Department of Economic
and Community Development

TENNESSEE

Local Planning Assistance Office
Rachel Jackson Building /6th Floor
320 Sixth Avenue North
Nashville, Tennessee 37243-0405
615-741-2211

May 4, 2000

The Honorable Edward Harlan
County Executive of Maury County
41 Public Square, Courthouse – Room 101
Columbia, Tennessee 38401

Dear Mr. Harlan:

The Local Government Planning Advisory Committee at its meeting April 26 approved the Maury County Growth Plan submitted by the Maury County Coordinating Committee. Enclosed is one copy of the materials submitted by the Coordinating Committee and a copy of the Local Government Planning Advisory Committee Resolution of Approval.

The Comprehensive Growth Plan law requires that you file your plan with your county register. The Local Government Planning Advisory will also keep a copy of your plan.

If I or the Local Government Planning Advisory Committee may be of additional assistance, please contact me.

Sincerely,

Don Waller
Director

DW/jw

Enclosure

Submittal of County Growth Plan
and
Certificate of Ratification

Whereas, the Maury County Coordinating Committee has developed and recommended to the County and municipal legislative bodies of Maury County a Growth Plan which complies with TCA 6-58-106; and

Whereas, the County and municipal legislative bodies have ratified the Maury Growth Plan as required by TCA 6-58-104; and

Whereas, the Maury County Coordinating Committee has held the requisite public hearings pursuant to TCA 6-58-104;

Now Therefore, the Maury County Coordinating Committee submits to the Local Government Planning Advisory Committee the Maury County Growth Plan for its approval pursuant to TCA 6-58-104.

Chair, County Coordinating Committee — **Date** March 1, 2000

Resolution of Approval
By The
Local Government Planning Advisory Committee

Whereas, the Maury County Coordinating Committee has submitted a County Growth Plan for Maury County and its municipalities; and

Whereas, the Coordinating Committee has certified that the plan has been ratified pursuant to TCA 6-58-104;

Now, Therefore Be It Resolved by the Local Government Planning Advisory Committee that the Maury County Growth Plan is hereby approved and becomes effective this date.

Chair, Local Government Planning Advisory Committee — **Date** 4-26-2000

Ed Harlan
County Executive

Maury County Government

Room 101
Maury County Courthouse
Columbia, Tennessee 38401

Phone
(615) 381-3690

March 1, 2000

Local Government Advisory Planning Committee
c/o Mr. Don Waller
Director of Local Planning Assistance Office
Tennessee Department of Economic &
Community Development
Sixth Floor
Rachel Jackson State Office Building
320 6th. Street
Nashville, TN 37243-0405

RE: Maury County, Tennessee Growth Plan

Dear Mr. Waller:

Submitted for approval to the Local Government Planning Advisory Committee and pursuant to Public Chapter 1101 of 1998, enclosed are two (2) copies of the Maury County, Tennessee Growth Plan Map, as ratified by the Maury County Legislative Body as well as the municipal jurisdictions of Columbia, Mt. Pleasant and Spring Hill. Also enclosed are two (2) signed originals of the Certificate of Ratification.

Please do not hesitate to contact me should you or any member of the Committee have any questions or require additional information.

Sincerely,

Ed Harlan

Ed Harlan
Maury County Executive
Chairman, Maury County Coordinating
Committee

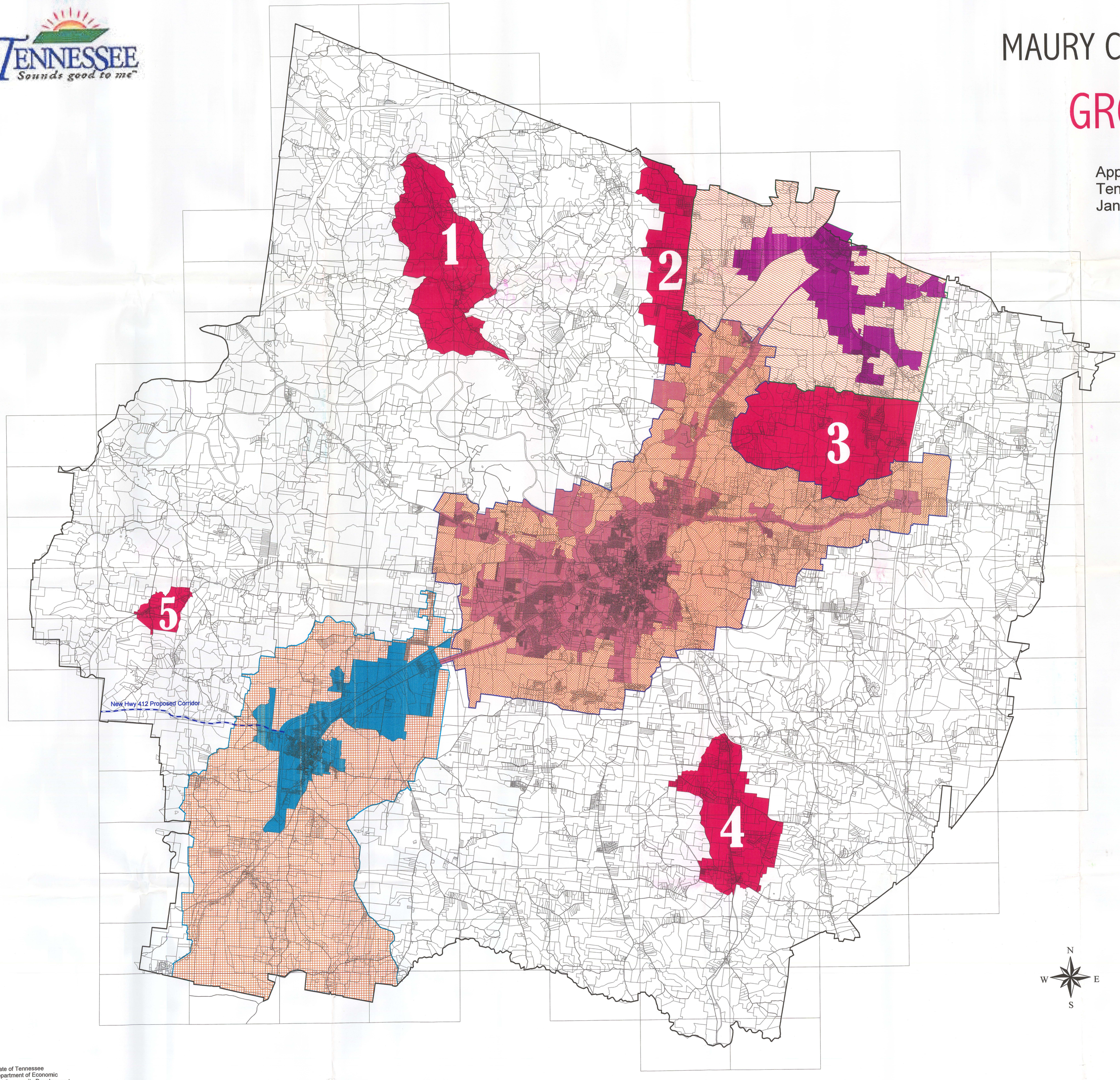
plg

Enclosures

MAURY COUNTY, TENNESSEE

GROWTH PLAN

Approved by the Maury County,
Tennessee Coordinating Committee
January 25, 2000



County
Hydro

1. Santa Fe Area PGA
2. Carters Creek Area PGA
3. Big Oak Lake Area PGA
4. Culleoka-Glendale Area PGA
5. Hampshire Area PGA

Rural Area

City Limits
COLUMBIA
MT. PLEASANT
SPRING HILL

Mount Pleasant UGB
Spring Hill UGB
Columbia UGB

RATIFIED BY	DATE
Maury County Legislative Body	February 22, 2000
Columbia City Council	February 17, 2000
Mt. Pleasant City Commission	February 15, 2000
Spring Hill Board of Mayor and Alderman	February 22, 2000

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1:63360

Local Government Planning Advisory Committee
Date: April 28, 2000
To: Approve Maury County Growth Plan
Tom Stiner, Chairman

1 0 1 2 3 4 5 Miles

State of Tennessee
Department of Economic
and Community Development
Local Planning Assistance Office
Middle Tennessee Region

State of Tennessee
Department of Economic and Community Development

Local Planning Assistance Office
William Snodgrass/Tennessee Tower Building-10th Floor
312 8th Avenue North
Nashville, Tennessee 37243-0405
615-741-2211

November 27, 2006

The Honorable James A. Bailey, Jr.
Maury County Mayor
Room 101, Maury County Courthouse
Columbia, TN 38401

Dear Mayor Bailey:

The Local Government Planning Advisory Committee has approved the amended Maury County Growth Plan submitted by the Maury County Coordinating Committee. Enclosed is a copy of the materials submitted by the Coordinating Committee and a copy of the Local Government Planning Advisory Committee's Resolution of Approval, effective November 27, 2006.

