

RESOLUTION 16-73

**A RESOLUTION TO APPROVE AN ESCROW AGREEMENT
BETWEEN THE CITY OF SPRING HILL, TENNESSEE,
AND N. HOUSTON PARKS, J. STEVE PARKS, AND JAMES E. PARKS**

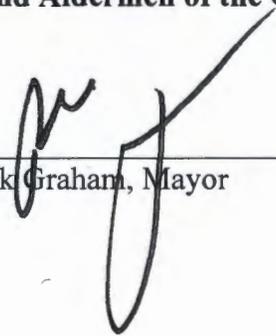
WHEREAS, the City of Spring Hill, Tennessee ("City") desires to enter into an Escrow Agreement with N. Houston Parks, J. Steve Parks and James E. Parks (collectively as "Parks") (a copy of which is attached hereto) regarding property owned and being developed by Parks known as Reserve Commercial Park North located on the west side of Port Royal Road; and

WHEREAS, discussions and negotiations have occurred around the possibility of the addition within the next four (4) years of a traffic signal light being located where the northernmost street out of Reserve Commercial Park North intersects with Port Royal Road, with Parks' participation to be twenty-five percent (25%) of the cost of said traffic signal light or a maximum amount of \$37,500.00; and

WHEREAS, City's Planning Commission passed a motion on January 11, 2016, that "Prior to another building permit being issued, a development agreement will be drafted with staff for Planning Commission approval, the terms of which include the applicant [Parks] will place [sic] funds in escrow in an amount sufficient to cover 25% of the costs of traffic signalization or street improvements required by the city".

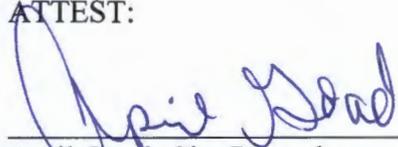
NOW, THEREFORE, BE IT RESOLVED, by the Board of Mayor and Aldermen that the Mayor is authorized to enter into and execute the herein referenced Escrow Agreement.

Passed and adopted by the Board of Mayor and Aldermen of the City of Spring Hill, Tennessee, on the 20th day of June, 2016.



Rick Graham, Mayor

ATTEST:



April Goad, City Recorder

LEGAL FORM APPROVED:



Patrick M. Carter, City Attorney

ESCROW AGREEMENT

This Escrow Agreement is made and entered into by and between the **City of Spring Hill, Tennessee**, a Tennessee municipal corporation, herein referred to as "City," and **N. Houston Parks, J. Steve Parks, and James E. Parks**, herein referred to as "Property Owner."

Recitals

A. Property Owner owns and is developing real property known as Reserve Commercial Park North on the west side of Port Royal Road in City. On the east side of Port Royal Road at that location is property owned and developed by or for The Kroger Company, herein referred to as "Kroger."

B. Discussions and negotiations have occurred around the possibility of the addition within the next four (4) years of a traffic signal light where the northernmost street out of Reserve Commercial Park North intersects with Port Royal Road, with Property Owner's participation to be 25% of the cost or a maximum amount of \$37,500.00.

C. The City Planning Commission on January 11, 2016 passed a motion that "Prior to another building permit being issued a development agreement will be drafted with staff for Planning Commission approval, the terms of which include the applicant [Property Owner] will place funds in escrow in an amount sufficient to cover 25% of the costs of traffic signalization or street improvements required by the city."

Agreement

Now, therefore, the parties do hereby agree as follows:

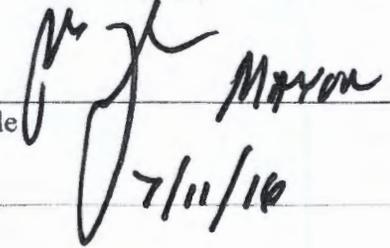
1. Property Owner will place with City, or City's designee, in escrow, within five (5) business days after this Agreement is effective, the sum of \$37,500.00 cash, herein referred to as "the fund."

2. The City will hold the said fund in an interest-bearing escrow account until (a) the traffic signal light, or the alternative street improvements, as referenced in the Recitals, is installed or are finished to the satisfaction of City; or, (b) four (4) years after Property Owner deposits its fund in escrow with the City or its designee.

3. If the traffic signal light is not installed in the said four (4) year period, City will pay back the fund in escrow, with accrued interest, to Property Owner, and Property Owner will thereafter have no liability or responsibility for the traffic signal light or alternative street improvement.

