

RESOLUTION 25-13

A RESOLUTION RATIFYING THE ADOPTION OF RESOLUTION 24-286 FOR THE ANNEXING THE ASSOCIATED PROPERTY INTO THE CORPORATE LIMITS OF THE CITY OF SPRING HILL, TENNESSEE, AND ADOPTING A PLAN OF SERVICES.

ANX 1620-2024 AND ANX 1621-2024 (EAST SIDE OF 65 ANNEXATIONS IN WILLIAMSON COUNTY)

WHEREAS, the subject properties were included in the expansion of the City of Spring Hill's Urban Growth Boundary (UGB); and

WHEREAS, the expansion of Spring Hill's UGB was certified by the Tennessee Local Government Planning Advisory Committee (LGPAC) on November 11, 2024; and

WHEREAS, the LGPAC's action contained an error and required further action before it could be accepted by the State of Tennessee and before Spring Hill's UGB expansion is effective; and

WHEREAS, Spring Hill's UGB expansion was made official on December 20, 2024; and

WHEREAS, on December 2, 2024, the Board of Mayor and Aldermen adopted Resolution 24-286, annexing two specific properties into the City limits; and

WHEREAS, it is necessary to ratify the adoption of Resolution 24-286 in order to formally annex the properties into the City limits; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF SPRING HILL, TENNESSEE, BOARD OF MAYOR AND ALDERMEN, hereby ratifies and confirms the adoption of Resolution 24-286, which annexed 19 acres at 0 Clark Road and 25 acres at 2860 Clark Road into the City of Spring Hill and adopted an associated plan of services.

Passed and adopted by the City of Spring Hill, this 6th day of January, 2025.

This resolution shall take effect immediately upon adoption by the Board of Mayor and Alderman of the City of Spring Hill.



Jim Hagaman, Mayor

ATTEST:



April Goad, City Recorder

LEGAL FORM APPROVED:



Patrick Carter, City Attorney



REQUEST: Resolution 25-13

SUBMITTED BY: Dara Sanders, Development Services Director

DATE: January 6, 2025

RE: Ratifying Resolution 24-286 - Spring Hill Commerce Center Annexation

BACKGROUND:

The developer of the Spring Hill Commerce Center, formerly known as Project Suitcase, requested to annex two properties – 19 acres at 0 Clark Road and 25 acres at 2860 Clark Road – into the Spring Hill city limits. On August 12, 2024, the planning Commission considered the request and recommended the Board of Mayor and Aldermen approve the annexation with an associated plan of services.

REQUEST:

Staff requests the BOMA ratify Resolution 24-286, which annexed the additional 44 acres into the City limits and adopted an associated plan of services.

DISCUSSION:

The subject properties are located within Williamson County and near the terminus of Saturn Parkway/1-65 interchange. Expansion of the City's Urban Growth Boundary in Williamson County was expanded by the Local Government Planning Advisory Committee (LGPAC) on November 11, 2024, making the subject properties are now eligible to be annexed into the City at the request of the property owner subject to Board of Mayor and Aldermen approval on December 2, 2024. Due to an error in the LGPAC Resolution, it could not be accepted and signed by the State until December 20, 2024.

RECOMMENDATION:

Staff recommends approval.

RESOLUTION 24-286

A RESOLUTION FOR THE ANNEXATION AND ADOPTING A PLAN OF SERVICES FOR PORTION OF PROPERTY, KNOWN AS WILLIAMSON COUNTY TAX MAP 170 PARCEL 027.00, 18.85 ACRES, TAX MAP 170 PARCEL 009.00, 24.86 ACRES AND MAURY COUNTY TAX MAP 049 PARCEL 005.00, 56.4 ACRES, MAURY COUNTY TAX MAP 044 PARCEL 019.02, 129.5 ACRES AND TAX MAP 044 PARCEL 020.00, 198 ACRES INTO THE CORPORATE LIMITS OF THE CITY OF SPRING HILL, TENNESSEE.