The Comprehensive Growth Plan law requires that you file your plan with your county register. The Local Government Planning Advisory Committee will also keep a copy of your plan.

If I or the Local Government Planning Advisory Committee may be of additional assistance, please contact me.

Sincerely,

Dan Hawk
Director

DH/jw

Enclosures

June 28, 2006

James L. Bailey, Jr.
County Mayor

Maury County Government

Room 101
Maury County Courthouse
Columbia, Tennessee 38401

Phone
(931) 375-1001
(931) 375-1002

Mr. Dan Hawk, Director
Local Planning Assistance Office
312 Eighth Avenue North, 10th Floor
William Snodgrass/Tennessee Tower Building
Nashville, Tennessee 37243

Re: Maury County, Tennessee Amended Growth Plan

Dear Mr. Hawk:

As Chairman of the County Coordinating Committee, I am submitting the Maury County, Tennessee Amended Growth Plan for approval by the Local Government Planning Advisory Committee. In regards to this submittal, the following is included:

1. Submittal of Certificate of Ratification
2. Amended Growth Plan Map (2 copies)
3. Maury County Coordinating Committee package
   a. Coordinating Committee 8-24-05 meeting minutes approving Amended Growth Plan
   b. Notice of public hearings
   c. Minutes of 6-14-05 and 6-15-05 public hearings on Amended Growth Plan
4. Maury County approval package
   a. County Commission Resolution approving Amended Growth Plan (2-21-06)
   b. 5-25-05 Memorandum attesting to County public hearings (4-21-05 and 4-25-05) on amended PGA's and RA's
   c. Position Statement
5. Columbia approval package
   a. Mayor's letter dated 1-11-05
   b. City Council 11-17-05 meeting minutes approving Amended Growth Plan
   c. Minutes of 4-21-05 and 4-26-05 public hearings on amended Columbia UGB
   d. Position Statement
6. Mount Pleasant approval package
   a. City Attorney's letter dated 1-18-06

b. Resolution No. 2006-1 approving Amended Growth Plan including certification of Mount Pleasant amended UGB public hearings
c. Position Statement

7. Spring Hill approval package
   a. Minutes of 12-19-05 City Board meeting approving Amended Growth Plan
   b. Minutes of 5-9-05 and 5-16-05 public hearings on amended Spring Hill UGB
   c. Position Statement

Your prompt attention to placing the Maury County, Tennessee Amended Growth Plan on the July 2006 agenda of the Local Government Planning Advisory Committee meeting is very much appreciated. Please advise at your earliest convenience if there are any questions.

Sincerely,

James L. Bailey, Jr.
Chairman
Maury County Coordinating Committee

Enclosures

Submittal of County Growth Plan
and
Certificate of Ratification

Whereas, the Maury County Coordinating Committee has developed and recommended to the County and municipal legislative bodies of Maury County a Growth Plan which complies with TCA 6-58-106; and

Whereas, the County and municipal legislative bodies have ratified the Maury Growth Plan as required by TCA 6-58-104; and

Whereas, the Maury County Coordinating Committee has held the requisite public hearings pursuant to TCA 6-58-104;

Now Therefore, the Maury County Coordinating Committee submits to the Local Government Planning Advisory Committee the Maury County Growth Plan for its approval pursuant to TCA 6-58-104.

James L Bailey Jr
Chair, County Coordinating Committee

6-28-06
Date

Resolution of Approval
By The
Local Government Planning Advisory Committee

Whereas, the Maury County Coordinating Committee has submitted a County Growth Plan for Maury County and its municipalities; and

Whereas, the Coordinating Committee has certified that the plan has been ratified pursuant to TCA 6-58-104;

Now, Therefore Be It Resolved by the Local Government Planning Advisory Committee that the Maury County Growth Plan is hereby approved and becomes effective this date.

Kathryn Baldwin
Chair, Local Government Planning Advisory Committee

11-27-06
Date

Maury County Coordinating Committee Package

MAURY COUNTY COORDINATING COMMITTEE
Wednesday, August 24, 2005

MINUTES

A meeting of the Maury County Coordinating Committee was held on Wednesday, August 24, 2005 at 5:00 p.m. in the County Commission room located on the first floor of the Courthouse Square Building.

With a quorum being present, Mr. James L. Bailey, Jr., Maury County Mayor, called the meeting to order. For the record, the following members were in attendance:

James L. Bailey, Jr.	Mike Miller	James Clark	Eddie Hickman
Barbara McIntyre	Beverly Horner	Ken York	
Cyril Evers	Stephen Worley	Willie H. Boyd	

Committee members Bill Muehlbauer, Beth Foster, and Don Cathey were absent.
Staff present:

J. P. Hatch, Director, Maury County Building & Zoning Office
Deborah J. Boehms, Zoning Coordinator, Maury County Building & Zoning Office

A listing of citizens attending this meeting is recorded with these Minutes as filed in the Maury County Building & Zoning Office.

Approval of Minutes – Mr. Cyril Evers made a motion to approve the minutes of July 27, 2005 Ms. Barbara McIntyre seconded. The motion passed unanimously.

A report was given by Mr. J. P. Hatch for the County. Mr. Hatch stated that one land owner, Mr. Howard Williams had previously requested to be taken out of the Santa Fe Pike Planned Growth Area but later had second thoughts. Mr. Hatch received a letter from Mr. Williams requesting to be put back in the Planned Growth Area. A motion to accept the revised plan for the County was made by Mr. Cyril Evers and seconded by Mr. Mike Miller. All were in favor.

A report was given by Mr. Tom Hardin, Attorney for the City of Mt. Pleasant. Mr. Willie Boyd, Mt. Pleasant's Mayor ask for questions and tried to address concerns from citizens. Mr. Eddie Hickman made a motion to accept Mt. Pleasant's Urban Growth Boundary plan. This was seconded by Mr. Cyril Evers. Ten members were present, nine ayes and one nay. The nay vote was from Mr. Stephen Worley.

Maury County's Coordinating Committee voted on the over all Proposed Amended Maury CountyGrowth Plan. Motion to accept made by Mr. Cyril Evers, seconded by Mr. Mike Miller. Nine ayes and one nay. The nay vote was cast by Mr. Stephen Worley.

Mr. Ken York made a motion to adjourn at 5:20 p.m.

MAURY COUNTY COORDINATING COMMITTEE
MINUTES

RESPECTFULLY SUBMITTED,

JAMES L. BAILEY, JR.
MAURY COUNTY MAYOR

James L. Bailey, Jr.
County Mayor

Maury County Government

Room 101
Maury County Courthouse
Columbia, Tennessee 38401

Phone
(931) 375-1001
(931) 375-1002

MEMORANDUM

TO: Daily Herald-Nikki
388-4101

FROM: James L Bailey, Jr. County Mayor

SUBJECT: Maury County Coordinating Committee

DATE: May 26, 2005

Please run the following legal announcement in the Daily Herald, one time, Sunday May 29, 2005.
P O. Number 92508 - – Requisition 108051

Public Hearings Legal Notice
Maury County Coordinating Committee

Notice is hereby given that the Maury County Coordinating Committee will conduct two (2) Public Hearings for the purpose of receiving public comments on the proposed amended Maury County Growth Plan in accordance with Public Chapter 1101 of 1998. The Public Hearings will be conducted on Tuesday, June 14, 2005 and Wednesday, June 15, 2005 at 5:30 p.m. in the large conference room located on the third floor of the Courthouse Square Building.

