

RESOLUTION 20-38

A RESOLUTION ADOPTING A PLAN OF SERVICES FOR AND ANNEXING A 8.75 ACRE PORTION OF MAURY COUNTY TAX MAP 024 PARCEL 09.02, CONSISTING OF APPROXIMATELY 55.44 ACRES, INTO THE CORPORATE LIMITS OF THE CITY OF SPRING HILL, TENNESSEE.

(ANX 798-2020, SUGAR RIDGE ROAD, A 8.75 ACRE PORTION OF TAX MAP 024 PARCEL 09.02)

WHEREAS, Tennessee Code Annotated Section 6-51-102, as amended, requires that a Plan of Services be adopted by a municipal governing body prior to the passage of an annexation resolution; and

WHEREAS, the property owner has requested annexation in order to ensure the value and availability of this property for future uses; and

WHEREAS, the subject property is contiguous to the corporate limits of the City of Spring Hill; and

WHEREAS, the property will be zoned Agricultural (AG) upon the effective date of annexation; and

WHEREAS, this resolution shall bind the Owners and subsequent Owners of the Property; and

WHEREAS, the City of Spring Hill has prepared a Plan of Services for the property that describes how and when municipal services will be provided to the property and identifies the property owner/developer responsibilities for extending public infrastructure to the site; and

WHEREAS, the Spring Hill Planning Commission has reviewed and forwarded a recommendation on the Plan of Services and annexation to the Board of Mayor and Aldermen on March 9, 2020; and

WHEREAS, the City of Spring Hill contemplates annexation of the property known as a portion of Maury County Tax Map 024, Parcel 09.02, consisting of approximately 8.75 acres as described herein; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF SPRING HILL, TENNESSEE, BOARD OF MAYOR AND ALDERMEN, that pursuant to Tennessee Code Annotated Title 6, Chapter 51, Section 102, approves the Plan of Services contained herein.

BE IT FURTHER RESOLVED BY THE CITY OF SPRING HILL, TENNESSEE, BOARD OF MAYOR AND ALDERMEN, that pursuant to Tennessee Code Annotated Title 6, Chapter 51, the property identified herein as part of Maury County Tax Map 024, Parcel 09.02, consisting of 8.75 of the approximately 55.44 acres, as shown and described in Exhibit A, is hereby annexed to the corporate limits of the City of Spring Hill, Tennessee, and made a part thereof.

SECTION 1: PLAN OF SERVICES

Police Protection: The property shall be subject to and benefit from City police protection upon the effective date of annexation. These services include, but are not limited to, patrolling, response calls for service, crime prevention services, traffic control and other routine police services. Radio operations are normal and uninhibited within the area. Based on the current agricultural use of the property services will be provided using existing personnel and equipment.

Fire Protection: The City of Spring Hill will assume primary responsibility for Fire Protection immediately upon the effective date of annexation, with mutual assistance provided by Maury County Fire Department. The subject property is currently unoccupied with no structures present on the property. Should the property owner/developer elect to develop the subject property in any manner, the property owner will be required to demonstrate that sufficient fire protection water flow in accordance with City of Spring Hill standards is available to serve the property. In the event water flow is not sufficient for fire protection, the property owner/developer will be required to design and construction at their sole expense a water main of sufficient size for fire protection including the installation of fire hydrant(s) to adequately cover the subject property according to City of Spring Hill standards.

Emergency Medical Services (EMS) is provided by contract through the City of Spring Hill and will be available to the property upon the effective date of annexation. Other services provided through Mutual Aid may apply.

Additionally, fire protection services such as those made available through the City's Fire Marshal and Fire Investigation offices will be available upon the effective date of annexation.

Electrical Service: For domestic and commercial use electrical service is already and will continue to be provided by CPWS (Columbia Power and Water Service).

Public Water Service: Public water service in the vicinity will be provided by the City of Spring Hill Water Systems. The subject property is located within the Maury County Water System utility district. The existing water main available from the City of Spring Hill is accessible for future extension at the land owner's expense to the subject property. Should the land owner develop the subject property, the property owner/developer shall be solely responsible for extending water service to the property and any required water main extensions and related improvements including the installation of fire hydrant(s). All utility installations shall be in compliance with applicable State of Tennessee and City of Spring Hill standards. The provision of public water service to the subject property is contingent upon Maury County Water Systems providing a "Letter of Release" releasing authority for the provision of water service from Maury County Water Systems to the City of Spring Hill to be able to provide water service within the MCWS utility districts service area.