ANX 1620-2024 AND ANX 1621-2024 (EAST SIDE OF 65 ANNEXATIONS IN WILLIAMSON COUNTY)

WHEREAS, Tennessee Code Annotated Section 6-51-102, as amended, requires that a Plan of Services be adopted by a municipal governing body prior to the passage of an annexation resolution; and

WHEREAS, the property owner has requested annexation in order to ensure the value and availability of this property for future uses; and

WHEREAS, the subject property is contiguous to the corporate limits of the City of Spring Hill, Tennessee; and

WHEREAS, the property will be zoned Agricultural (AG) upon the effective date of annexation; and

WHEREAS, this resolution shall bind the Owners and subsequent Owners of the Property; and

WHEREAS, the City of Spring Hill has prepared a Plan of Services for the subject property that describes the provision of municipal services to the property and identifies the property owner/developer responsibilities for extending public infrastructure to the property; and

WHEREAS, the Spring Hill Planning Commission has reviewed and forwarded a recommendation on the Plan of Services and annexation to the Board of Mayor and Aldermen on August 12, 2024; and

WHEREAS, the City of Spring Hill contemplates annexation of the property known as WILLIAMSON COUNTY TAX MAP 170 PARCEL 027.00, 18.85 ACRES, TAX MAP 170 PARCEL 009.00, 24.86 ACRES AND MAURY COUNTY TAX MAP 049 PARCEL 005.00, 56.4 ACRES, MAURY COUNTY TAX MAP 044 PARCEL 019.02, 129.5 ACRES AND TAX MAP 044 PARCEL 020.00, 198 ACRES as described herein.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF SPRING HILL, TENNESSEE, BOARD OF MAYOR AND ALDERMEN, that pursuant to Tennessee Code Annotated Title 6, Chapter 51, Section 102, approves the Plan of Services contained herein.

BE IT FURTHER RESOLVED BY THE CITY OF SPRING HILL, TENNESSEE, BOARD OF MAYOR AND ALDERMEN, that pursuant to Tennessee Code Annotated Title 6, Chapter 51, the property shown as part of WILLIAMSON COUNTY TAX MAP 170 PARCEL 027.00, 18.85 ACRES, TAX MAP 170 PARCEL 009.00, 24.86 ACRES AND MAURY COUNTY TAX MAP 049 PARCEL 005.00, 56.4 ACRES, MAURY COUNTY TAX MAP 044 PARCEL 019.02, 129.5 ACRES AND TAX MAP 044 PARCEL 020.00, 198 ACRES, as shown and

described in Exhibit A, is hereby annexed to the corporate limits of the City of Spring Hill, Tennessee, and made a part thereof.

SECTION 1: PLAN OF SERVICES

Police Protection. The parcel(s) will be subject to and benefit from City police protection upon the effective date of annexation. These services include, but are not limited to, patrolling, response calls for service, crime prevention services, traffic control and other routine police services. Radio operations are normal and uninhibited within the area. Based on the current use of the property services will be provided using existing personnel and equipment.

Fire Protection. The City of Spring Hill will assume primary responsibility for fire protection of the subject property upon the effective date of annexation. The subject property is not currently served with a water main (capable of providing the City's minimum required fire flow) and protection to the identified properties.

Should the subject property be developed and occupied with more intensive development uses, the property owner will be responsible for extending a water main (capable of providing the City's minimum required fire flow requirements. This area is currently within HB&TS Utility District to serve and to provide sufficient water service and flow for fire protection compliant with City of Spring Hill standards. Emergency Medical Service (EMS) is provided by contract through the City of Spring Hill and will be available to the property upon the effective date of annexation. Other services provided through Mutual Aid may apply.