Applicable materials will be available for inspection in the Building & Zoning Office located on the first floor of the Walter Harlan Building #5 Courthouse Square, during normal office hours of 7:30 a.m. to 4:00 p.m.

THIS LEGAL FORM APPROVED BY WILL DALE, COUNTY ATTORNEY.

June 14, 2005

Maury County Coordinating Committee Public Hearing

A public hearing was held on June 14, 2005 at 5:30 p.m. in the Walter Harlan Building, third floor conference room.

Those in attendance were:
Richard Lindsey
Diane Lindsey
Anthony Lindsey
Turner Hutchens
Sandra Hyatt
James Hyatt
Cindy Perry
David Holderfield
James L. Bailey, Jr.
Stephen Worley
J. P. Hatch, Director, Building and Zoning
Deborah Boehms, Zoning Coordinator

Mr. J. P. Hatch, called the hearing to order, explaining that the re-opening of the Maury County Growth Plan is allowing the county to revisit the approved growth areas that were adopted in 2000. This hearing is to receive public comments.

Cindy Perry, of Summertown, objected to the proposed expansion of the Mt. Pleasant urban growth boundary along State Route 20 in the Summertown area.
Mrs. Perry stated that residents of Summertown had been working to incorporate the town and they did not want their community blocked off by the Mt. Pleasant expansion.

Richard Lindsey, who owns a farm on State Route 166, said that he and his neighbors are opposed to the expansion along that road.

The City of Mt. Pleasant will be made aware of the above comments.

The public hearing closed at 6:30 p.m.

June 15, 2005

Maury County Coordinating Committee Public Hearing

A public hearing was held on June 15, 2005 at 5:30 p.m. in the Walter Harlan Building, third floor conference room.

Those in attendance were:
George R. Gilliam
Mack Whiteside
Mike Floyd
William Dunnebacke
Jerry F. Grimes
Mike Grimes
Cindy Perry
Faye Ledbetter
Raymond Brewer
Harry Rail
Kay Shaw
Dwain Andrews
Barbara Kilgore
George Shaw
Michael Warf
David Holderfield
Christa S. Martin
Billy Walters
Deborah Boehms, Zoning Coordinator
J. P. Hatch, Director, Building and Zoning

Mr. J. P. Hatch, called the meeting to order, explaining that the re-opening of the Maury County Growth plan is allowing the county to revisit the approved planned growth areas that were adopted in 2000. This meeting is to hear public comments.

Christa Martin: How many years is the growth plan?
Jerry Grimes: Why wasn't he notified by certified letter?
George Shaw: Why is this meeting not listed on the front page of the Daily Herald?
Mack Whiteside: Do the county commissioners vote on the whole proposal?
William S. Dunnebacke: How do I get a copy of the map?
Raymond Brewer: When would we be put on the tax map, if annexed?
George R. Gilliam: When would services be available, if annexed?

Mr. Hatch responded to all questions and comments to the satisfaction of those present.

The public hearing closed at 6:45.

Maury County Approval Package

RESOLUTION NO. 02-06-11

RESOLUTION APPROVING AMENDED MAURY COUNTY GROWTH PLAN 1101

WHEREAS, the Maury County Coordinating Committee has been working for some time on an amended Maury County Growth Plan, and the County and all Municipalities in Maury County have agreed in principle on the plan and map; and

WHEREAS, the Maury County Coordinating Committee approved the final map and plan August 24, 2005, and to be effective each local government involved must officially approve it; and

WHEREAS, Maury County has conducted two public hearings regarding the County's portion of the proposed growth plan, including the suburban plan boundaries and growth plan as required by state law.

NOW, THEREFORE, BE IT RESOLVED by the Maury County Legislative Body that the final amended Maury County Growth Plan approved by the Maury County Coordinating Committee August 24, 2005 is officially approved by Maury County, Tennessee, and the attached map showing the plan is adopted and approved.

This the 21st day of February, 2006.

JAMES L. BAILEY, JR.,
County Mayor

STATE OF TENNESSEE - - - - MAURY COUNTY
I the undersigned clerk, do hereby certify that this is a true and correct copy of the original of this instrument filed this 21st day of February, 2006.

Nancy W. Thompson
Maury County Clerk

Building & Zoning Office
Walter Harlan Building
#5 Courthouse Square (First Floor)
Columbia, Tennessee 38401

Adequate Facilities Tax - (931) 375-3001
Building Inspections - (931) 375-3002
Planning & Zoning - (931) 375-3003
FAX - (931) 375-3019

"Old South Charm - New South Progress"

MEMORANDUM

TO: Maury County Coordinating Committee

FROM: Cyril Evers, Chairman
Maury County Regional Planning Commission

DATE: May 25, 2005

SUBJECT: Maury County Growth Plan Amendment - Planned Growth and Rural Areas

Attached is the recommended changes to the Planned Growth and Rural Areas of the approved Maury County Growth Plan. The proposed changes were the subject of public hearings conducted on April 21, 2005 and April 25, 2005. The changes were favorably received by the public in attendance. The proposed changes were unanimously approved by the Maury County Regional Planning Commission and recommended to the Maury County Coordinating Committee for adoption.

MAURY COUNTY
PROPOSED AMENDMENT TO THE ADOPTED GROWTH PLAN
PLANNED AND RURAL AREAS

MARCH 2005

The re-opening of the Maury County Growth Plan is allowing the County to re-visit the approved Planned Growth Areas (PGA's) and Rural Areas (RA's) adopted in 2000. An adjustment of the PGA's was done to accommodate potential limited commercial and industrial development along certain specified highway corridors in the County. Limited commercial and industrial development is site specific with low to moderate impact on surrounding land use activity. More specifically, the proposed changes to the PGA's and RA's in the unincorporated area of Maury County are as follows:

1. Santa Fe Area PGA - A linear expansion of this PGA is proposed along New State Highway 7 extending to the Hickman County line to the northwest and the proposed Urban Growth Boundary of Columbia to the southeast. The proposed expansion creates a corridor PGA along New State Highway 7 from the Columbia UGB to the Hickman County line including the rural hamlet of Santa Fe. Topography and soil suitability for septic tank use are developmental limitations. However, improved accessibility and the availability of potable water enhance opportunities for limited commercial and industrial development. The northwest extension has 2,438 acres and the southeast extension has 3,695 acres. The proposed new PGA would have a total of 13,245 acres.

2. Carters Creek Corridor PGA - No change proposed.

3. Big Oak Lake Area PGA - It is being proposed by the City of Columbia to absorb this PGA into the Columbia Urban Growth Boundary.

4. Culleoka-Glendale Area PGA - A linear expansion of this PGA is proposed along State Highway 50 from the proposed Columbia UGB to the Marshall County line. Another small area expansion is proposed along Valley Creek Road, southwest of the current Culleoka-Glendale Area PGA. These proposed expansions are fuel by the probability of limited commercial and industrial development along State Highway 50 and the acquisition of property by the County for improvements to the Culleoka School in the Valley Creek Road area. State Highway 50 is a major State arterior connecting Columbia with Interstate 65 as well as Lewisburg in Marshall. Topography and soil suitability for septic tank use are development limitations. The rural hamlet of Culleoka remains inclusive in the PGA. The Highway 50 expansion has 4,908 acres and the Valley Creek Road expansion has 484 acres. The proposed new PGA has an acreage total of 10,513 acres.

5. Hampshire Area PGA - No change proposed.

All of the County land area that is outside of the proposed Planned Growth Areas and Urban Growth Boundaries is classified as Rural Areas.

Received and accepted April 25, 2005 by the Maury County, TN Coordinating Committee.

Columbia Approval Package

CITY OF COLUMBIA

707 NORTH MAIN STREET

COLUMBIA, TENNESSEE 38401

William E. Gentner
Mayor

Wayne Kennedy
Vice Mayor

January 11, 2005

Mayor James L. Bailey, Jr.
Chairman of the Maury County Coordinating Committee
Maury County Courthouse, Room 101
Columbia, TN 38401

Dear James:

The City Council of the City of Columbia has ratified the amended Maury County, Tennessee Growth Plan. This action occurred at the November 17, 2005 bi-monthly regular meeting of which copies of the minutes are attached. This is to further certify to you that our two public hearings to review Columbia's plan with the public were held on April 21 and April 26, 2005. Copies of the minutes of these meetings are attached.