Public Sanitary Sewer Service: The property is currently on septic. Public sanitary sewer service is not directly available to the property. The property owner/developer shall be solely responsible for extending public sanitary sewer service to the property and any required extension shall be in compliance with City of Spring Hill standards. Once sewer service is within 100 feet of the property the site shall be converted from septic to public sewer. All inside city sanitary sewer user rates and charges shall be applicable to the area inside the annexation area.

Solid Waste Collection: Spring Hill currently provides its businesses and residents refuse collection services via a city-wide contract with a private solid waste collection company. Residential collection may include recycling for single family dwellings. Yard and bulky waste collection services are also provided the City. These services will be extended, upon request, to the annexed area within 90 days of the effective date of annexation.

Road and Street Construction and Repair: If any new public streets are constructed and appropriately dedicated in accordance with City standards on the property, the City will provide ongoing and routine maintenance similar to other streets within the jurisdiction of the City. The annexed property extends into portions of Sugar Ridge Road, as shown on Exhibit A.

Signs and Lighting: Additionally, if new streets are developed within the site, traffic control and directional signage as well as street lighting will be furnished and installed by the property owner/developer according to established city policy or regulations.

Recreational Facilities and Programs: There are no dwellings on the property proposed for annexation. All of the recreational areas and programs, current or future, provided for City residents will be made available upon the effective date of annexation to any current or future residents of the annexed area in the same manner as current citizens of the City of Spring Hill.

Planning and Zoning Services: The City's planning and zoning jurisdiction will be extended to the annexed area upon the effective date of annexation. When a property is annexed into the city, it is automatically zoned as AG, Agricultural. The Future Land Use Designation of the property on the 2040 Spring Hill Rising plan is Residential Neighborhood Area.

Storm Water and Drainage: The City of Spring Hill operates a Storm Water program in accordance with Tennessee Department of Environment and Conservation (TDEC) requiring the management of all storm water discharge within its jurisdiction. Annexation of the area expands the program into the annexed area thus making it subject to the current rules and regulations of TDEC pertaining to storm water runoff and discharge. All storm water user rates and charges inside city shall be applicable to the area inside the annexation area.

Inspection/Code Enforcement: The City of Spring Hill Codes Department provides plan review services, inspection and code enforcement services (i.e. building, plumbing, gas and unsafe building services, land use (zoning) and development, including flood plain NFIP/FEMA requirements, neighborhood services for housing, litter, overgrowth, illegal dumping) to all areas of the City of Spring Hill. These same services will be provided to the newly annexed area immediately upon the effective date of annexation.

Animal Control: The City of Spring Hill does not provide Animal Control. For the subject property Spring Hill relies on Maury County for this service.

Schools: The entire annexation area is served by Maury County.

Library: The City of Spring Hill public library will be available to residents of the property upon the effective date of annexation.

SECTION 2: ANNEXATION.

The property described herein below and as shown and further described on Exhibit A attached hereto, is hereby annexed into the City of Spring Hill. The annexed land will be subject to the provisions and requirements of Ordinance 18-21 the Unified Development Code, as amended, and all other applicable ordinances, rules, and regulations of the City of Spring Hill.

SECTION 3: ZONING.

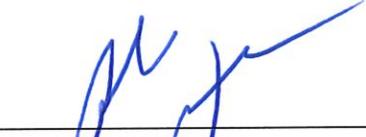
Ordinance No. 18-21 (Zoning Map), adopted August 20, 2018, is hereby amended and altered by changing the zoning classification of those certain parcels of real property described below and on Exhibit A (attached), from Maury County A2 (Rural Residential) to City of Spring Hill AG (Agricultural). In the State of Tennessee, County of Maury, and City of Spring Hill, a 8.75 acre portion of Tax Map 024, Parcel 09.02, which consists of approximately 55.44 acres, and being more particularly described in Exhibit A, attached hereto:

Exhibit A (attached)

SECTION 4: In case conflict between this resolution or any part hereof, and the whole or part of any existing resolution of the City, the conflicting resolution is repealed to the extent of the conflict but no further. If any section, clause, provision or portion of the resolution is held to be invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, clause, provision or portion of the resolution.

Passed and adopted by the City of Spring Hill, this 20th day of April, 2020.

This resolution shall take effect immediately upon adoption by the Board of Mayor and Alderman of the City of Spring Hill.



