

RESOLUTION 23-201-A

A RESOLUTION TO REQUEST THE COORDINATING COMMITTEE TO CONSIDER REMOVAL OF ALL OF SPRING HILL'S EAST OF I-65 UGB FROM THE WILLIAMSON COUNTY GROWTH PLAN

WHEREAS, the City of Spring Hill has worked collaboratively with all of the Williamson County municipalities to propose new Urban Growth Boundaries for municipal jurisdictions; and

WHEREAS, an active public engagement process has taken place and public comment has been received; and

WHEREAS, the Board of Mayor and Alderman have heard the concerns of the residents currently residing in the "Owl Hollow" neighborhood that is currently being considered for the City of Spring Hill's northwest Urban Growth Boundary; and

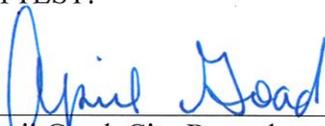
NOW, THEREFORE BE IT RESOLVED, that the City of Spring Hill Board of Mayor and Aldermen request that the Coordinating Committee consider adopting the proposed area East of I-65, as shown in the attached exhibit, to be included within the City of Spring Hill's Urban Growth Boundary.

Passed and Adopted by the Board of Mayor and Aldermen of the City of Spring Hill, Tennessee on the 2nd day of October 2023.



Jim Hagaman, Mayor

ATTEST:



April Goad, City Recorder

LEGAL FORM APPROVED:



Patrick Carter, City Attorney



REQUEST: *Approval of Resolution 23-201*

SUBMITTED BY: Dan Allen, Assistant City Administrator
Peter Hughes, Development Services Director

DATE: October 2, 2023

RE: To consider and approve an East of I-65 UGB to forward on to the Williamson County UGB Coordinating Committee.

ATTACHMENTS: Resolutions, Maps, and Staff Summary Report

PURPOSE:

Staff has prepared three resolutions for the East of I-65 UGB with the purpose of passing a resolution and forwarding the approved UGB on to the Williamson County UGB coordinating Committee.

BACKGROUND:

The City of Spring Hill initiated an Urban Growth Boundary process in October of 2021 with public engagement meetings. After the Public Engagement process, the city continued to participate in the Williamson County UGB coordination meetings, and in July of 2023 initiated the approval and recommendation process for the Spring Hill UGB expansion within Williamson County.

As a result, and in an effort to work with our partner communities and concerned citizens, staff has prepared four options that will allow for for further discussion regarding the City of Spring UGB adoption as follows:

- Option 1 (A): Keep the UGB as initially proposed
- Option 2 (B): Reduce the UGB to future commercial corridors and west of Lee Street.
- Option 3 (C): Reduce the UGB to match the citizen map presented to city staff on 9/19/2023

STAFF RECOMMENDATION:

Staff recommends the BOMA review the resolution packet, allow for public comments, and discuss each option. If further information or discussion is needed from staff, please reach out to Dan Allen. Once a decision is made, it will be forwarded on to the Williamson County UGB coordination committee for review.

MEMORANDUM



DATE: October 16, 2023

TO: Board of Mayor and Aldermen (BOMA)
UGB Coordinating Committee

FROM: Pete Hughes, Development Director
Pam Caskie, City Administrator

SUBJECT: City of Spring Hill East of I-65 UGB Expansion Explanation

Executive Summary:

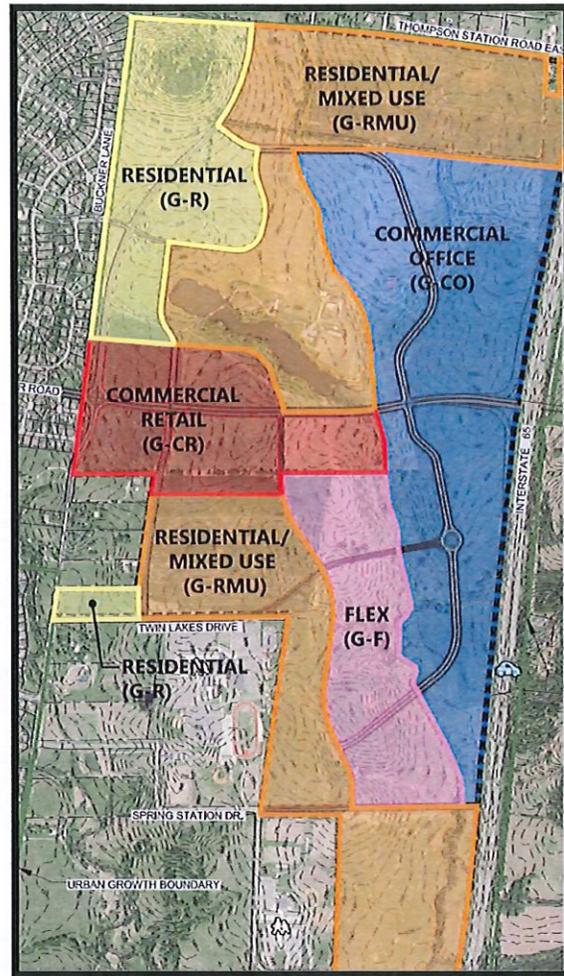
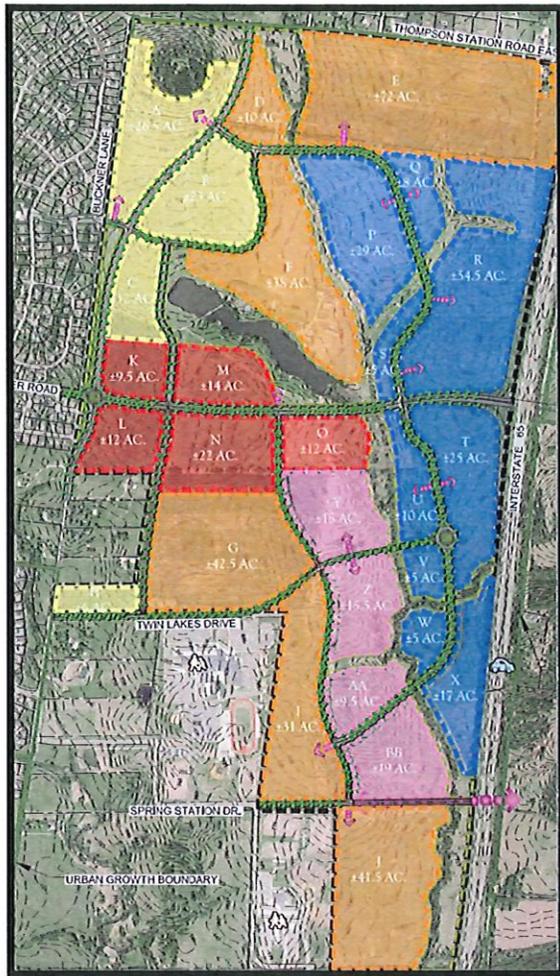
Responsible growth planning is the cornerstone of thriving communities, and the City of Spring Hill is poised to take a significant step forward in this regard by expanding its Urban Growth Boundary (UGB) to include a eastern expansion from I-65 to Lewisburg Pike (431) within Williamson County, Tennessee. This expansion, is based on thoughtful management of Middle Tennessee growth. Included within this memo is a summary the City of Spring Hill UGB engagement process, key decision factors influencing the eastern expansion, and if annexation were to occur in this area what would be the process.

UGB engagement process:

The City of Spring Hill entered the planning process for an update to the Williamson County Urban Growth Boundary Plan in the Summer of 2021. To determine the proposed boundary of the Spring Hill UGB (within Williamson) city staff utilized current development trends, water sewer capacity development requirements, consideration of adopted planning documents (such as but not limited to the 2040 Spring Hill Rising Comp Plan), and the continuity of the currently adopted Maury County UGB with any additional UGB established within Williamson County.

The City of Spring Hill hosted a series of stakeholder meetings for UGB public input. Two in-person meetings were held at the City of Spring Hill City Hall in October of 2021. These meetings were led by the Development Director and Assistant City Administrator at the time. The public input resulted in collaborative discussion between the city, city residents, and unincorporated county residents. Following the public engagement meetings, findings of the public engagement were presented to both the City of Spring Hill Planning Commission and BOMA for consideration and further input which resulted in the originally proposed Spring UGB Boundary.

