

ORDINANCE 17-21

AN ORDINANCE TO AMEND ORDINANCE NO. 86-47, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF SPRING HILL, BY REZONING 1.5 ACRES OF PROPERTY, BEING 825 BEECHCROFT ROAD, MAURY COUNTY TAX MAP 029, PARCEL 003.00, FROM M-1, LIGHT INDUSTRIAL, TO B-4, CENTRAL BUSINESS DISTRICT.

(RZN 392-2017 CHURCH AT SPRING HILL)

WHEREAS, the City of Spring Hill Zoning Ordinance, the same being Ordinance No. 86-47, and the zoning maps therein adopted be, and the same are hereby amended by rezoning the property herein described as 1.5 acres of property, being 825 Beechcroft Road, Maury County Tax Map 029, Parcel 003.00, from M-1, Light Industrial, to B-4, Central Business District; and

WHEREAS, said portion of property to be rezoned from M-1 to B-4 is located within the corporate limits of the City of Spring Hill; and

WHEREAS, the Spring Hill Municipal Planning Commission forwarded the request to the Board of Mayor and Aldermen on September 11, 2017 with a recommendation for approval with a condition; and

WHEREAS, that all Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF SPRING HILL, TENNESSEE, BOARD OF MAYOR AND ALDERMEN, to amend ordinance No. 86-47, the same being the zoning ordinance of the City of Spring Hill, by rezoning 1.5 acres of property, being 825 Beechcroft Road, Maury County Tax Map 029, Parcel 003.00, from M-1, Light Industrial, to B-4, Central Business District, the public welfare requiring it.

SECTION 1 - The development of the site shall be substantially consistent with the following Exhibits:

Exhibit A: Zoning Exhibit for the Church at Spring Hill.

Exhibit B: Legal Description of 7.0 acres.

Exhibit C: Legal Description of 1.5 acres.

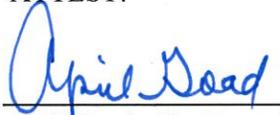
The rezoning of this site shall be subject to all City ordinances and regulations and is further contingent upon the following condition.

1. Subdivision of the property shall occur within 6 months of final action by the Board of Mayor and Aldermen.



Rick Graham, Mayor

ATTEST:



April Goad, City Recorder

LEGAL FORM APPROVED:



Patrick Carter, City Attorney

Passed on First Reading: October 16, 2017

Passed on Second Reading: November 20, 2017

MEMORANDUM

DATE: October 2, 2017

TO: Board of Mayor and Aldermen (BOMA)

FROM: Steve Foote, Planning Director
Jon Baughman, Associate Planner

SUBJECT: ORD 17-21 (Church at Spring Hill Rezoning Request)



RZN 392-2017: Submitted by Jess Rainer for the Church at Spring Hill. The subject property consists of approximately 94 acres. Of that acreage 87 acres are zoned M-1, while approximately 7 acres were previously rezoned by the City of Spring Hill to B-4 for His House Church. The applicant requests to rezone an additional 1.5-acres on the south side of the church (from M-1) to B-4. This will create an 8.5 acre B-4 site for the church.

Property Description and History: This property is located on the south side of Beechcroft Road, near Dr. Robertson Road. The subject parcel is split zoned. The majority of the 94 acres is zoned M-1, Light Industrial, and the northwestern corner, (approximately 7 acres) is zoned B-4, Central Business District. The applicant desires to add approximately 1.5 acres of additional B-4 zoning to the existing B-4 section of the site for the eventual construction of a church. The applicant intends to subdivide the property (8.5 acres). Surrounding property is zoned M-1 to the northeast, south and east, B-3 to the west and B-1 to the northwest. On September 11 2017, the Planning Commission voted to forward the rezoning request to the Board of Mayor and Aldermen with a recommendation for approval, subject to conditions. The minutes from which are excerpted below:

RZN 392-2017: Submitted by Jess Rainer for the Church at Spring Hill. The property is zoned B-4 and M-1 and contains approximately 94 acres. The applicant requests to rezone an additional 1.5-acre portion to B-4.