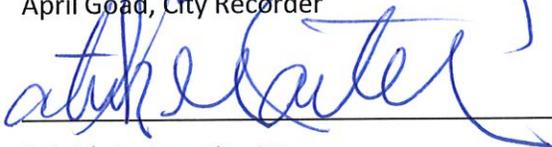
Rick Graham, Mayor

ATTEST:



April Goad, City Recorder

LEGAL FORM APPROVED:



Patrick Carter, City Attorney

MEMORANDUM

DATE: April 20, 2020
TO: Board of Mayor and Aldermen (BOMA)
FROM: Steve Foote, AICP, Planning Director
SUBJECT: ANX 798-2020 - Campbell Property – Sugar Ridge Road Resolution No. 20-38



ANX 798-2020: Submitted by Anderson, Delk, Epps and Associates, Inc. for the Campbell Property Annexation. The property (Tax Map 24, Parcel 9.02) is located on the south side of Sugar Ridge Road and contains approximately 55.44 acres. The applicant requests the annexation of 8.75 acres of the property into the City of Spring Hill. Requested by Joe Epps.

Property Description and History: This property is located on the south side of Sugar Ridge Road. The property is contiguous to the city limits along its southern border. The property contains 55.44 acres and is used for agricultural purposes. The southern 7.3 acres of this property is already in the city limits. This leaves approximately 48.14 under Maury County's jurisdiction. The applicant is proposing to annex 8.75 acres (200' wide, the minimum lot width for the AG district) on the western side of the property in order to allow for the annexation of the property in ANX 799-2020. The ultimate goal of annexation is to provide water service to the property to the north (ANX 799-2020).

Planning Commission Recommendation: The Planning Commission considered this request at their meeting on March 9, 2020 and recommended by a 5-0 vote, approval of the annexation and accompanying plan of services to the BOMA via Resolution 20-15.

Access: Primary access to the site is via Sugar Ridge Road. Sugar Ridge Road is classified as a Collector Street.

Plan of Services: Staff has prepared a Plan of Services in coordination with all applicable city departments. This document is included in your packet for review. This plan of services was reviewed by all applicable departments following submittal of the current annexation request. Staff has clearly discussed with the applicant that the annexation and plan of services would require that the applicant/property owner will be solely responsible for extending and installing all utility and other public improvements upon the need for such infrastructure.

The deed for the property runs to the middle of the existing roadway as shown on the attached exhibits and as such this annexation will include portions of Sugar Ridge Road. The City of Spring Hill will assume maintenance responsibility for 200 feet of Sugar Ridge Road.

Land Use and Zoning: Upon annexation, the zoning classification will be designated as AG, Agricultural.

Spring Hill Rising: 2040: The Spring Hill Rising: 2040 comprehensive plan shows this property as Residential Neighborhood Area. Residential Neighborhood Areas are primarily residential and encourage a traditional neighborhood development that incorporates low-intensity nonresidential uses intended to

serve the surrounding neighborhood on corners and along connecting corridors. Currently, the property has no dwellings and will remain as an agricultural use.

Recommendation: Staff recommends that the Board of Mayor and Alderman adopt Resolution No. 20-38 approving ANX 798-2020 as forwarded by the Planning Commission (PC Resolution 20-15).