Please let me know if you need additional information.

Sincerely,

William E. Gentner, Mayor
City of Columbia

Enclosures

DH/wc

3. Authorization to dispose of surplus City property – Finance Department.
4. Bid award for administrative automobiles, light duty trucks and sports utility vehicles – various departments.
5. Authorization to reinstate the flexible spending account (FSA) with American Family Life Assurance Company (AFLAC) effective January 1, 2006 – Personnel Department.
6. Purchase of Christmas Gift Certificates for City of Columbia employees.

ADMINISTRATION:

Vice Mayor Sanders moved to approve the ratification of a revised Maury County growth plan from the Grants and Planning Department. Council Member Kennedy seconded the motion. All Council Members present voted aye.

Vice Mayor Sanders moved to approve the acceptance of Grant Amendment from the Federal Emergency Management Agency and authorization of matching funds. Council Member Martin seconded the motion. Council Member Gentner asked the City Manager to outline the cost and where the dollars are coming from. City Manager, Michael Miller advised that the City has received additional funds from FEMA through TEMA to acquire these properties, the City is required to put matching funds towards the funds received. Council Member Gentner asked what would happen to the property once the structures are removed. The City Manager advised that the properties will be used as an access to the park, parking, and other walkways. All Council Members present voted aye.

RESOLUTION NO 05-63 - ACCEPTANCE OF OWNERSHIP OF THE STREETS, DRAINAGE, AND MAINTENANCE OF FIELDSTONE FARMS – SECTION 1 – ENGINEERING DEPARTMENT.

THROUGH JUNE 30, 2006, TO PROVIDE FOR REVISIONS TO THE GENERAL AND CAPITAL PROJECTS FUNDS AND ESTABLISH THE DATE OF DECEMBER 15, 2005 AS THE DATE OF THE PUBLIC HEARING.

Vice Mayor Sanders moved to approve Ordinance No. 3631 on 1st reading. Council Member Martin seconded the motion. Council Member Gentner asked the revenue balance from prior years. City Manager advised about 5.8 million. All Council Members present voted aye.

Pat Bowman invited Council to a Breakfast Club meeting at Fairview on November 30, 2005 at 9:00 a.m. Ms. Bowman mentioned that the program had won an award.

Jimmy Jumper advised that the award came from the Tennessee Parks and Recreation Association. The Breakfast Club program that is held at Fairview won the Most Outstanding Community Center Program.

Council Member Martin advised that she has attended the Breakfast Club meeting and that they have interesting speakers and it is just a wonderful thing.

Council Member McCullen advised that he also has attended the meeting and has spoken at the meeting.

Ida McFall wanted to thank the young people for helping the elderly. She thanked Gary Stovall and Sheryl Brice.

There being no further business the meeting adjourned at 8:30 p.m.

APPROVED:

Barbara McIntyre

BARBARA MCINTYRE, MAYOR

CITY COUNCIL MEETING – COLUMBIA, TENNESSEE

November 17, 2005 – 7:30 p.m.

ATTEST:

BETTY MODRALL, CITY RECORDER

URBAN GROWTH MINUTES APRIL 21, 2005

The Columbia City Council conducted a public hearing on the proposed Urban Growth Plan on Thursday, April 21, 2005 at 7:30 P.M. in the Council Chambers on the second floor of City Hall. Present were Mayor Barbara McIntyre, Vice Mayor Charles Sanders, Councilman James Boyd, Councilman Bill Gentner, Councilman Wayne Kennedy, and Councilwoman Christa Martin. Also present was Mike Miller, City Manager, David Holderfield, Planning Director, Patti Baltzer, Finance Director, William Bower, Daily Herald, Tom Weatherford, radio news, John Henson, radio news, a Charter Communications cameraman, Betty Modrall, City Recorder, and Liz Allman, Secretary.

Prior to start of the public hearing, four individuals came to review the map. The City Manager discussed the urban growth plan with the visitors who indicated they were opposed to annexation and did not want to be in anyone's growth area. It was explained to them that this was not an annexation at this time and they have to be in one of the four growth areas of Maury County. Further discussion revealed that three of the property owners are in the current Columbia "urban growth area". (The four visitors left prior to the start of the public hearing, so names were not obtained).

At 7:30 P.M., Mayor McIntyre called the public hearing to order and read aloud the meeting caption along with a brief summary of the urban growth plan process and the purpose. No public comments were made from the podium.

Councilman Gentner thanked the City Manager for the map depicting the existing and proposed urban growth plan and asked if his map reflected the same information as the larger map on public display. Mr. Miller indicated it did with the exception of some of Spring Hill's proposed expansion.

The meeting was closed at 7:35 P.M.

URBAN GROWTH MINUTES APRIL 26, 2005

The Columbia City Council conducted a public hearing on the proposed Urban Growth Plan on Thursday, April 26, 2005 at 4:00 P.M. in the Council Chambers on the second floor of City Hall. Present were Mayor Barbara McIntyre and David Holderfield, Planning Director. By 4:10, no one had arrived so Mayor McIntyre excused herself.

A news article in the Daily Herald on April 22, 2005 discussed the first public hearing held the night before. This article indicated that this meeting would be held at 5:00 P.M.; therefore, Mr. Holderfield thought it best to wait to see if anyone appeared. At 5:00 P.M., Ms. Leslie Colley arrived. She asked for an explanation of the Urban Growth Plan and it was provided. Ms. Bobbie Gallup, Grants Writer for the City, came into the meeting room to hear the discussion. No additional questions were asked so the meeting adjourned at 5:15 P.M.

1/19/2005

URBAN GROWTH AREA EXPANSION
COLUMBIA, TENNESSEE

Annexation under Public Act 1101 facilitates consistent statewide requirements. One requirement is that annexation by ordinance has to be within the municipalities designated "urban growth area". For this reason, the 1998 law provides for periodic revisions to these boundaries in consideration of changing circumstances. The City of Columbia is requesting that the Columbia Urban Growth Boundary be expanded to include areas that are expected to develop due to the expansion of urbanization into rural areas.

There are several factors causing this phenomenon. One factor is the sprawling development that has occurred in Williamson County and the sudden interest that realtors and developers have expressed in Maury County. A second factor is the wastewater expansion program that Columbia has initiated. The Columbia Wastewater Plant has been expanded from a 7 million gallon per day (mgd) to a capacity of 14 mgd, which will serve the community for the next 20 years. Five lift stations will be eliminated, as line extensions will allow gravity flow. One lift station has been relocated and upgraded with plans being developed to upgrade 5 additional stations this year and in 2006. The Sheegog Interceptor line is expected to be under construction this year and will take between 18 and 24 months to complete.

The introduction or even discussion of same in any area is cause for sudden interest and speculation. The west side of U.S. Highway 31 was provided with sewer service in about 1987, by the Carter's Creek Interceptor. The first stage of an interceptor into the Rutherford Creek Basin was extended in about 1990 with the construction of office buildings on the east side of Highway 31 off of what is now called Elmer Pogue Drive. The sudden interest in developing properties in the Rutherford Creek Basin has spurred city leaders to begin looking very seriously at a major interceptor expansion

further into the area. Some preliminary engineering work has been undertaken by the engineering firm of Waste Management Services. Prior to conducting further study, the City of Columbia is in a "holding" position till important decisions regarding the urban growth boundaries are addressed and related decisions are made.

ANALYSIS OF URBAN GROWTH AREA EXPANSION

The following is offered as a summary of compelling reasons for expanding Columbia's Urban Growth Area. The expansion is broken into three distinct areas.

Rutherford Creek Expansion – This area includes the area east of U.S. Highway 31, south of Greens Mill Road and eastward beyond Interstate 65 and includes the Rutherford Creek, North Prong, South Prong and Pumpkin Creek Drainage Basins. These areas were included in the 1986 Wastewater Facilities Plan prepared by Allen and Hoshall, which identified future sewer line extensions. The interchange at Bear Creek Pike and I-65 is a portion of the Pumpkin Creek Basin in which Columbia has a lift station and connecting lines to serve the area. This lift station has been in service for 15 years and is to be upgraded in the near future. Ample capacity will be built into the system to service the entire basin area.

