

ORDINANCE 11-04

**AN ORDINANCE TO ANNEX PROPERTY NWC INVESTMENTS IV LLC,
LOCATED ON JIM WARREN ROAD, MAURY COUNTY TAX MAP 045,
PARCEL 001; MAURY COUNTY TAX MAP 045, PARCEL 002; AND MAURY
COUNTY TAX MAP 044, PARCEL 015, CONTAINING 199.9 ACRES MORE OR
LESS**

WHEREAS, it appears to the Board of Mayor and Aldermen of the City of Spring Hill that the prosperity of the City of Spring Hill and the affected territory will be materially disadvantaged unless the territory is annexed to the corporate limits of the City of Spring Hill, and;

WHEREAS, the property owner listed in this Ordinance 11-04 has requested annexation in order to insure the value and availability of this property for future uses, and

WHEREAS, the natural growth area of the City of Spring Hill will include these parcels;

BE IT THEREFORE ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF SPRING HILL, TENNESSEE that:

Pursuant to Tennessee Code Annotated Section 6-51-101 et seq., the property vested in property owner NWC Investments IV LLC, as shown on Maury County Tax Map 045 Parcel 001; Maury County Tax Map 045 Parcel 002; and Maury County Tax Map 044 Parcel 015, located on Jim Warren Road, totaling 199.9 acres, more or less, is hereby annexed to the corporate limits of the City of Spring Hill, Tennessee, and made a part thereof.

Annexation of said territory adjoining the City's existing boundaries is necessary for the welfare of the affected territory as well as the City as a whole.

A map showing the said territory is available for inspection at the City Hall in Spring Hill, Tennessee.

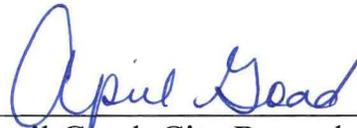
This Ordinance was passed after the adoption of a plan of services for the property in conformity with, and as provided by, Tennessee Code Annotated, Section 6-51-102.

This Ordinance shall become effective thirty (30) days after its final passage.

Passed and adopted by the Board of Mayor and Aldermen of the City of Spring Hill, Tennessee on the 18th day of April, 2011.


Michael Dinwiddie, Mayor

ATTEST:


April Goad, City Recorder

LEGAL FORM APPROVED:


Timothy P. Underwood, City Attorney

Passed on 1st Reading March 21, 2011

Passed on 2nd Reading April 18, 2011

**Public Hearing at
Spring Hill City Hall**

Planning Commission

5:30 p.m. 14 Feb 11

Board of Mayor & Alderman

7:00 p.m. 18 APRIL 11

Proposal to be Considered

ANNEX

199.9 Acres

(931) 486-2252 ext. 212

02/15/2011

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



A. Annexation Information

Date 1-24-2011 Planning Commission Meeting Date: 2-8-2011¹⁴

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

Location Spring Hill, TN., Maury County Map/Parcel 045-001(045-002), 044-013.02
199.9 044-014, 044-015, 027-009

Acres 725 more or less

Purpose of Annexation: Obtaining Commercial B-4 zoning
extending municipal services that
contribute to the safety and welfare of
the residents and property owners of the
affected property.

Annexation Fee \$100

B. Contact Information

Property Owner(s) Name NWC Investments IV LLC
C/O Robert Pittenger Co.
Address 4521 Sharon Rd. Suite 115, Charlotte, N.C. 28211-3483
Phone No. 704-365-0065 Fax No. _____
Email: RP@Pittengercompany.com

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

Paul Smith, Atty.
Company Paul J. Smith, Atty.
Address 6745
Phone No. 704-900-7229 Fax No. 704-900-7263
Email: Paul@the-office-nc.com

NWC INVESTMENTS IV, LLC
4521 Sharon Road, Suite 115
Charlotte, North Carolina 28211
(704) 365-0065

April 18, 2011

Mr. Victor Lay
City Administrator
199 Town Center Parkway
Spring Hill, TN 37174

**RE: Annexation of 199.9 acres (Parcels 045-001, 045-002 and 044-015)
located on Jim Warren Road in Maury County, Tennessee**

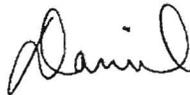
Dear Mr. Lay:

As you know, NWC Investments IV, LLC is the owner of the property subject to the above-referenced annexation request. Per suggestion of the Board of Mayor and Aldermen ("BOMA"), the owner requests that the annexation application be revised to state a purpose of "extending municipal services that contribute to the safety and welfare of the residents and property owners of the affected property."

Please be advised that the owner's attorney, Justin Leach, will attend the BOMA meeting tonight.

Thank you for your attention.

Sincerely,



Daniel J. Burns
Manager