**EXHIBIT A
ANX 798-2020**

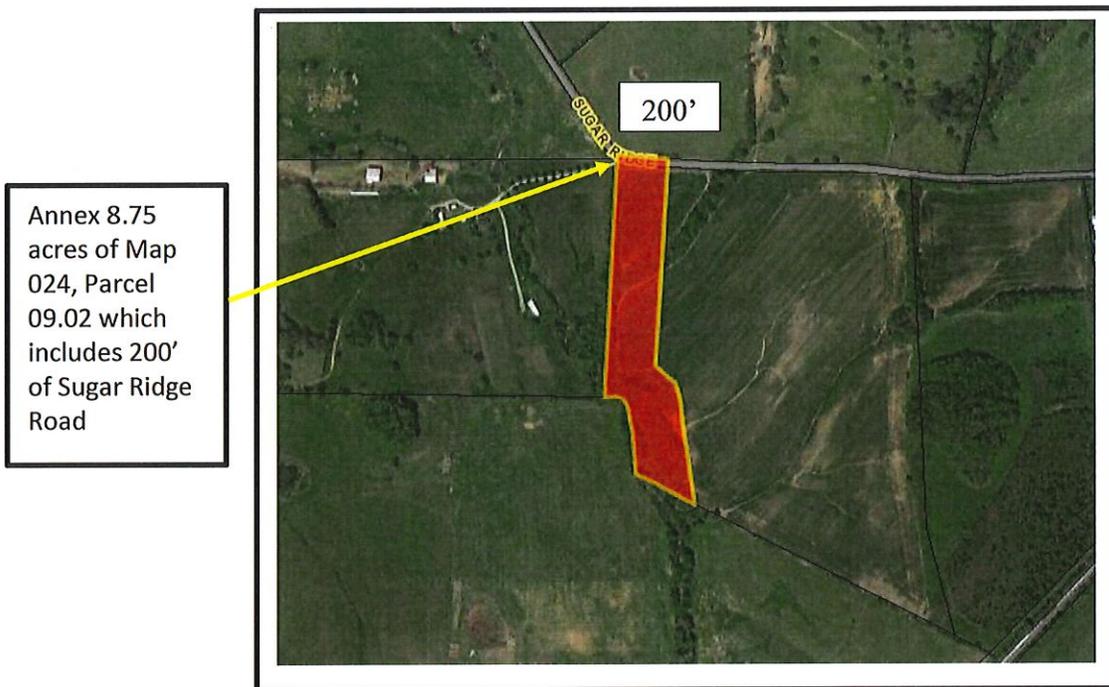
**ANNEXATION OF A PORTION OF MAURY COUNTY TAX
MAP 024 PARCEL 09.02 CONSISTING OF 8.75 ACRES**

This sheet is an Exhibit to Resolution No. 20-38 adopted by the Board of Mayor and Aldermen of the City of Spring Hill, TN on the ___ of _____, 2020. The following described property is hereby annexed by the Board of Mayor and Aldermen of the City of Spring Hill and rezoned according to the attached Resolution.

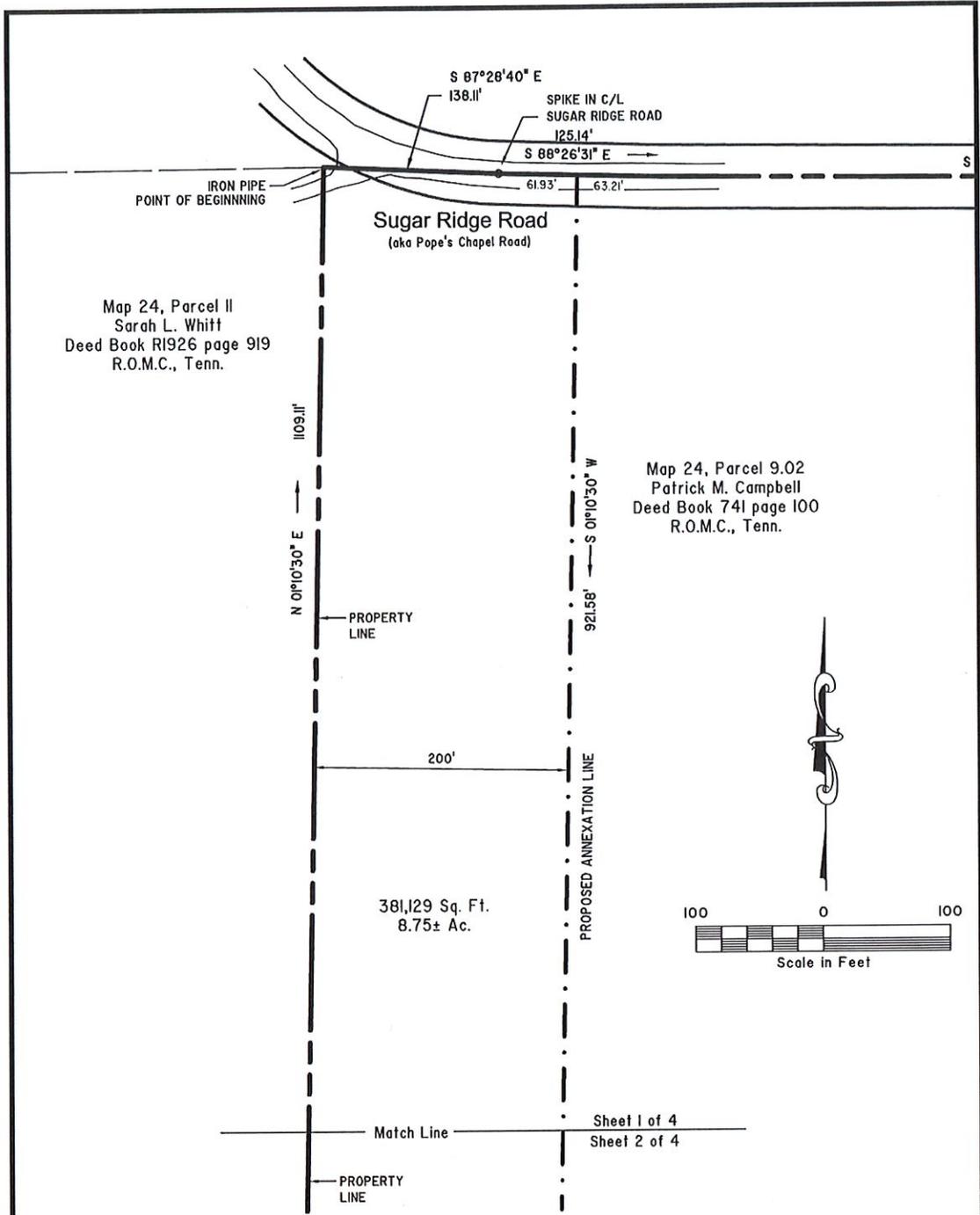
Property Description:

A. Said land consists of the following property described and shown graphically below:

1. The 8.75 acres of Tax Map 024 Parcel 09.02 adjacent to and inclusive of portions of Sugar Ridge Road, shown below and further described on the Sheets 1 through 4 produced by Anderson, Delk, Epps & Associates, Inc. and attached hereto.



April Goad
City Recorder
City of Spring Hill



Sheet 1 of 4

EXHIBIT MAP

Proposed Annexation

To

The City of Spring Hill

Patrick M. Campbell Property

Property Map 24, portion of parcel 9.02

3rd Civil District, Maury County

Deed Book 741 page 100, R.O.M.C.

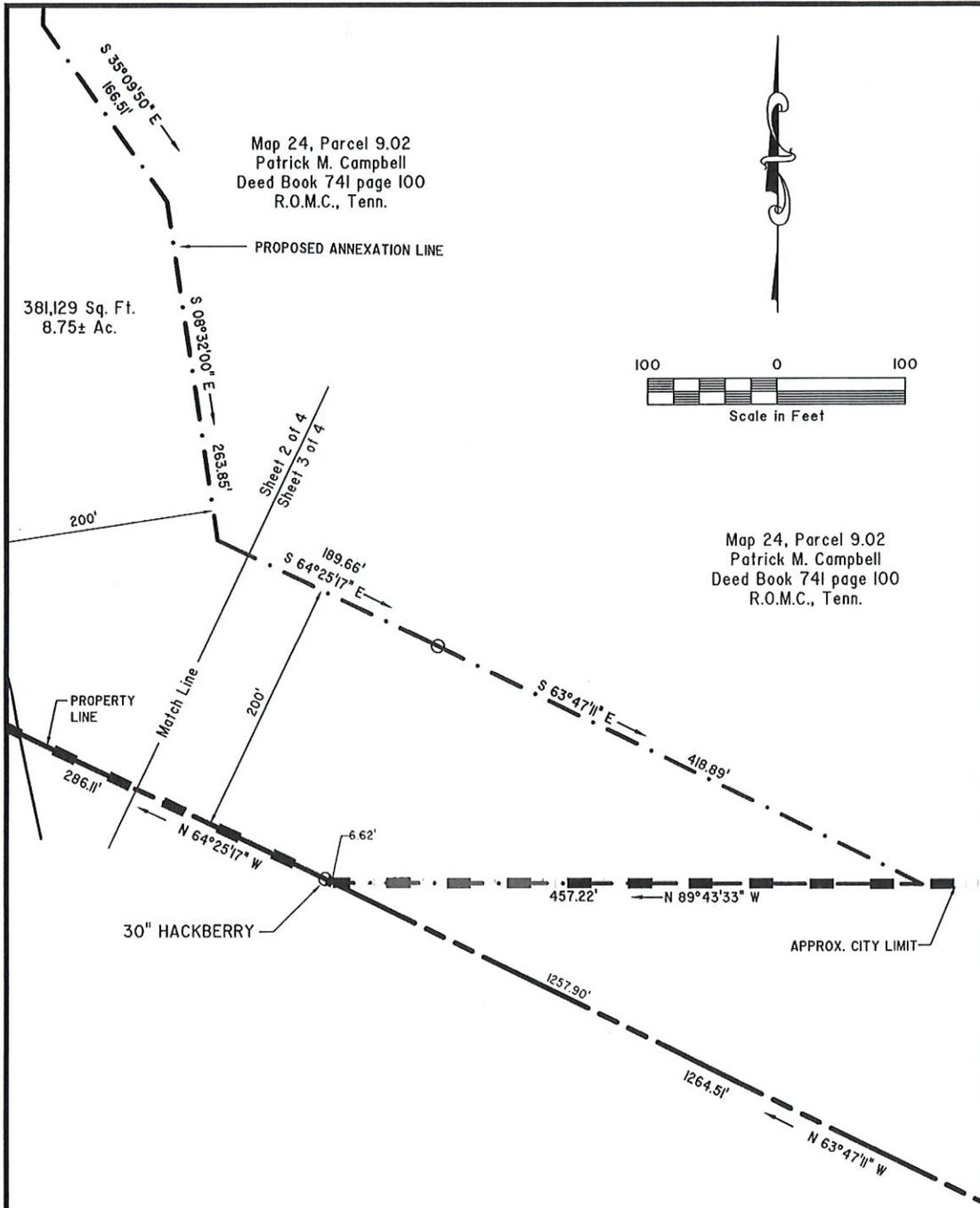
NOTE: ANNEXATION EXHIBIT BASED ON THE
SPRING HILL CITY LIMITS LINE INDICATED
ON THE CITY OF SPRING HILL GIS WEBSITE.
(<http://springhill.interactivegis.com>)