In July of 2023 the city initiated the public approval process of the UGB by the City of Spring Hill BOMA. The city followed notice requirements and went further to ensure those impacted by the UGB expansion were notified by mail based on the latest property information from the Williamson County parcel data. The city also updated the city website to include all generated UGB material for the public to review. Both the Planning Commission and BOMA approved the proposed UGB for consideration by the coordinating committee. Following input from the coordinating committee process a resolution was passed by BOMA in September 2023 to remove portions of the UGB based on the residents that attended the July meeting and expressed apprehension of their inclusion within the UGB.



On the Left is June Lake PZD plan with designated acreage and on the right is June Lake PZD plan with intended future land use.

Perhaps one of the most significant opportunities for responsible growth lies in the approval of a large 5.7 million square foot industrial development in neighboring Maury County. While this development is outside Williamson County, its impact will be region-wide. The economic benefits, job opportunities, and increased regional competitiveness that result from this project highlight the importance of UGB benefits and aligning the Williamson County UGB with the Maury County UGB. In approving an economically, smart growth development such as this, the City of Spring Hill traded 1600 dwelling units vested under the previous TND zoning for 5.7 million square feet of industry that will reduce demands on City services while being an economic driver and diversifying the City of Spring Hill's tax base.

The South Nashville Commerce Center has the potential to benefit the City of Spring Hill, both Maury and Williamson Counties, the local residents of the before mentioned communities, along with the region by potentially providing 10,000 or more new jobs spanning all income ranges. Over time the project will facilitate critical infrastructure improvements, like transportation connectivity, roads, bridges, water distribution systems and sanitary sewer systems. The project also seeks to continue the City's vision of greenways and bike paths by extending their existing systems thru the project along Rutherford Creek.

Infrastructure Preparedness

Efficient infrastructure is a cornerstone of responsible urban growth. The presence of sewer lines on the east side of I-65, ready to accommodate growth, streamlines the development process. It ensures that growth occurs in areas where infrastructure is already in place, reducing the environmental footprint and ensuring efficient resource use. Additionally, with the approved projects listed above the City of Spring Hill will be accepting public improvements that increases the connectivity of the utility network.

The City of Spring Hill is also able to require development impact fees which further ensures that when development occurs the city is able to plan and invest in infrastructure to continue providing high level of public services. The city also requires developments as they received approval and are granted construction permits to improve public infrastructure to accommodate the impact of the proposed development. These improvements include ROW dedication based on direct nexus, construction of road improvements, construction of stormwater infrastructure, construction of sewer and water infrastructure, and appropriate buffering between uses to ensure compatibility with adjacent existing uses.

Long-term Vision for Public Safety and Service Expansion

The City of Spring Hill is committed like all of our Williamson County partners to ensure and provide for Public Safety for our residents and for our community.

The City has approved fire station number four and is making a concerted effort to fund the 12.5-million-dollar construction cost within the next fiscal budget. The addition of station four will expand the city coverage area and reduce response times. The city is also planning to locate a fire station within the expansion area service area co-located with the South Nashville Commerce development demonstrates the city's continued commitment to public safety and expand the fire response network to the east side of I-65. By providing essential services to the industrial development and the east side of I-65, Spring Hill ensures the well-being of its residents and neighboring communities as the Williamson County UGB expands east of I-65. As of September 2023, the city has been awarded the SAFFER grant which provide the financial support to hire and train 13 new firefighters. The city is prepared to continue providing fire services as Spring Hill, like the rest of Middle Tennessee continues to grow.