In the event the property owner desires to develop the property into a more intensive development land use the property owner is required to address the sufficiency of emergency access to the subject property including its connection with surrounding street network. Should the property owner desire to develop the property for a more intensive development use whereby they desire to provide direct vehicular access from the subject property onto Jim Warren Road, the City reserves the right to restrict such access to emergency access only in order to preserve limited access connecting to an arterial road.

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

Electrical Service. For domestic and commercial use electrical service is to be provided by Middle Tennessee Electric, (MTEMC).

Public Water Service. Public water service may be available and provided by a 6" water main within the HB&TS Utility District for the properties located within Williamson County. The property owner/developer shall be solely responsible for extending water service to the subject property and any required water main extensions. All utility installations must be in compliance with applicable State of Tennessee and City of Spring Hill standards and requirements.

Public Sanitary Sewer Service. The applicant does not request sewer capacity with this annexation request at this time. The developer intends to request sewer service from the City for this property at a future date. At that time, sewer service would be provided to this property by the 30" Rutherford Creek trunk sewer line.

Solid Waste Collection. Spring Hill currently provides its businesses and residences refuse collection services via a city-wide contract with a private solid waste collection company. These services will be extended, upon request, to the subject property within 90 days of the effective date of annexation.

Road and Street Construction and Repair. The subject property has frontage on a public street.

Should the property owner develop the subject property for a more intensive land use, the property owner must prepare and submit to the City a Traffic Impact Study that fully assesses the impact of the development upon the surrounding street network. Specific attention will be given in the traffic impact study to analyzing the capacity of the existing surrounding street network and its ability to safely and efficiently accommodate traffic generated by the proposed residential development including identification of specific improvements that will be necessary to the existing street network in order to more adequately support traffic generated by the proposed residential development. In addition, specific attention will also need to be given to the sufficiency of emergency access to the subject property including its connection with surrounding street network.

Signs and Lighting. If new streets are developed within the subject property, traffic control and directional signage as well as street lighting will be furnished and installed by the property owner/developer according to City standards and requirements including compliance with MUTCD. The developer must provide the City of Spring Hill with documentation verifying final payment for all streetlights.

Recreational Facilities and Programs. The Spring Hill Bike and Greenway Plan identifies the Rutherford Creek Multi-Use Path along multiple properties within the annexation. The applicant must consult with the Parks and Recreation Department to determine the impacts the MUP will have to this annexation.

Planning and Zoning Services. 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 Future Land Use Designation of the property on the Spring Hill Rising: 2040 Future Land Use Plan is Gateway Area, Community Commerce Area and Mixed-Use Neighborhood Area.

Stormwater and Drainage. The City of Spring Hill operates a Stormwater program in accordance with the Tennessee Department of Environment and Conservation (TEC) requiring the management of all stormwater discharge within its jurisdiction. Annexation of the area expands the program into the annexed area, making it subject to the current rules and regulations of TDEC pertaining to stormwater runoff and discharge. All stormwater user rates and charges inside the City will be applicable to the subject property.

Inspection/Code Enforcement. The City of Spring Hill Codes Division provides plan review services, inspection and code enforcement services, and development, including floodplain NFIP/FEMA requirements, neighborhood services (for housing, litter, overgrowth, and illegal dumping) to all areas of the City. These services will be provided to the newly annexed area upon effective date of the annexation.

Animal Control. The City of Spring Hill does not provide Animal Control. Spring Hill relies of Williamson County for this property.

Schools. This property is served by Williamson County Board of Education.

Library. The City of Spring Hill public library will be available to residents (if any) of the property upon the effective date of the annexation.

SECTION 2: ANNEXATION.

The property described herein below and as shown and further described on Exhibit A attached hereto, is hereby annexed into the City of Spring Hill. The annexed land will be subject to the provisions and requirements of Ordinance 18-21 the Unified Development Code, as amended, and all other applicable ordinances, rules, and regulations of the City of Spring Hill.

SECTION 3: ZONING.