THE CITY LIMITS LINE ON THE SPRING HILL
GIS WEBSITE MATCHES THAT INDICATED
ON THE CITY OF SPRING HILL ZONING MAP.
(ADOPTED 8/20/18 & AMENDED 10/21/19)

Anderson, Delk, Epps & Associates, Inc.

618 Grassmere Park Drive, Suite 4
Nashville, Tennessee 37211
(615) 331-0809

Date: 2-14-20 Scale: 1" = 100'



Map 24, Parcel 9.02
Patrick M. Campbell
Deed Book 741 page 100
R.O.M.C., Tenn.

381,129 Sq. Ft.
8.75± Ac.

Map 24, Parcel 9.02
Patrick M. Campbell
Deed Book 741 page 100
R.O.M.C., Tenn.

Sheet 3 of 4
EXHIBIT MAP
Proposed Annexation
To
The City of Spring Hill

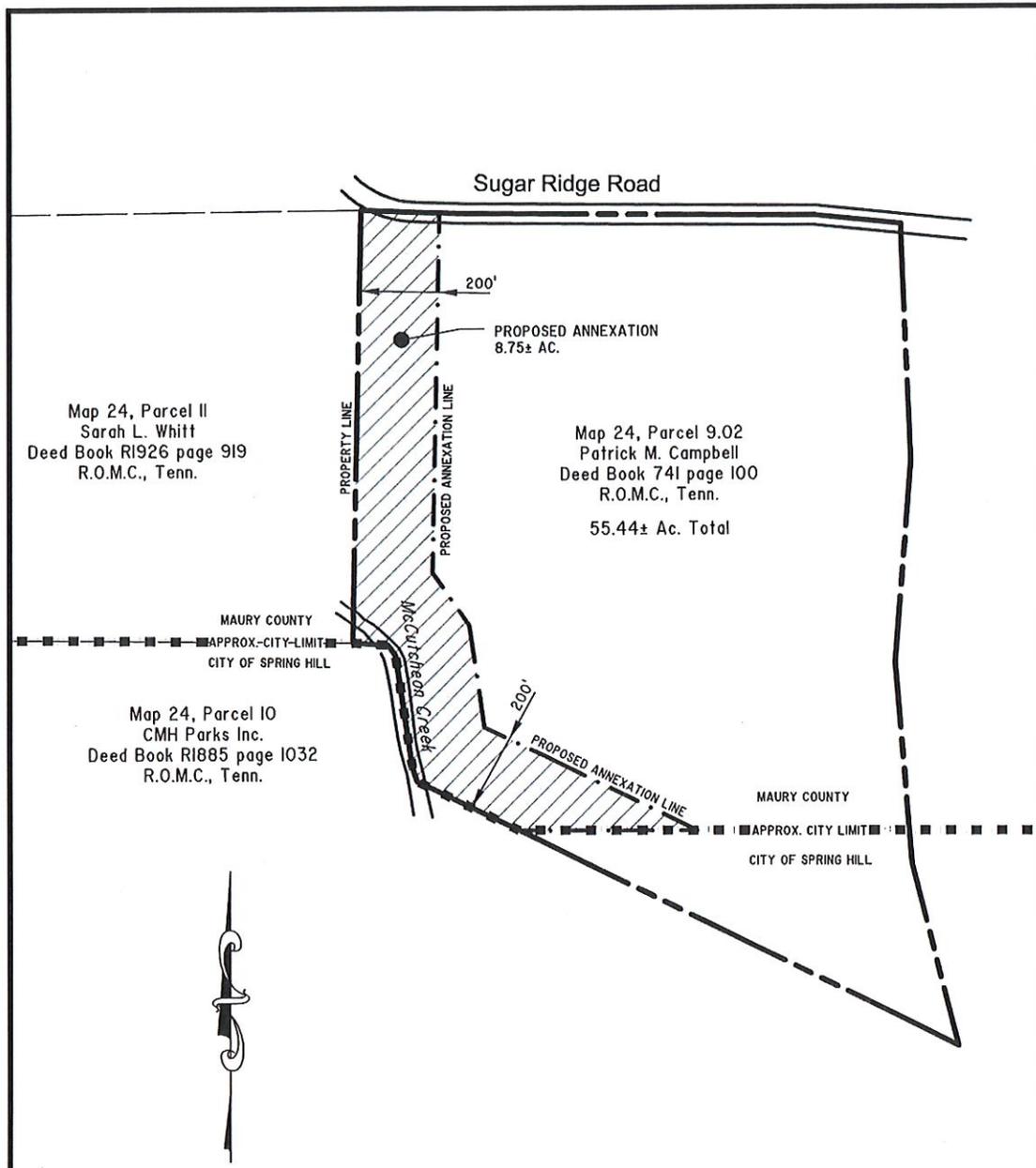
Patrick M. Campbell Property
Property Map 24, portion of parcel 9.02
3rd Civil District, Maury County
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Anderson, Delk, Epps & Associates, Inc.

618 Grassmere Park Drive, Suite 4
Nashville, Tennessee 37211
(615) 331-0809

Date: 2-14-20 Scale: 1" = 100'



NOT TO SCALE

Sheet 4 of 4
 EXHIBIT MAP
Proposed Annexation
 To
The City of Spring Hill

Patrick M. Campbell Property
 Property Map 24, portion of parcel 9.02
 3rd Civil District, Maury County
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Date: 2-14-20 Not to Scale