Southeast Expansion – This area includes properties north of Murphy and Kinzer Lanes from U.S. Highway 31 South to Culleoka Highway. The proposed Sheegog Lane Interceptor and the recently completed Lytle Creek Interceptor in the Tom J. Hitch Parkway area is expected to open the area to development.

Northwest Expansion – This area includes property west of Industrial Park Road and north of Santa Fe Pike. At least half of this territory is owned by an individual that has requested to be included in the Columbia Urban Growth Area.

Mount Pleasant Approval Package

LAW OFFICES
HARDIN & PARKES, PLLC
SUITE 100
102 WEST SEVENTH STREET
POST OFFICE BOX 929
COLUMBIA, TENNESSEE
38402-0929

THOMAS W. HARDIN
J. RUSSELL PARKES
BARTON E. KELLEY
PATRICK M. CARTER
WESLEY M. BRYANT
JOHN J. CLARK

TELEPHONE 931 388-4022
FACSIMILE 931 381-9597
ATTORNEYS@HARDINANDPARKES.COM

January 18, 2006

Honorable James L. Bailey
County Mayor
Maury County Courthouse
Columbia, TN 38401

Re: Maury County Growth Plan

Dear Mayor Bailey:

This is to advise you that the City of Mt. Pleasant adopted the enclosed Resolution regarding the amended growth plan. This Resolution approves Mt. Pleasant's proposed plan amendments, Mt. Pleasant's Position Statement related thereto, and the proposed plan amendments for Maury County and the municipalities therein as a whole. The Resolution further details Mt. Pleasant's involvement in this process and the multiple occasions on which this issue has been considered. A copy of this Resolution was previously provided to the Maury County Planning and Zoning Office, along with a sufficient number of copies for each of the Maury County Commissioners. If there are any remaining questions regarding the foregoing, please let me know.

With best regards, I am

Yours very truly,

HARDIN & PARKES, PLLC

By:

Thomas W. Hardin

TWH/sw
cc: Debbie Boehms
Robert A. Murray

RESOLUTION NO. 2006-1

A RESOLUTION REGARDING THE PROPOSED AMENDED GROWTH PLAN OF THE CITY OF MOUNT PLEASANT, TENNESSEE, PURSUANT TO T.C.A. §6-58-101, ET SEQ., APPROVING SUCH PROPOSED AMENDED GROWTH PLAN AND RATIFYING THE POSITION STATEMENT WITH RESPECT THERETO.

WHEREAS, the City of Mount Pleasant, previously has adopted a Growth Plan and Growth Plan Policy pursuant to Tennessee Code Annotated, §6-58-101, et seq., in conjunction with the municipalities of Columbia and Spring Hill and the County of Maury; and

WHEREAS, in November 2004, Mount Pleasant was requested by the Maury County Coordinating Committee, (the "Committee") established by the growth plan statute, to advise the committee as to whether it expected to retain its same growth plan boundaries or submit growth plan boundary amendments in conjunction with similar requests directed to Columbia, Spring Hill and Maury County, including with respect to any requested change a proposed map and rationale for such change; and

WHEREAS, on January 19, 2005, Mount Pleasant submitted to the committee in open session suggested proposed changes in its growth plan boundary with accompanying reasons therefor; and

WHEREAS, at a follow up meeting of the committee on March 30, 2005, Mount Pleasant presented a more refined plan for proposed growth plan boundary changes with stated reasons therefor, which plan was approved by the committee with only one no vote; and

WHEREAS, the City of Mount Pleasant subsequently received proposed forms of public notice to conduct public hearings with respect to proposed changes to its growth plan boundary and reasons therefor, which notice was duly published, calling for public hearings at the Mount Pleasant City Hall on April 20 and May 3, 2005, at which time public hearings were conducted with no opposition being expressed to the proposed growth plan boundary changes; and

WHEREAS, on June 22, 2005, the Committee voted to defer proposed growth plan boundary changes for all municipalities involved and to refer proposed changes back to each municipality for further revision, if any; and

WHEREAS, on July 21, 2005, the City of Mount Pleasant meeting in regular session voted to leave its proposed growth plan boundary changes "as is" and as previously proposed and presented;

WHEREAS, on July 27, 2005, the foregoing was reported to the Committee meeting in open session at which time the Committee yet again referred the matter to Mount Pleasant for further consideration of any proposed changes to its growth plan boundary with a request that it report on or before August 24, 2005; and

WHEREAS, the Mount Pleasant Commission met in special session on August 9, 2005, and agreed to conduct yet a third public hearing which was scheduled and published for its regular meeting on August 16, 2005; and

WHEREAS, the Mount Pleasant Commission met in regular session and conducted a public hearing on August 16, 2005, to again consider its proposed growth plan boundary amendments and the reasons therefor, whereupon a number of individuals did appear and question and/or object to the proposed growth plan amendments, however, no individual stated a substantive or valid objections to the plan (the only objection essentially being a wish not to be included in the growth plan boundary area); and

WHEREAS, on August 16, 2005, the Mount Pleasant Commission meeting in regular session following said public hearing approved the proposed growth boundary plan amendments and the reasons therefor on a third occasion; and

WHEREAS, on August 24, 2005, the Committee approved Mount Pleasant's proposed changes in its growth plan boundary by a vote of 9 ayes and 1 nay; and

WHEREAS, by letter dated October 31, 2005, County Mayor James L. Bailey, Jr., Chairman of the Maury County Coordinating Committee, requested approval by Mount Pleasant of the Maury County Growth Plan, as amended and as previously approved by the legislative bodies of Maury County, Columbia, Mount Pleasant and Spring Hill; and

WHEREAS, the City of Mount Pleasant still having received no valid substantive objection to its proposed amendments to the Maury County Growth Plan, including the reasons therefor as set forth in the Position Statement attached hereto, and otherwise Mount Pleasant having no objection to the proposed Maury County Growth Plan amendments as proposed by Columbia, Spring Hill and Maury County.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND BOARD OF COMMISSIONERS OF THE CITY OF MOUNT PLEASANT, TENNESSEE:

That the Maury County Growth Plan, as amended, Mount Pleasant's Position Statement and the attached map are hereby approved.

BE IT FURTHER RESOLVED that a certified copy of this Resolution be forwarded to James L. Bailey, Jr., Maury County Mayor and Chairman of the Coordinating Committee.

PASSED AND ADOPTED this 17th day of January, 2006.

CITY OF MOUNT PLEASANT, TENNESSEE

By: William H Boyd
Mayor

ATTESTED:
CITY RECORDER

LEGAL FORM APPROVED:
CITY ATTORNEY

CITY OF MOUNT PLEASANT
POSITION STATEMENT

Tennessee Code Annotated, §6-58-101, et seq., facilitates consistent state-wide planning with respect to growth. One portion of this statute deals with the development of urban growth areas by municipalities. These growth areas are defined by an urban growth boundary. These growth plan laws provide for periodic revision to these boundaries in consideration of changing circumstances. The City of Mount Pleasant has and is requesting that the Mount Pleasant Urban Growth Boundary be expanded to include three additional areas. The following will be a brief description of each area and a summary of reasons for expanding Mount Pleasant's Urban Growth Boundary to include these areas. This expansion will be the first to Mount Pleasant's Urban Growth area since the adoption of Urban Growth Boundaries under the current law in April 2000.

Southeast Expansion – This area includes properties south and east of Wheeler Field Road and Bob's Lane, east of Arrow Lake Road and west of Terrapin Branch Road. Substantial portions of this area consists of mined-over land and former industrial/manufacturing sites. While much of the area is undeveloped, Mount Pleasant has been in negotiation with certain property owners regarding the possible acquisition of Arrow Lake and the development of walking trails and other passive recreational activities in the area. The land further east of Arrow Lake Road and nearer to Terrapin Branch Road has the potential for reasonable development. The Mt. Pleasant Power System and Mt. Pleasant Water System already serve a portion of the area in question. Inclusion of this area in Mount Pleasant's growth plan boundary also evens out Mount Pleasant's planning area to the east, this area having been omitted in 2000.

