



MEMO To: City of Spring Hill Rezoning Applicants

Subject: Planning Commission/Board of Mayor and Aldermen Approval Process

Included in this rezoning application package are the following documents:

- Rezoning Application
- R-4 and R-5 Rezoning Application Checklist
- City of Spring Hill Meeting Calendar
- Sample Notice Letter
- Sample Legal Ad
- Affidavit

The steps that the applicant must follow for rezoning approval are as follows:

1. Submit application and associated fees (along with preliminary site plan if requesting R-4 or R-5 zoning) no later than twenty-one (21) days prior to the desired Planning Commission meeting
2. Mail public notification letters at least ten (10) days prior to the Planning Commission Work Session in accordance with Article XIV, Section 1.1 of the Zoning Ordinance
3. Attend the Planning Commission Work Session
4. Address comments received from Planning Commission at Work Session and re-submit preliminary site plan, if applicable, by 12:00 P.M. on the Wednesday following the Work Session
5. Planning Commission public hearing and regular meeting held to take action on the rezoning request
6. Attend the BOMA Work Session held on rezoning request
7. First reading held at BOMA regular meeting
8. Attend the second BOMA Work Session held on rezoning request
9. Publish newspaper notice at least fifteen (15) days but not more than thirty (30) days prior to the public hearing in accordance with Article XIV, Section 1.2 of the Zoning Ordinance
10. Public hearing and second reading held at BOMA regular meeting

**PLANNING COMMISSION & BOMA
REZONING APPLICATION**
Applicant to Complete Sections A and B



A. Rezoning Information

Date _____ Planning Commission Meeting Date: _____

BOMA 1st Reading Date: _____ BOMA 2nd Reading Date: _____

Location _____ Map/Parcel _____

Acreage _____

Current Zoning _____ Requested Zoning _____

Zoning Map Amendment Fee \$200

Zoning Amendment Display Sign \$30

Preliminary Site Plan Approval

\$300 + \$25/acre

B. Contact Information

Property Owner(s) Name _____

Address _____

Phone No. _____ Fax No. _____

Email: _____

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

Company _____

Address _____

Phone No. _____ Fax No. _____

Email: _____

If requesting R-4 or R-5 zoning, I have read the attached checklist and have complied with all requirements listed and understand that this application may be deemed incomplete if the plat misses any of the information listed. I also understand that other information may be requested by staff during review.



Property owner(s) signature: _____

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

C. For Staff Use Only

Fee Paid: Yes ___ No ___ Date: _____ Received By: _____

Consistent with Future Land Use Plan: Yes ___ No ___

If No, Future Land Use Plan Amendment is required and has been added to PC agenda: Yes ___ No ___

Notice Posted on Property: Yes ___ No ___ Date: _____

Copy of Photo Included in Package: Yes ___ No ___

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

Letters Sent to Property Owners: Yes ___ No ___

Planning Commission Action:

Tabled ___ Date: _____

Deferred ___ Date: _____

Approved ___ Date: _____

Approved With Conditions ___ Date: _____

Denied ___ Date: _____

BOMA Action:

Tabled ___ Date: _____

Deferred ___ Date: _____

Approved (1st Reading) ___ Date: _____

Approved (2nd Reading) ___ Date: _____

Denied ___ Date: _____

Notes:

R-4 and R-5 Rezoning Application Checklist*		
Applicant	Staff	Pre-Submittal Requirements
		Rezoning shall be consistent with Future Land Use Plan
		Design shall be in accordance with applicable sections of Article IV of the Zoning Ordinance
		Plan Types
Applicant	Staff	Submittal Requirements
		Preliminary
		General Location Sketch Map (Scale not smaller than 1"=2000') that shows:
		Approximate boundaries of the site
		External public access in relation to the site
		Surrounding development within the general vicinity
		Any public water and sewer systems in relation to the site
		Site Plan (Scale not smaller than 1"=200') that shows:
		Proposed ground coverage, floor area and building heights
		Location and dimensions of proposed internal streets, structures, off-street parking, and amenity facilities
		Location of proposed drainage ways and storm water management concept
		Locations, dimensions, and area of buffer yards

* This checklist is for informational purposes only. Please refer to the Zoning Ordinance and/or Subdivision Regulations for more detail.