4. While the fund is held in escrow, any owner in Property Owner's Reserve Commercial Park North can obtain a building permit from City without City or its Planning Commission requesting or requiring that owner to contribute toward the installation of the traffic signal light or alternative street improvements at Port Royal Road.

CITY OF SPRING HILL, TENNESSEE

By: 
Title _____
Date: 7/11/10

N. Houston Parks

J. Steve Parks

James E. Parks

Date: _____

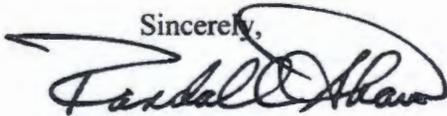
City of Spring Hill Tennessee
199 Town Center Parkway
Spring Hill, TN 37174

Re: Tom Lunn Land Dedication

Board of Mayor and Alderman,

This letter is to serve as my intention to dedicate the highlighted land on the attached site plan for the property located on Tom Lunn Road (Parcel 043 013.00). It is my intention to work with the city to establish reasonable restrictions where the property can be used for park expansion and greenway connections. I am currently in contract to purchase the subject property and intend to dedicate the property as soon as I close on the purchase of this parcel and the restrictions can be mutually agreed upon. I ask the board to please consider this request and look forward to working with the city on expanding the parks system.

Sincerely,

A handwritten signature in black ink, appearing to read "Randall Shaw". The signature is written in a cursive style with a large, sweeping flourish at the end.

Randall Shaw
Shaw Home Builders
P.O. Box 8081
Columbia, TN 38402

SITE DATA

PROPERTY INFORMATION
 STREET ADDRESS: 2085 TOM LUNN ROAD
 TAX MAP: 43
 PARCEL: 13
 SITE USE: 91.30 AC. (TYP.) (S.F.)
 PROPOSED USE: 200 Residential Units
 EXISTING IMPROVED AREA: 0.289 AC. (S.F. 7,872.736 S.F.)

ZONING INFORMATION
 ZONING CLASSIFICATION: R-2
 MIN. LOT AREA: 10,000 SF.
 MIN. FRONT YARD: 20 FT.
 MIN. SIDE YARD: 10 FT.
 MIN. REAR YARD: 25 FT.
 MIN. LOT WIDTH: 80 FT.

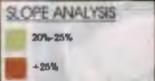
OWNER/DESIGNER
 SHAW ENTERPRISES, LLC
 DANIELL SHAW
 P.O. BOX 8081
 COLUMBIA, TN 38402
 (931) 381-3381
 RSHAW11@MCI.COM

LANDSCAPE ARCHITECT
 RAGAN SMITH ASSOCIATES
 RAGAN SMITH, S.L.A., ACP
 316 WOODLAND STREET
 HARRISVILLE, TN 37206
 (615) 244-8591
 RAGAN@RAGANSMITH.COM

PROPOSED DEVELOPMENT
 NUMBER OF LOTS: 100
 LOT AREA: 17,188 S.F. (1/4 x 180') TYP.
 ZENSITY: 1.88 (200 UNITS / 106,300 S.F.)
 OPEN SPACE: 43.11% (7,414,404 S.F. / 3,978,736 S.F.)

FLOOD INFORMATION
 FEMA MAP #: 47119C0118E
 EFFECTIVE DATE: APRIL 16, 2007

- NOTE:**
1. ALL TREES SHOWN ON THIS PLAN ARE THOSE TREES 18" OR GREATER TO BE RETAINED. TREE SURVEY PROVIDED BY NCS ENGINEERS & SURVEYORS, MAY 4, 2016.
 2. A 20' PUBLIC ACCESS EASEMENT ADJACENT TO RUTHERFORD CREEK WILL BE PROVIDED ALONG THE TOP OF BANK.
 3. SIDEWALKS WILL ONLY BE PROVIDED ALONG ONE SIDE OF THE INTERNAL STREETS.



RAGAN-SMITH
 LAND PLANNERS & CIVIL ENGINEERS
 LANDSCAPE ARCHITECTS & SURVEYORS
 11 ALBION RD. #100, BLDG 1000
 NASHVILLE, TN 37203
 (615) 244-8591
 WWW.RAGANSMITH.COM

JOB NO. 19-049
 DATE: 06/01/2016

The Cove at Spring Hill
 Land Dedication Exhibit
 Maury County, Spring Hill, Tennessee