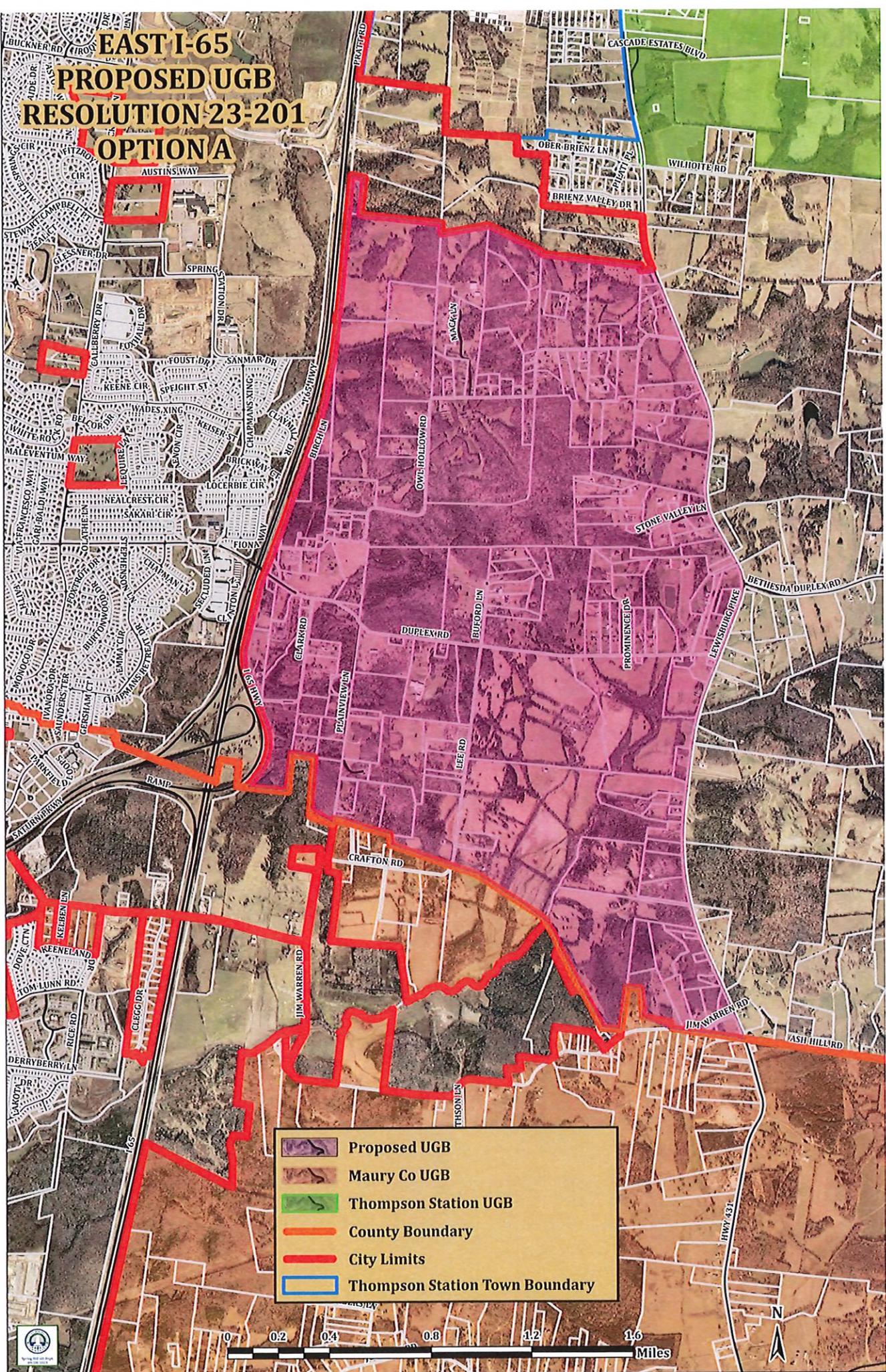
The city has also made a significant investment in expanding the City's Police series. The ongoing construction of a \$37.5 million headquarters reflects this commitment, ensuring that the city's services can expand and evolve over the next two decades.

Respecting Property Rights

It is essential to clarify that inclusion within the UGB does not result in any individual property being added to Spring Hill's jurisdictional boundary, the city limits. Property owners within the UGB will retain their property rights, allowing them to enhance and enjoy their land as they see fit. The primary benefit of the UGB expansion for the city is the ability to have a say in the development of the land if a property owner chooses to execute their rights. ever occur. Tennessee state law requires annexation with property owner consent. A UGB designated property cannot be annexed without the property owner's consent.

Designation or inclusion of a property within the UGB also allows for the annexation to occur without need for a referendum. Annexation by referendum is a process where residents in the proposed area of the annexation vote to determine if they want to become part of a neighboring city or municipality. If a

EAST I-65 PROPOSED UGB RESOLUTION 23-201 OPTION A



- Proposed UGB
- Maury Co UGB
- Thompson Station UGB
- County Boundary
- City Limits
- Thompson Station Town Boundary

