A. Hickman, Director of Schools
Maury County Public School System
501 W. 8th Street
Columbia, Tennessee 38401

RE: Proposed Annexation of 31.3 Acres

Dear Mr. Hickman,

Pursuant to TCA 6-51-102, you are being notified that the property owner, Chapter 2 Development, of Maury County parcel 016.01 (957 Beechcroft Road) has requested annexation into the City of Spring Hill. The parcel is approximately 31.3 acres and is currently agricultural land with no residents. If you have any questions or comments regarding the annexation, you are invited to express them at the public hearing or in writing (electronic or regular mail) to the following addresses:

vlay@springhilltn.org

Victor Lay, City Administrator
City of Spring Hill
199 Town Center Parkway
Spring Hill, Tennessee 37174

Sincerely,

Victor H. Lay, City Administrator

199 Town Center Parkway
P. O. Box 789
Spring Hill, TN 37174

Phone 931.486.2252
Fax 931.486.0516
www.springhilltn.org

Public Hearing at
Spring Hill City Hall
Planning Commission
5:30 p.m. 12 March 12
Board of Mayor & Alderman
7:00 p.m. 16 APRIL 12
Proposal to be Considered
Annexation
51.25 Acres
(931) 486-2252 ext. 212
02/21/2012

Order Confirmation For Ad #0101525613

Sales Rep.	Customer	Customer Account	Ordered By:
hhayward	CITY OF SPRING HILL	523828	
Order Taker	**Customer Address**	**Customer Phone:**	**Customer EMail:**
lbates	199 TOWN CENTER PKWY SPRING HILL TN 37174-2460 USA	931-486-2252	agoad@springhilltn.org
		Customer Fax:	**Special Pricing:**
		931-486-0516	None
	Payor Customer		
	CITY OF SPRING HILL		

Tear Sheets	Proofs	Affidavits	Blind Box	Promo Type	Materials
1	0	1			

Invoice Text

Ad Order Notes

Net Amount	Tax Amount	Total Amount	Payment Method	Payment Amount	Amount Due
$58.48	$0.00	$58.48		$0.00	$58.48

Ad Number	Ad Type	Ad Size	Color	Production	Production Notes
0101525613-01	WAM Public Notice	: 1.0 X 54 Li	<NONE>	AdBooker	

Ad Attributes	Ad Released	Pick Up
	No	

Product Information	Placement/Classification	Run Dates
Williamson Products::	Public Notices	2/23/2012
Run Schedule Invoice Text	**Sort Text**	
Agenda PLANNING COMMISSION M	0101525613AGENDASUBJECTTOCHANGEWITHOUTNO	

Tennessean.com::	Public Notices	2/23/2012
Run Schedule Invoice Text	**Sort Text**	
Agenda PLANNING COMMISSION M	0101525613AGENDASUBJECTTOCHANGEWITHOUTNO	

Ad Content

0101525613

Agenda subject to change without notice.
SPRING HILL MUNICIPAL PLANNING COMMISSION PUBLIC HEARING AGENDA
MONDAY, MARCH 12, 2012
5:25 P.M.

Call meeting to order.
Stipulation of members present.
Concerned Citizens.
Item for Public Hearing.
1. Consider annexation of a portion of parcel found on Maury County Tax Map 29 Parcel 001.00 containing 51.25 acres, more or less, at 957 Beechcroft Road. Annexation to include 825 feet of Beechcroft Road Right of Way beginning at the current City Limits. Parcels formerly identified as Map 24 Parcels 016.00 and 016.01.
Concerned Citizens
Adjourn