Contact Information
 Beau Herring, Codes Director
 Email: bherring@springhilltn.org
 Maury County Phone No.: (931)486-2252
 Williamson County Phone No.: (615)599-2614

SAMPLE LETTER

Date

RE: *Proposed Rezone on Land Use Modification*

Dear _____,

I am writing to you as required by Article XIV of the Spring Hill Zoning Ordinance. The Property at _____, Tax Map _____, Parcel _____, in _____ County, Spring Hill, Tennessee has an application pending to request a change in the land use. This property is within three hundred (300) feet of real property owned by you and therefore this proposed change directly affects your interests as a property owner.

The application for land use change is pending before the Spring Hill Planning Commission which will hold a work session on the _____ day of _____, 20__ at 5:30 p.m., a Public Hearing on the _____ day of _____, 20__ at 5:25 p.m., and will hold a subsequent meeting on the _____ day of _____, 20__ at 5:30 p.m. to vote on a recommendation to be forwarded to the Board of Mayor and Aldermen.

After the Spring Hill Planning Commission has given due consideration of the application for land use change, the recommendation will be forwarded to the Board of Mayor and Aldermen for final consideration. The Board of Mayor and Aldermen will hold its first work session on the _____ day of _____, 20__ at 7:00 p.m., with the first reading of this ordinance scheduled for the _____ day of _____, 20__ at 7:00 p.m. If passed, the Board of Mayor and Aldermen will have a second work session scheduled for the following month, the _____ day of _____, 20__ at 7:00 p.m. as well as a Public Hearing on the _____ day of _____, 20__ at 6:55 p.m., and Second and Final reading of the ordinance taking place on the _____ day of _____, 20__ at 7:00 p.m.

All of these meetings will take place at City Hall in Spring Hill, Tennessee. The current zoning of the property is _____ and the proposed zoning change will be to _____. The proposed use of the property will be _____. (Insert language that proposed sketch plat is included if proposed use is a PUD or TND.)

You are invited to attend each of the above described meetings and are encouraged to voice your support for or against the proposed land use change. If for some reason the dates of the meetings are changed you will be notified by a separate letter the dates and times.

If you have any additional questions you should contact the Spring Hill Codes Department, the Spring Hill City Administrator, the Mayor and any of the elected Aldermen.