Southwest – West of U.S. Highway 43 Expansion – This area includes properties west of U.S. Highway 43 South and extending south and west to the Lawrence and Lewis County lines, respectively. The area east of U.S. Highway 43 is and has been in Mount Pleasant's planning area since the adoption of the plan in April 2000. It is reasonable to expect development will occur on the west side of U.S. Highway 43 equal to, if not greater, than on the east side, and development along this major thoroughfare is also of significant importance. The Mt. Pleasant Power System presently provides utility services to this area and has and is in the process of completing an upgrade costing in excess of $1,000,000.00. The Mt. Pleasant Water Works are also in the immediate vicinity and provide an additional potentially available public utility.

West – Highway 166 N/New Highway 412 Proposed Corridor – This area includes property to the north and south of the proposed new Highway 412 as it travels from Mount Pleasant westerly to the Lewis County line. This area is bounded generally on the northwest by Baptist Branch Road, on the north by McAnally Road and is bisected by existing Highway 166 North until it reaches McAnally Road on the north. This area provides significant development potential in the immediate Mount Pleasant vicinity perhaps more than any other area and will compose a significant transportation corridor from the existing Mount Pleasant By-Pass to the west. Again, Mt. Pleasant Power provides service in the immediate area as does Mt. Pleasant Water to a portion of existing State Route 166 North. In addition, virtually all of this area was previously included in the Mt. Pleasant Regional Planning area from 1981 forward.

Spring Hill Approval Package

CITY OF SPRING HILL
BOARD OF MAYOR AND ALDERMEN
REGULAR MEETING MINUTES
MONDAY, DECEMBER 19, 2005
7:04 P.M.

Mayor Leverette called the meeting to order.

Aldermen present were: Sharron Cantrell; Viola Pickard; Eliot Mitchell; Charles Raines; Jonathan Duda; Brandon McCulloch; Domingo Gallardo and Miles Johnson. Also present were: Tim Underwood, City Attorney; Ken York, City Administrator and April Goad, City Recorder.

The Pledge of Allegiance was led by Sharron Cantrell.

The Invocation was led by Brandon McCulloch.

CONSENT AGENDA

1. Board approval:
   a. Cash balance statement of November, 2005.
   b. Regular meeting minutes of November 21, 2005.

2. Committee Reports:
   a. Fire Department (McElvain)
   b. Police Department (Smith)
   c. Library (Fulkerson)
   d. Building/Planning (White)
   e. Water (Monhollen)
   f. Parks & Rec (Fischer)

3. Reports/Minutes to be accepted in monthly records:
   a. Planning Commission & BOZA of November 14, 2005.

Mr. McCulloch moved to approve the Consent Agenda. Motion seconded by Mr. Mitchell. Motion carried, 9/0.

REGULAR AGENDA

Old Business

Item #1

Mayor Leverette – Consider Resolution 05-33, adopting a plan of services for property of Rock Ivy Holding, LLC, on Jim Warren Road.

Mrs. Pickard moved to approve Resolution 05-33. Motion seconded by Mrs. Cantrell.

Mr. York stated the City intends to provide sewer service to this property within three years, but if the Board would like it to be more than three years, that would be possible also.

Roll Call: Mrs. Cantrell, aye; Mrs. Pickard, aye; Mr. Mitchell, aye; Mr. Raines, aye; Mr. Duda, aye; Mr. McCulloch, aye; Mr. Gallardo, aye; Mr. Johnson, aye; Mayor Leverette, aye. Motion carried, 9/0.

Item #2

Mayor Leverette – Consider Second and Final reading, Ordinance 05-43, annexing property of Rock Ivy Holding on Jim Warren Road. Application date 10-17-05. Sign posted 10-20-05. Recommended by the Planning Commission on November 14, 2005.

Mrs. Cantrell moved to adopt Ordinance 05-43. Motion seconded by Mr. Duda.

Roll Call: Mrs. Cantrell, aye; Mrs. Pickard, aye; Mr. Mitchell, aye; Mr. Raines, aye; Mr. Duda, aye; Mr. McCulloch, aye; Mr. Gallardo, aye; Mr. Johnson, aye; Mayor Leverette. Motion carried, 9/0.

Item #3

Mayor Leverette – Consider Second and Final reading, Ordinance 05-45, annexing Kedron Road right-of-way between Port Royal Road and I-65. Recommended by the Planning Commission on November 14, 2005.

Mrs. Pickard moved to approve Ordinance 05-45. Motion seconded by Mrs. Cantrell.

Roll Call: Mrs. Cantrell, aye; Mrs. Pickard, aye; Mr. Mitchell, aye; Mr. Raines, aye; Mr. Duda, aye; Mr. McCulloch, aye; Mr. Gallardo, aye; Mr. Johnson, aye; Mayor Leverette, aye. Motion carried, 9/0.

Item #4

Mayor Leverette – Consider Resolution 05-34, adopting a plan of services for property of Rock Ivy Holding, LLC, on Jim Warren Road.

Mr. Johnson moved to approve Resolution 05-34. Motion seconded by Mr. McCulloch.

Roll Call: Mrs. Cantrell, aye; Mrs. Pickard, aye; Mr. Mitchell, aye; Mr. Raines, aye; Mr. Duda, aye; Mr. McCulloch, aye; Mr. Gallardo, aye; Mr. Johnson, aye; Mayor Leverette, aye. Motion carried, 9/0.

Item #5

Mayor Leverette – Consider Second and Final reading, Ordinance 05-42, annexing property of Rock Ivy Holding, on Jim Warren Road. Application date 10-17-05. Sign installed on 10-20-05. Recommended by the Planning Commission on November 14, 2005.

Mr. Duda moved to approve Ordinance 05-42. Motion seconded by Mr. Gallardo.

Roll Call: Mrs. Cantrell, aye; Mrs. Pickard, aye; Mr. Mitchell, aye; Mr. Raines, aye; Mr. Duda, aye; Mr. McCulloch, aye; Mr. Gallardo, aye; Mr. Johnson, aye; Mayor Leverette, aye. Motion carried, 9/0.

Item #6

Mayor Leverette – Consider Resolution 05-37, adopting a plan of services for property of Tommy Dudley on Kedron Road.

Mrs. Pickard moved to approve Resolution 05-37. Motion seconded by Mrs. Cantrell.

Roll Call: Mrs. Cantrell, aye; Mrs. Pickard, aye; Mr. Mitchell, aye; Mr. Raines, aye; Mr. Duda, aye; Mr. McCulloch, aye; Mr. Gallardo, aye; Mr. Johnson, aye; Mayor Leverette, aye. Motion carried, 9/0.

Item #7

Mayor Leverette – Consider Second and Final reading, Ordinance 05-46, annexing property of Tommy Dudley on Kedron Road. Application date 9-28-05. Sign posted 10-31-05. Recommended by the Planning Commission on November 14, 2005.

Mrs. Pickard moved to approve Ordinance 05-46. Motion seconded by Mrs. Cantrell.

Roll Call: Mrs. Cantrell, aye; Mrs. Pickard, aye; Mr. Mitchell, aye; Mr. Raines, aye; Mr. Duda, aye; Mr. McCulloch, aye; Mr. Gallardo, aye; Mr. Johnson, aye; Mayor Leverette, aye. Motion carried, 9/0.

Item #8

Mayor Leverette – Consider Resolution 05-35, adopting a plan of services for property of Rock Ivy Holding, LLC, on Jim Warren Road.

Mrs. Cantrell moved to adopt Resolution 05-35. Motion seconded by Mrs. Pickard.

Roll Call: Mrs. Cantrell, aye; Mrs. Pickard, aye; Mr. Mitchell, aye; Mr. Raines, aye; Mr. Duda, aye; Mr. McCulloch, aye; Mr. Gallardo, aye; Mr. Johnson, aye; Mayor Leverette, aye. Motion carried, 9/0.

Item #9

Mayor Leverette – Consider Second and Final reading, Ordinance 05-41, annexing property of Rock Ivy Holding on Jim Warren Road. Application date 10-17-05. Sign posted 10-20-05. Recommended by the Planning Commission on November 14, 2005.

Mr. Gallardo moved to approve Ordinance 05-41. Motion seconded by Mrs. Cantrell.