*Alderman Fitterer made a motion to forward **RZN 392-2017** to the Board of Mayor and Alderman with a recommendation of approval subject to the conditions below. Motion seconded by Commissioner Benne. Motion passed 5/0/1 with Paula Hepp abstaining.*

- 1. Stream buffers in "natural area" need to be observed.*
- 2. Subdivision of the property shall occur within 6 months of final action by the Board of Mayor and Aldermen.*
- 3. Zoning is contingent upon subdivision of the B-4 property.*

2040 Major Thoroughfare Plan: The thoroughfare plan proposes an arterial street through the parcel, directly in the area where the applicant requests rezoning. This proposed arterial runs south, through land that is now part of the Harvest Point subdivision. Approved plans for Harvest Point do not include an arterial that follows the route prescribed in the thoroughfare plan. Harvest Point does include a boulevard, which connects Cleburne Road with Beechcroft Road between Patriot and Claire Drives. For these reasons, the Planning Commission did not believe that a future road connection through the property was necessary.

Spring Hill Rising: The property is classified as an industrial and natural area in the City's comprehensive plan. Industrial areas are those that include light industrial uses, including clean manufacturing centers, technology/data centers, and other uses that would typically occupy large, campus style developments. Natural areas are those intended to preserve the natural character of an area and the natural functions of the environment as well as provide a place where residents can enjoy nature. It was determined at the Planning Commission meeting that required stream buffers would be required on future development.

City of Spring Hill, Tenn.

199 Town Center Parkway | Spring Hill, TN 37174 | (931) 486-2252

Summary: Staff supports the recommendation of the Planning Commission for approval of the rezoning, subject to the conditions listed above in this report.

City of Spring Hill, Tennessee
Planning Commission Agenda Application

199 Town Center Parkway, Spring Hill TN 37174
 (931) 486-2252 Fax: (931) 486-3596

FOR STAFF USE ONLY	
Date Application submitted: _____	Fee: _____
Date Accepted as complete: _____	Case number: _____
Map/Parcel: _____	Public hearing date: _____

Date: 8/8/17 Project Name: The Church out Spring Hill

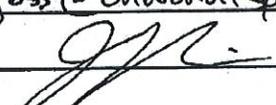
Property Address/Location: 825 Beechcroft Road, Spring Hill, TN 37174

Current Zoning District(s): B-4 i M-1 Property Size: 8.5 acres

<u>Type of request being made —</u>	<u>Materials required to be submitted with application</u>
<input type="checkbox"/> Annexation	<input type="checkbox"/> Letter of request
<input checked="" type="checkbox"/> Rezoning	<input type="checkbox"/> Proof of ownership
<input type="checkbox"/> Major Modification	<input type="checkbox"/> Two (2) folded hard copies of the proposal, Three (3) copies of Construction Drawings and Two (2) sets of 11 x 17 drawings including all required information as outlined in the applicable checklist.
<input type="checkbox"/> Minor Modification	Including a vicinity map with an aerial image, the project boundaries outlined in yellow, names of all adjacent streets. Must show a minimum of 1/2 mile radius.
<input type="checkbox"/> Easement/Right-of-way Vacation	<input type="checkbox"/> A CD containing a copy of all required submittal items in PDF format.
<input type="checkbox"/> Sketch Plan	Note to the applicant:
<input type="checkbox"/> Neighborhood Concept Plan	* Applications and all required submittals must be filed with the Planning Department by the established deadline.
<input type="checkbox"/> Lot Split	* Both the applicant/representative and property owner must sign the application. Applications not signed by the property owner will not be accepted.
<input type="checkbox"/> Property Line Adjustment	* All applications must be accompanied by completed checklist.
<input type="checkbox"/> Preliminary Plat	
<input type="checkbox"/> Concurrent Plat	
<input type="checkbox"/> Final Plat	
<input type="checkbox"/> Site Plan	
<input type="checkbox"/> Master Development Plan (PUD) Preliminary/Final	
<input type="checkbox"/> Traditional Neighborhood Development	
<input type="checkbox"/> Other _____	

APPLICANT OR REPRESENTATIVE:

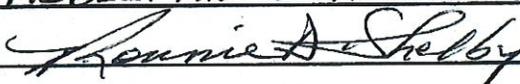
I have read the attached checklist and have complied with all requirements listed and understand that this application may be deemed incomplete if the submittal misses any of the information listed. I also understand that other information may be requested by staff, Planning Commission and Aldermen during review relevant to the request.

Name (printed): Jess Rainer
Address: 4922 Port Royal Rd, #B3
Spring Hill, TN 37174
Phone number: (502) 551-8468
Email: jess@churchatSpringhill.com
Signature: 

Date: 8/8/17

PROPERTY OWNER(S) OR AUTHORIZED AGENT:

I/we certify under penalty of perjury that I am/we are the owner(s) of the property that is the subject of this application and that I/we have read this application and consent to its filing. (If signed by the authorized agent, a letter from each property owner must be provided indicating that the agent is authorized to act on her/his behalf.)