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 THE CITY LIMITS LINE ON THE SPRING HILL GIS WEBSITE MATCHES THAT INDICATED ON THE CITY OF SPRING HILL ZONING MAP. (ADOPTED 8/20/18 & AMENDED 10/21/19)

Anderson, Delk, Epps & Associates, Inc.
 618 Grassmere Park Drive, Suite 4
 Nashville, Tennessee 37211
 (615) 331-0809

**RESOLUTION 20-15
OF THE PLANNING COMMISSION
OF THE CITY OF SPRING HILL, TENNESSEE**

**A RESOLUTION TO RECOMMEND APPROVAL OF
APPLICATION ANX 798-2020 (TAX MAP 024, PARCEL 09.02)
TO THE BOARD OF MAYOR AND ALDERMAN**

WHEREAS, pursuant to TCA 13-4-103, authority is granted to the Municipal Planning Commission to make recommendations relating to the plan and development of the municipality to public officials; and

WHEREAS, the Planning Commission had a regular meeting on the 9th day of March, 2020 and heard public testimony and input regarding application ANX 798-2020; and

WHEREAS, the Planning Commission considered the materials submitted by the applicant and the reports written by City Staff;

NOW, THEREFORE BE IT RESOLVED, that the Spring Hill Planning Commission forwards a recommendation of approval for application ANX 798-2020 to the Board of Mayor and Alderman, adopting the Plan of Services and Exhibit A.

Passed and adopted this 9th day of March, 2020.



Paul Downing, Chairman



Steve Foote, Secretary