FOR IMMEDIATE RELEASE

FAQs:
Proposed ‘Spring Hill Rising: 2040’ Comprehensive Plan update headed to Planning Commission

SPRING HILL, Tenn. – In November 2014, the City of Spring Hill began a process to update its Comprehensive Plan. With the proposed update complete and presented for adoption, the City has held two of three public meetings, and the community’s attendance at these meetings has been low. Understanding the complications of busy schedules and weeknight meetings, we have put together this summary in an effort to increase awareness of this important project before the next meeting at 5:30 p.m. Sept. 14 at City Hall.

What is a Comprehensive Plan?

- It is a plan that creates a vision, goals and policies to consider when our leaders make decisions for the City.
- It tells the world who we are, what we want to be, and how we will get there.

Why did we need to change the plan?

- We’ve grown significantly since the adoption of the current plan, and our residents consistently express dissatisfaction in the way we are growing.
- The current plan is generic and difficult to understand.
- We need a plan that reflects our residents’ expectations and is specific to Spring Hill.

What changed in the Plan?

- We named the plan - Spring Hill Rising: 2040.
- We added principles to guide zoning and development to offer more options and to meet our needs and expectations.
- We changed the future land use areas to be specific to Spring Hill, to reflect our residents’ expectations, and to provide flexibility to adapt to changes in the future. Our world changes quicker than ever, and our policies and plans need to be able to adapt to those changes.
• We changed the Future Land Use Map to reflect the new future land use areas and to support the plan’s goals and policies. This map is an illustration of how land could be developed or generally used in the future, but it is not law. It does not supersede the City’s zoning map.

• We explained how to use the plan. Currently, Spring Hill focuses more on the future land use map than the overall goals of the existing plan. The proposed plan update should be considered as a whole – the map not being more important than the vision, goals or policies. In some cases, the vision, goals and policies may even be more important than the map.

**Does this plan change zoning?**

• **No, this plan does not change the current zoning of property.** This plan does not restrict uses that are currently allowed on a property. Only changes to the zoning ordinance and map can change the current zoning or uses.

• This plan offers considerations to decision makers when they receive a request to rezone property in the future.

**My property is zoned B-3 but is shown on the future land use map as “natural area.”**

• This property owner still has rights to develop the property under the rules of the B-3 zoning district.

• “Natural area” indicates that careful consideration should be paid to the existing natural features or historic significance of the property. It does not prohibit the property from being developed.

• The future land use designation is not the plan. It is one part of the plan. In some cases, the vision, goals and policies may even be more important than the map.

**Can I read the proposed plan online?**

Yes. *Spring Hill Rising: 2040* is available under the “City News” of our website – [www.springhilltn.org](http://www.springhilltn.org). You also may view the presentation slides presented at the Sept. 3 public meeting.

For questions about the proposed Spring Hill Rising: 2040 Comprehensive Plan update, please contact City Planner Dara Sanders at dsanders@springhilltn.org.