Roll Call: Mrs. Cantrell, aye; Mrs. Pickard, aye; Mr. Mitchell, aye; Mr. Raines, aye; Mr. Duda, aye; Mr. McCulloch, aye; Mr. Gallardo, aye; Mr. Johnson, aye; Mayor Leverette, aye. Motion carried, 9/0.

Item #10

Mayor Leverette – Consider Resolution 05-36, adopting a plan of services for property of Rock Ivy Holding, LLC, on Derryberry Lane.

Mrs. Pickard moved to approve Resolution 05-36. Motion seconded by Mrs. Cantrell.

Roll Call: Mrs. Cantrell, aye; Mrs. Pickard, aye; Mr. Mitchell, aye; Mr. Raines, aye; Mr. Duda, aye; Mr. McCulloch, aye; Mr. Gallardo, aye; Mr. Johnson, aye; Mayor Leverette, aye. Motion carried, 9/0.

Item #11

Mayor Leverette – Consider Second and Final reading, Ordinance 05-40, annexing property of Rock Ivy Holding, on Derryberry Lane. Application date 10-17-05. Sign installed on 10-20-05. Recommended by the Planning Commission on November 14, 2005.

Mrs. Cantrell moved to adopt Ordinance 05-40. Motion seconded by Mrs. Pickard.

Roll Call: Mrs. Cantrell, aye; Mrs. Pickard, aye; Mr. Mitchell, aye; Mr. Raines, aye; Mr. Duda, aye; Mr. McCulloch, aye; Mr. Gallardo, aye; Mr. Johnson, aye; Mayor Leverette, aye. Motion carried, 9/0.

Item #12

Mayor Leverette – Consider Second and Final reading, Ordinance 05-37, rezoning property of Rock Ivy Holding on Derryberry Lane from Agricultural to R-2, Residential. Application date 10-17-05. Sign posted 10-20-05. Recommended by the Planning Commission on November 14, 2005.

Mr. Duda moved to approve Ordinance 05-37. Motion seconded by Mrs. Cantrell.

Roll Call: Mrs. Cantrell, aye; Mrs. Pickard, aye; Mr. Mitchell, aye; Mr. Raines, aye; Mr. Duda, aye; Mr. McCulloch, aye; Mr. Gallardo, aye; Mr. Johnson, aye; Mayor Leverette, aye. Motion carried, 9/0.

Item #13

Mayor Leverette – Consider Second and Final reading, Ordinance 05-38, rezoning property of Rock Ivy Holding on Derryberry Lane from Agricultural to R-2, Residential. Application date 10-17-05. Sign posted 10-20-05. Recommended by the Planning Commission on November 14, 2005.

Mr. Duda moved to approve Ordinance 05-38. Motion seconded by Mr. Johnson.

Roll Call: Mrs. Cantrell, aye; Mrs. Pickard, aye; Mr. Mitchell, aye; Mr. Raines, aye; Mr. Duda, aye; Mr. McCulloch, aye; Mr. Gallardo, aye; Mr. Johnson, aye; Mayor Leverette, aye. Motion carried, 9/0.

Item #14

Mayor Leverette – Consider Second and Final reading, Ordinance 05-35, removing R-4 Apartments as an allowable use in the B-2, Commercial Zone. Recommended by the Planning Commission on November 14, 2005.

Mrs. Cantrell moved to adopt Ordinance 05-35. Motion seconded by Mrs. Pickard.

Mr. Duda stated that the Ordinance had been amended to replace the term loft style apartments, with Loft Style Work Live Apartments.

Roll Call: Mrs. Cantrell, aye; Mrs. Pickard, aye; Mr. Mitchell, aye; Mr. Raines, aye; Mr. Duda, aye; Mr. McCulloch, aye; Mr. Gallardo, aye; Mr. Johnson, aye; Mayor Leverette, aye. Motion carried, 9/0.

Item #15

Mayor Leverette – Consider Second and Final reading, Ordinance 05-36, amending the Zoning Ordinance on signs. Recommended by the Planning Commission on November 14, 2005.

Mr. Duda moved to approve Ordinance 05-36. Motion seconded by Mr. McCulloch.

Roll Call: Mrs. Cantrell, aye; Mrs. Pickard, aye; Mr. Mitchell, aye; Mr. Raines, aye; Mr. Duda, aye; Mr. McCulloch, aye; Mr. Gallardo, aye; Mr. Johnson, aye; Mayor Leverette, aye. Motion carried, 9/0.

New Business

Mayor Leverette stated that Item #7 had been removed from the Agenda at the request of Ofc. Brown's Attorney.

Item #1

Mayor Leverette – Consider First reading, Ordinance 05-50, annexing property of GBT Realty Corporation at Duplex Road and Port Royal Road.

Application date 11-4-05. Sign posted 11-7-05. Recommended by the Planning Commission on 11-14-05.

Mrs. Pickard moved to approve Ordinance 05-50. Motion seconded by Mrs. Cantrell.

Roll Call: Mrs. Cantrell, aye; Mrs. Pickard, aye; Mr. Mitchell, aye; Mr. Raines, aye; Mr. Duda, aye; Mr. McCulloch, aye; Mr. Gallardo, aye; Mr. Johnson, aye; Mayor Leverette, aye. Motion carried, 9/0.

Item #2

Mayor Leverette – Consider First reading, Ordinance 05-48, annexing property of Taylor Golden on Buckner Lane. Application date 11-17-05. Sign posted 12-5-05. Recommended by the Planning Commission on 12-12-05.

Mr. McCulloch moved to approve Ordinance 05-48. Motion seconded by Mr. Gallardo.

Roll Call: Mrs. Cantrell, aye; Mrs. Pickard, aye; Mr. Mitchell, aye; Mr. Raines, aye; Mr. Duda, aye; Mr. McCulloch, aye; Mr. Gallardo, aye; Mr. Johnson, aye; Mayor Leverette, aye. Motion carried, 9/0.

Item #3

Mayor Leverette – Consider First reading, Ordinance 05-49, rezoning property of Dominick Avello-Cornerstone Church on Duplex Road. Application date 10-21-05. Sign posted 12-5-05. Not recommended by the Planning Commission on 12-12-05.

Mrs. Cantrell moved to adopt Ordinance 05-49. Motion seconded by Mr. Duda.

Mr. Duda explained that the reason this was not recommended by the Planning Commission is that a church can possibly be built on this property as zoned Agricultural if brought before the BOZA. The coffee shop cannot. The Planning Commission also did not want to rezone the property to B-3, when it would be surrounded by Residential.

Anita Laster of 2182 Loudenslager Drive, questioned the Board on their plans of hiring a City Planner. Mayor Leverette stated that the information should be submitted on this issue by February.

Roll Call: Mrs. Cantrell, nay; Mrs. Pickard, nay; Mr. Mitchell, nay; Mr. Raines, nay; Mr. Duda, nay; Mr. McCulloch, nay; Mr. Gallardo, nay; Mr. Johnson, nay; Mayor Leverette, nay. Motion failed, 9/0.

Item #4

Mayor Leverette – Consider First reading, Ordinance 05-51, establishing subdivision regulation amendments and changes.

Mr. McCulloch moved to approve Ordinance 05-51. Motion seconded by Mrs. Pickard.

Mr. Mitchell questioned why this Ordinance is necessary. Mr. McCulloch explained that the Board is the policy maker and it should be their responsibility to establish the rules.

Roll Call: Mrs. Cantrell, aye; Mrs. Pickard, aye; Mr. Mitchell, nay; Mr. Raines, aye; Mr. Duda, nay; Mr. McCulloch, aye; Mr. Gallardo, nay; Mr. Johnson, aye; Mayor Leverette, aye. Motion carried, 6/3.

Item #5

Mayor Leverette – Consider First reading, Ordinance 05-52, amending the Zoning Ordinance on signs.

Mr. McCulloch moved to approve Ordinance 05-52. Motion seconded by Mr. Gallardo.

Roll Call: Mrs. Cantrell, aye; Mrs. Pickard, aye; Mr. Mitchell, aye; Mr. Raines, aye; Mr. Duda, aye; Mr. McCulloch, aye; Mr. Gallardo, aye; Mr. Johnson, aye; Mayor Leverette, aye. Motion carried, 9/0.