Ordinance No. 18-21 (Zoning Map), adopted August 20, 2018, is hereby amended and altered by changing the zoning classification of those certain parcels of real property described below and on Exhibit A (attached), from Williamson County Agricultural to City of Spring Hill AG (Agricultural). In the State of Tennessee, Williamson County and City of Spring Hill, **WILLIAMSON COUNTY TAX MAP 170 PARCEL 027.00, 18.85 ACRES, TAX MAP 170 PARCEL 009.00, 24.86 ACRES AND MAURY COUNTY TAX MAP 049 PARCEL 005.00, 56.4 ACRES, MAURY COUNTY TAX MAP 044 PARCEL 019.02, 129.5 ACRES AND TAX MAP 044 PARCEL 020.00, 198 ACRES**, and being more particularly described in Exhibit A, attached hereto:

Exhibit A (attached)

SECTION 4: In case conflict between this resolution or any part hereof, and the whole or part of any existing resolution of the City, the conflicting resolution is repealed to the extent of the conflict but no further. If any section, clause, provision or portion of the resolution is held to be invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, clause, provision or portion of the resolution.

Passed and adopted by the City of Spring Hill, this 2nd day of December, 2024.

This resolution shall take effect immediately upon adoption by the Board of Mayor and Alderman of the City of Spring Hill.



Jim Hagaman, Mayor

ATTEST:



April Goad, City Recorder

LEGAL FORM APPROVED:



Patrick Carter, City Attorney



REQUEST: Resolution 24-286
SUBMITTED BY: Dara Sanders, Development Services Director
DATE: November 18, 2024
RE: Spring Hill Commerce Center Annexation

BACKGROUND:

The subject properties are located within Williamson County and near the terminus of Saturn Parkway/1-65 interchange. The City's Urban Growth Boundary in Williamson County has been expanded and certified by the Local Government Planning Advisory Committee, and the subject properties are now eligible to be annexed into the City at the request of the property owner subject to Board of Mayor and Aldermen approval.

REQUEST:

The developer of the Spring Hill Commerce Center, formerly known as Project Suitcase, requests to annex two properties – 19 acres at 0 Clark Road and 25 acres at 2860 Clark Road – into the Spring Hill city limits

DISCUSSION:

Upon annexation, the property will be zoned Agricultural with the expectation of future rezoning action amending the Spring Hill Commerce Center Planned Development to include the subject properties.

The subject properties, with an agricultural zoning designation, would not increase demand for water and sewer services, and the applicant has provided submitted a signed statement accordingly.

On August 12, 2024, the Planning Commission considered this request and recommended the Board of Mayor and Aldermen approve the annexation.

RECOMMENDATION:

Staff recommends approval.

**THE
RICHMOND
COMPANY, INC.**

23 Concord Street
Wilmington, MA 01887
(978) 988-3900 • Fax (978) 988-3950

August 7, 2024

VIA ELECTRONIC MAIL ONLY
TO: dsanders@springhilltn.org

Ms. Dara Sanders
Development Services Director
City of Spring Hill, TN
5000 Northfield Lane, Suite 520
Spring Hill, TN 37174

RE: GV Spring Hill, LLC Application for Annexation of:
1. 2860 Clark Road, Spring Hill, Williamson County, TN
Williamson County ID: 170-009.00; and
2. 0 Clark Road, Spring Hill, Williamson County, TN
Williamson County ID: 170-027.00

Dear Ms. Sanders:

This letter is given on behalf of GV Spring Hill, LLC. Per your request, please allow this correspondence to serve as confirmation that, until the developer has constructed the extension of the sewer main along its industrial collector street northerly to the properties described above, sewer capacity is not requested at this time in connection with the proposed annexation. Please be advised, however, that the developer intends to request sewer capacity service from the City of Spring Hill for these parcels at a future date.

Sincerely,

Philip Pastan

Philip Pastan
President

Cc: (via Email w/ Enc.) Pam Caskie, City Administrator – Spring Hill, TN
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