Name (printed): Rennie D. Shelby
Address: 58 Rushing Rd
Ethridge, TN 38456
Phone number: 615-300-3536
Email: RSBEEFMAN@AOL.COM
Signature: 

Date: August 8th 2017

Name (printed): _____
Address: _____

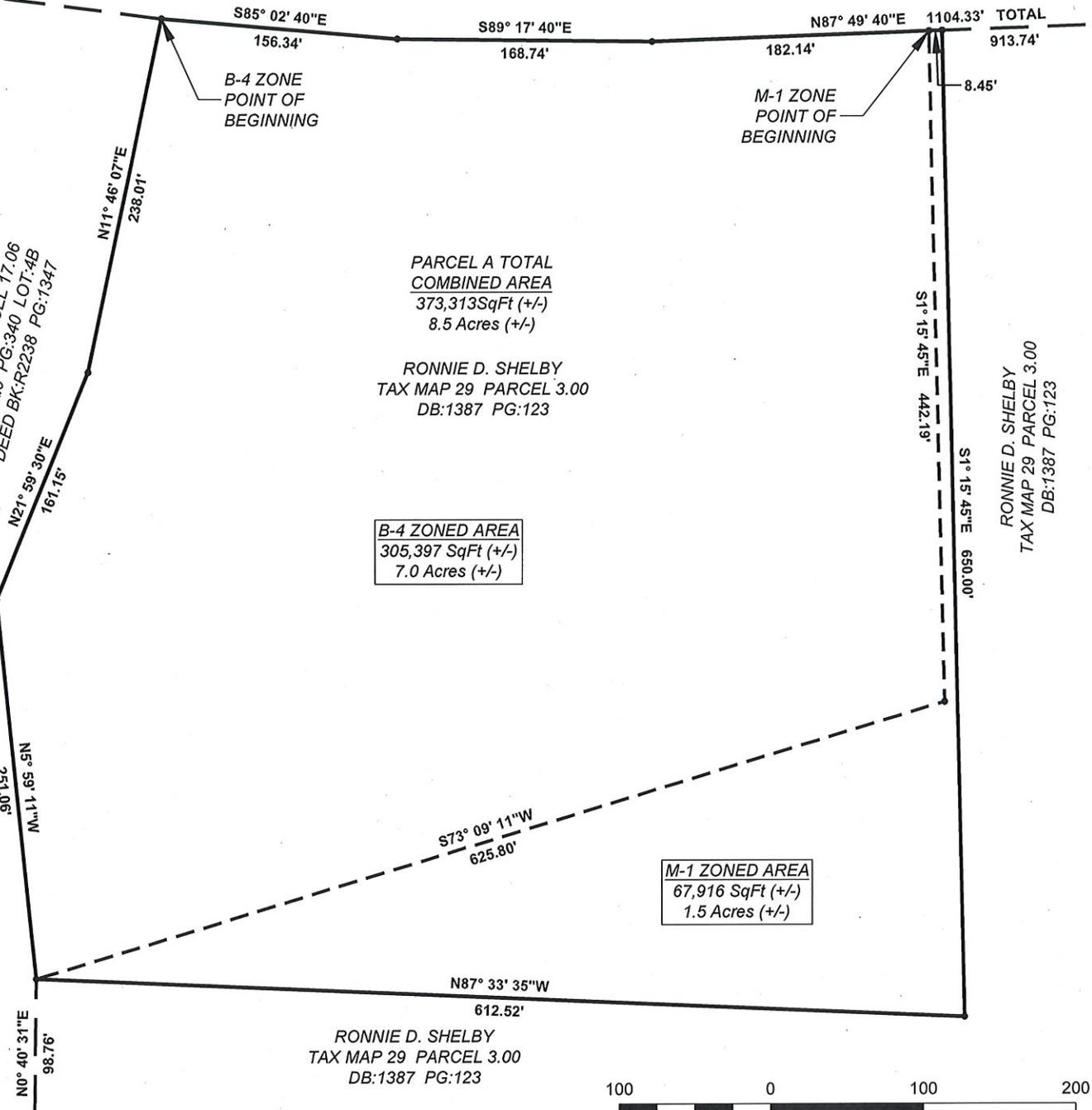
Phone number: _____
Email: _____
Signature: _____

Date: _____



BEEHCROFT ROAD
(STATE ROUTE 247)