Sincerely yours,

Name and Position

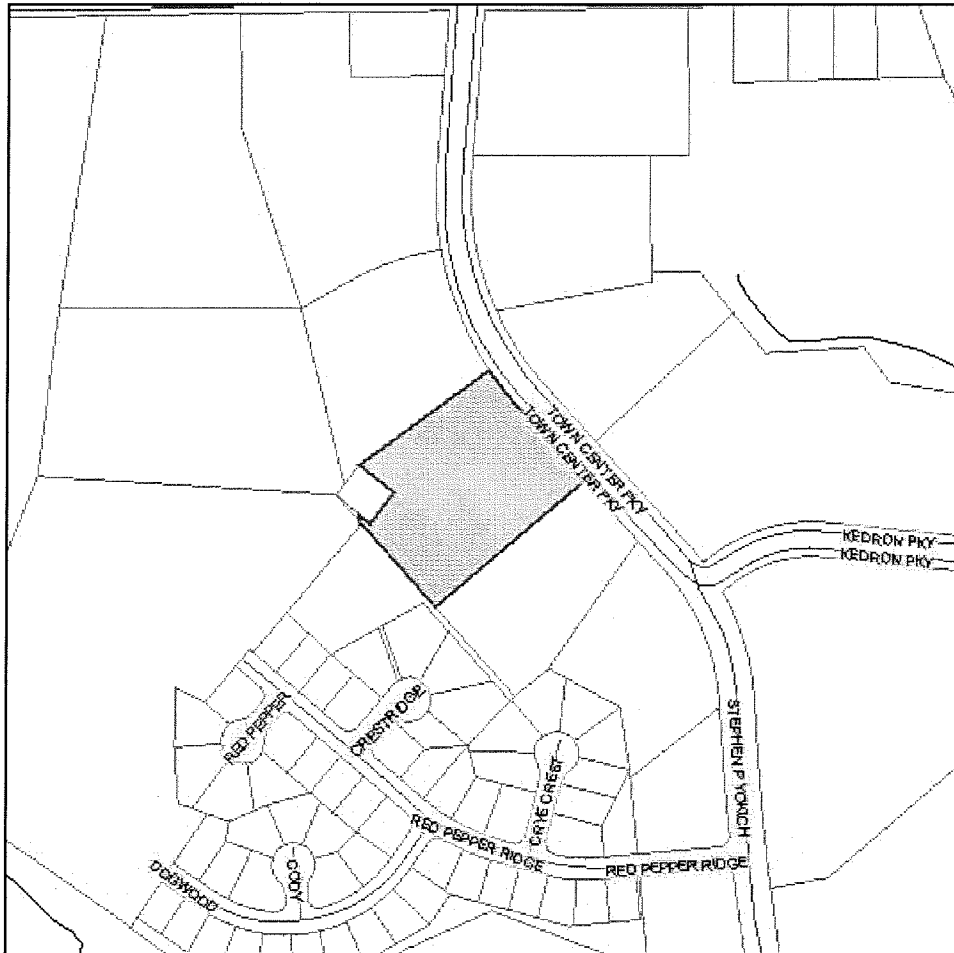
LEGAL AD

Notice is hereby given that (Name of Property Owner) has applied to the City of Spring Hill for a change in zoning of property at (Address of Property) (see location map below).

The zoning change request is for said property to change from (Insert Existing Zoning Classification) Zoning to (Insert Proposed Zoning Classification) Zoning. A public hearing will be held at the Spring Hill Board of Mayor and Aldermen Regularly Scheduled Meeting on _____, 2008, 6:55 p.m. This meeting will take place at Spring Hill City Hall Court Room, 199 Town Center Parkway, Spring Hill, TN 37174. The public is invited and encouraged to attend.

Questions regarding this rezoning request may be made to the City of Spring Hill Planning and Zoning Department, 931.486.2252, extension 212.

INSERT PROPERTY LOCATION MAP HERE



(Map above is included as a representative sample)

AFFIDAVIT OF _____

STATE OF _____

COUNTY OF _____

Affiant, after first being duly sworn according to law deposes and states as follows:

1. I am _____, the applicant for a rezone request, Planned Unit Development (PUD) or Traditional Neighborhood Development and all statements in this Affidavit are made of my own personal knowledge.
2. I have reviewed the requirements of Article XIV of the Spring Hill Zoning Ordinance.
3. I have complied with all the requirements of Article XIV of the Spring Hill Zoning Ordinance including the notice requirements.
4. I have provided written notification by means of certified mail to property owners within five hundred (500) feet of the boundary line of the property being prepared for reclassification of use. The list of such property owners are listed as follows:

Provide list of property owners here
or as an attachment.

5. I further agree to retain the return receipt requests for a minimum of one year from the date of this affidavit and make such documentation available at the request of the Codes and Inspection Department.

FURTHER AFFIANT SAITH NOT.

Signature

STATE OF _____

COUNTY OF _____

Personally appeared before me, _____, a Notary Public of said County and State, _____, with whom I am personally acquainted, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this _____ day of _____ 20_____.

Notary Public

My Commission Expires: _____.