

RESOLUTION 25-180

A RESOLUTION TO ANNEX CERTAIN TERRITORY AND TO INCORPORATE THE SAME WITHIN THE BOUNDARIES OF THE CITY OF SPRING HILL, TENNESSEE, AND TO APPROVE A PLAN OF SERVICES FOR THE WORLD WIDE STAGES PROPERTY, MAURY COUNTY TAX MAP 042, PARCEL 011.12 AND PARCEL 011.13, CONSISTING OF 18.6 ACRES INTO THE CORPORATE LIMITS OF THE CITY OF SPRING HILL, TENNESSEE.

(ANX 1762-2025, WORLD WIDE STAGES ANNEXATION)

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, World Wide Stages, Inc., has requested annexation into the City of Spring Hill; and

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

WHEREAS, the subject property is located within the Urban Growth Boundary of the City of Spring Hill; and

WHEREAS, the City of Spring Hill has prepared a Plan of Services for the property that describes how, when, and the applicability of municipal services to the annexation of the World Wide Stages Property; and

WHEREAS, the Spring Hill Planning Commission has reviewed and forwarded a favorable recommendation on the Plan of Services and annexation to the Board of Mayor and Aldermen on July 14, 2025; and

WHEREAS, the City of Spring Hill contemplates annexation of the property known as World Wide Stages as described herein; and

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 known as World Wide Stages, 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) shall 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 (a single-family residence) services will be provided using existing personnel and equipment.

Fire Protection: The City of Spring Hill will assume primary responsibility for Fire Protection immediately upon the effective date of annexation, with mutual assistance provided by the Williamson and/or Maury County Fire Department. Fire hydrants are currently in place within the parking lot of 5000 Northfield Lane and are accessible to the subject property. Development of the property or a change of use on the property may require that the property owner/developer extend and provide appropriately sized water mains and/or fire hydrants to serve the site according to City of Spring Hill's and Columbia Power and Water's standards. Emergency Medical Services (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. 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 already and will continue to be provided by CPWS (Columbia Power & Water Systems as local utility) and/or TVA (Tennessee Valley Authority – as regional electric provider).

Public Water Service: Public water service in the vicinity is provided by Columbia Power and Water Services. Existing water mains located along Southfield Lane, Northfield Lane and Donald F Ephlin Parkway (these parcels were all originally owned by General Motors and easements are in place for these points of access, although Donald F Ephlin Parkway is a private road owned by GM while the relevant portions of Southfield Lane and Northfield Lane are private property owned by requesting party) are accessible to the subject property. The property owner/developer shall be solely responsible for extending water service to the property and any required water main extensions. All utility installations shall be in compliance with applicable State of Tennessee and City of Spring Hill standards. Existing water main infrastructure is capable of providing 25,000 GPD (as was the original demand of the office uses). Office uses will be demolished or decommissioned as new uses come on line such that demand will never exceed 25,000 GPD.

Public Sanitary Sewer Service: Public sanitary sewer service is provided to the property by means of a small lift station. The property owner/developer shall be solely responsible for extending public sanitary sewer service to the property and any required extension shall be in compliance with City of Spring Hill standards. All inside city sanitary sewer user rates and charges shall be applicable to the area inside the annexation area. Existing sewer infrastructure is capable of serving up to 25,000 GPD (as was the original demand of the office uses). Office uses will be demolished or decommissioned as new uses come on line such that demand will never exceed 25,000 GPD.

Solid Waste Collection: Not applicable at this location. Private Commercial waste removal contract in place with Waste Management Inc.

Road and Street Construction and Repair: If any new public streets are constructed and appropriately dedicated in accordance with City standards on the property, the City will provide ongoing and routine maintenance similar to other streets within the jurisdiction of the City. It is anticipated that upon annexation, the City could, at its option, transfer ownership and maintenance of certain segments of current public roads serving the property to the applicant.

Signs and Lighting: Additionally, as new streets are developed within the site, traffic control and directional signage as well as street lighting will be furnished and installed by the property owner/developer according to established city policy or regulations.

Recreational Facilities and Programs: There are no dwellings on the properties proposed for annexation (and approval for residences is not requested). While not applicable due to zoning, all of the recreational areas and programs, current or future, provided for City residents will be made available upon the effective date of annexation to any current or future residents of the annexed area in the same manner as current citizens of the City of Spring Hill.

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 2040 Spring Hill Rising plan is Industrial Areas. The annexation request is accompanied by a request to rezone the property to IC (Industrial Campus) as is consistent with surrounding parcels.

Storm Water and Drainage: The City of Spring Hill operates a Storm Water program in accordance with the Tennessee Department of Environment and Conservation (TDEC) requiring the management of all storm water discharge within its jurisdiction. Annexation of the area expands the program into the annexed area thus making it subject to the current rules and regulations of TDEC pertaining to storm water runoff and discharge. All storm water user rates and charges inside the City shall be applicable to the area inside the annexation area.

Inspection/Code Enforcement: The City of Spring Hill Codes Department provides plan 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 the effective date of annexation.

Animal Control: The City of Spring Hill does not provide Animal Control. For the subject property Spring Hill relies on Williamson County for this service.

Schools: Not applicable to property. The entire annexation area is served by Maury County Schools.

Library: Not applicable to property. The City of Spring Hill public library will be available to residents of the property upon the effective date of 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 property will be maintained by the City of Spring Hill.

Maury County Tax Map 042 Parcel 011.12 and 011.3

SECTION 3: 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.

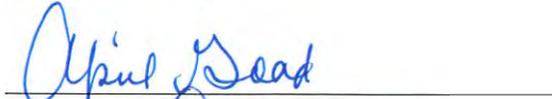
Passed and adopted by the City of Spring Hill, this 5th day of August, 2025.

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



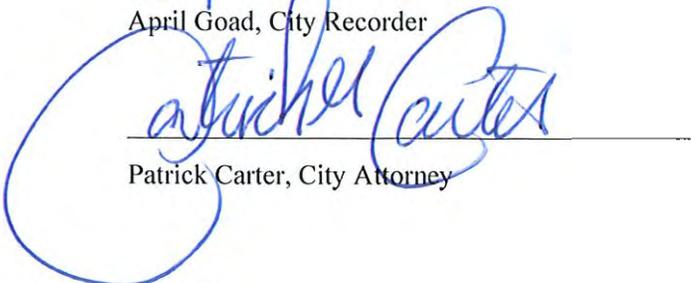
Matt Fitterer, Mayor

ATTEST:



April Goad, City Recorder

LEGAL FORM APPROVED:



Patrick Carter, City Attorney



REQUEST: *Resolution 25-180 and Ordinance 25-21*
SUBMITTED BY: Dara Sanders, Development Services Director
DATE: July 21, 2025
RE: Annexation and Rezoning Requests for World Wide Stages

BACKGROUND:

The site consists of two tracts, a 12.4- and 6.15-acre tract, for a total of approximately 18.5 acres. The properties are currently vacant and are roughly to the southeast and north of the existing portion of Worldwide Stages Campus property that is currently in the City Limits of Spring Hill. This property is currently unincorporated Spring Hill.



PROPOSAL:

The applicant requests to annex the subject properties into the City limits and rezone them to the Institutional Campus (IC) zoning district to allow World Wide Stages to demolish their existing building and redevelop the property to support their operation in a campus setting. Separate memos, a resolution, and an ordinance will be prepared for BOMA's consideration on your next agenda.

DISCUSSION:

On July 14th, the Planning Commission forwarded these requests to the Board of Mayor and Alderman with a recommendation for approval, subject to limitations and a plan of services.



NOT TO SCALE