EXHIBIT A



ZONING EXHIBIT FOR
THE CHURCH AT SPRING HILL

CITY OF SPRINGHILL
MAURY COUNTY, TENNESSEE
TAX MAP 29 PARCEL 3.00
DEED BOOK 1387 PAGE 123



EXHIBIT B

**Land Description for B-4 Zone (7.0 Acres)
Ronnie D. Shelby Property**

Being a tract of land lying in Council District 3 of Maury County, Tennessee, on the Ronnie D. Shelby property, (Tax Map 29, Parcel 3.00) as recorded in Deed Book 1387, Page 123, in the Register's Office of Maury County, Tennessee (R.O.M.C.) and being more particularly described as follows:

Beginning at the northwest corner of the aforementioned property in the southerly right-of-way of Beechcroft Road (State Route 247) and also being the northeast corner of the Janice M. Tatum property (Tax Map 24, Parcel 17.06) as recorded in Deed Book R2238, Page 1347 (R.O.M.C);

Thence, with the aforementioned right-of-way, the following three (3) calls and distances:

1. South 85 Degrees 02 Minutes 40 Seconds East, a distance of 156.34 feet to a point;
2. South 89 Degrees 17 Minutes 40 Seconds East, a distance of 168.74 feet to a point;
3. North 87 Degrees 49 Minutes 40 Seconds East, a distance of 182.14 feet to a point;

Thence, leaving said right-of-way, going over and across the Shelby property, the following two (2) calls and distances:

1. South 1 Degree 15 Minutes 45 Seconds East, a distance of 442.19 feet to a point;
2. South 73 Degrees 09 Minutes 11 Seconds West, a distance of 625.80 feet to a point in the dividing line of the Shelby and Tatum properties;

Thence, in a northerly direction, with the dividing line of the Shelby and Tatum properties, the following three (3) calls and distances:

1. North 5 Degrees 59 Minutes 11 Seconds West, a distance of 251.06 feet to a point;
2. North 21 Degrees 59 Minutes 30 Seconds East, a distance of 161.15 feet to a point;
3. North 11 Degrees 46 Minutes 07 Seconds East, a distance of 238.01 feet back to the Point of Beginning.

The above described B-4 Zone contains by description 305,397 SqFt (7.0 Acres) more or less.

Bearing and distances given hereon are based upon deed of record. Land description prepared by Mike Kindred and checked by Kenneth D. Church, R.L.S. #1004, CESO, Inc.

**Land Description for M-1 Zone (1.5 Acres)
Ronnie D. Shelby Property**

Being a tract of land lying in Council District 3 of Maury County, Tennessee, on the Ronnie D. Shelby property, (Tax Map 29, Parcel 3.00) as recorded in Deed Book 1387, Page 123, in the Register's Office of Maury County, Tennessee (R.O.M.C.) and being more particularly described as follows:

Beginning at a point that is in the southerly right-of-way of Beechcroft Road (State Route 247) and is located by the following three (3) calls and distances from the northwest corner of the Shelby property and the northeast corner of the Janice M. Tatum property (Tax Map 24, Parcel 17.06) as recorded in Deed Book R2238, Page 1347 (R.O.M.C.);

1. South 85 Degrees 02 Minutes 40 Seconds East, a distance of 156.34 feet to a point;
2. South 89 Degrees 17 Minutes 40 Seconds East, a distance of 168.74 feet to a point;
3. North 87 Degrees 49 Minutes 40 Seconds East, a distance of 182.14 feet to a point that is the True Point of Beginning for the M-1 Zoned Area;

Thence, continuing with the said right-of-way, North 87 Degrees 49 Minutes 40 Seconds East, a distance of 8.45 feet to a point;

Thence, leaving said right-of-way, going over and across the Shelby property, the following two (2) calls and distances:

1. South 1 Degree 15 Minutes 45 Seconds East, a distance of 650.00 feet to a point;
2. North 87 Degrees 33 Minutes 35 Seconds West, a distance of 612.52 feet to a point in the dividing line of the Shelby and Tatum properties;

Thence, leaving the dividing line of the Shelby and Tatum properties, going over and across the Shelby property, the following two (2) calls and distances:

1. North 73 Degrees 09 Minutes 11 Seconds East, a distance of 625.80 feet to a point;
2. North 1 Degree 15 Minutes 45 Seconds West, a distance of 442.19 feet back to the Point of Beginning.

The above described M-1 Zone contains by description 67,916 SqFt (1.5 Acres) more or less.

Bearing and distances given hereon are based upon deed of record. Land description prepared by Mike Kindred and checked by Kenneth D. Church, R.L.S. #1004, CESO, Inc.