Item #6

Mayor Leverette – Consider Resolution 05-30, authorizing the Mayor to sign an agreement with the Tennessee Department of Transportation for the design of improvements to Duplex Road.

Item #7

_____Mayor Leverette – Consider approval of the Maury County Urban Growth Plan amendments as shown on the revised map displayed before the Board.

Mr. McCulloch move to approve the Maury Urban Growth Plan revisions as shown. Second by Miles Johnson.

Roll call; Mrs. Cantrell; aye Mrs. Pickard, aye Mr. Mitchell, aye Mr. McCulloch; aye Mr. Gallardo; aye Mr. Duda; aye Mr. Johnson; aye Mr. Raines; aye Mayor Leverette; aye. Motion carried 9/0.

Mr. McCulloch moved to approve Resolution 05-30. Motion seconded by Mrs. Pickard.

Mr. Johnson clarified that a passing vote on this Resolution would not guarantee anything, only that this project would be moved up on the State's list. Mr. York stated that this project would cost 12-14 million dollars.

Roll Call: Mrs. Cantrell, aye; Mrs. Pickard, aye; Mr. Mitchell, aye; Mr. Raines, nay; Mr. Duda, aye; Mr. McCulloch, aye; Mr. Gallardo, aye; Mr. Johnson, aye; Mayor Leverette, aye. Motion carried, 8/1.

Concerned Citizens: Keith Ellis of 2636 Danbury Circle, expressed his concerns to the Board about the safety of the roadways in the Wyngate Subdivision. Mr. York assured Mr. Ellis that a settlement had been reached with Halifax Corporation, and that the roadway would be rebuilt from Crowne Pointe to Duplex Road. Mr. Ellis was also concerned that there are more Board members representing Maury County than Williamson County.

Rick Graham of 3023 Harrah Drive, urged the Board to make an amendment to the Noise Ordinance. His complaint was concerning the Sopranoz Restaurant. Greg Sanford of 1713 Liberty Pike, owner of Sopranoz Restaurant explained his sound system to the Board and citizens.

Mayor Leverette introduced the new Police Chief, John Smith.

Mr. McCulloch moved to adjourn the meeting. Motion seconded by Mr. Johnson. Meeting adjourned at 8:50 P.M.

April Goad

April Goad, City Recorder

Danny M. Leverette, Mayor

CITY OF SPRING HILL
BOARD OF MAYOR AND ALDERMEN
PUBLIC HEARING MINUTES
MONDAY, MAY 16, 2005
6:59 P.M.

Mayor Leverette called the Public Hearing to order.

Aldermen present were: Sharron Cantrell; Ted Roop; Charles Raines; Jonathan Duda; Brandon McCulloch; Domingo Gallardo and Miles Johnson. Absent was: Eliot Mitchell. Also present were: Andrew Hoover, City Attorney; Ken York, City Administrator and April Goad, City Recorder.

Mayor Leverette – This Public Hearing is for the purpose of receiving public comments on the proposed expansion of the Urban Growth Plan for the City of Spring Hill. The hearing is being held to comply with the requirements of TCA Public Chapter 1101.

There were no public comments.

Mr. McCulloch moved to adjourn the Public Hearing. Motion seconded by Mr. Johnson. Public Hearing adjourned at 7:00 P.M.

April Goad

April Goad, City Recorder

Danny Leverette, Mayor

CITY OF SPRING HILL
BOARD OF MAYOR AND ALDERMEN
PUBLIC HEARING
MONDAY, MAY 9, 2005
7:00 P.M.

AGENDA

This Public Hearing is held for the purpose of receiving public comments on the proposed expansion of the Urban Growth Plan for the City of Spring Hill. The hearing is being held to comply with the requirements of TCA Public Chapter 11.01

Minutes

Call to Order

Stipulation of All Aldermen Present

Mayor Leverette opened the meeting with an explanation of the proposed Urban Growth Boundaries for the City of Spring Hill as shown on the map displayed in the room. Discussion of the proposed area was then held. There were no negative comments.

The hearing was then adjourned.

Danny M. Leverette, Mayor

Attest:

April Goad, City Recorder

City of Spring Hill

Justification for the Extension of the 2005 Urban Growth Area.

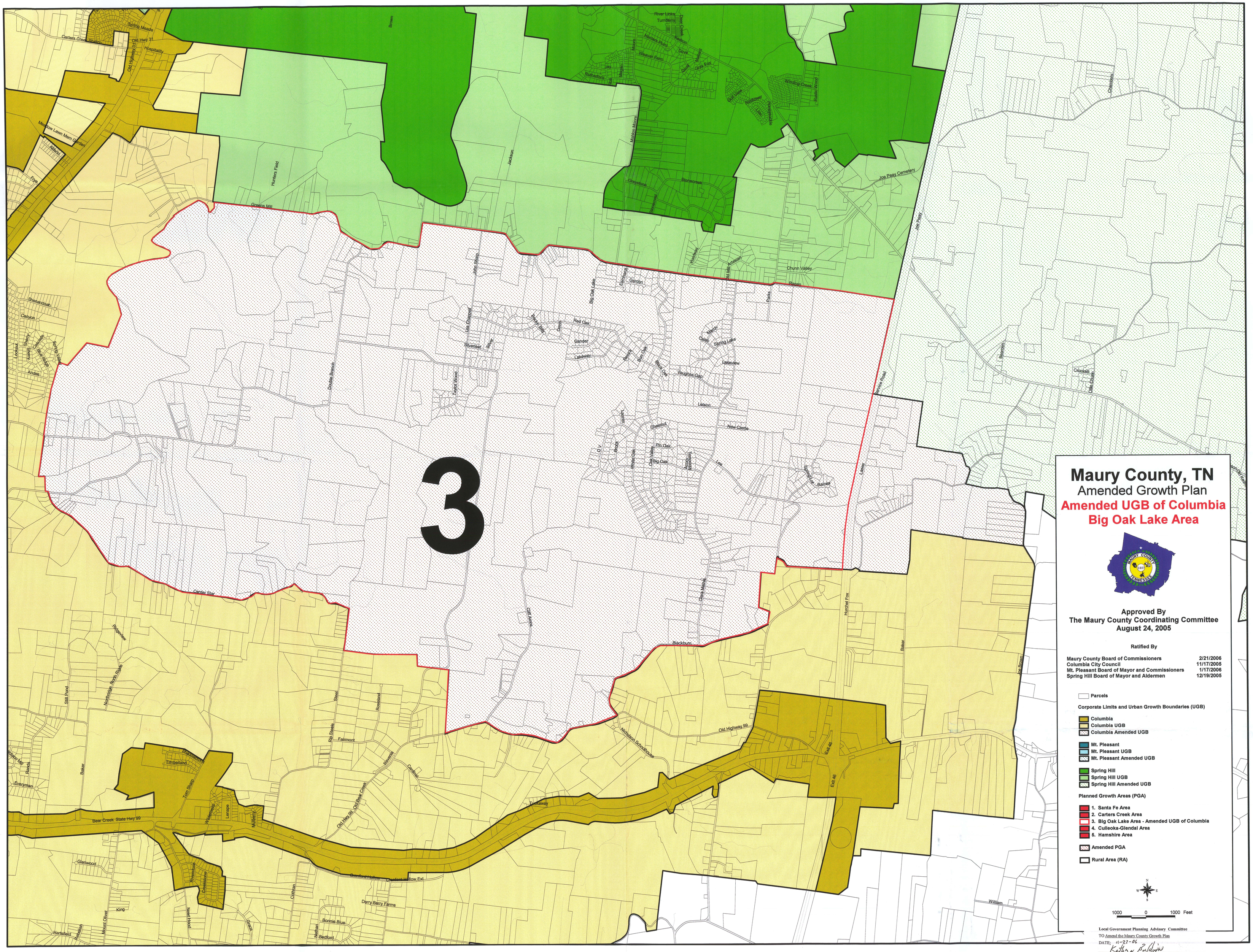
The City of Spring Hill is proposing expansion of its Urban Growth Boundary to the east side of I-65. As the City has continued, by natural growth, to expand into its existing urban growth boundary, the available land for growth has diminished. The next logical area of expansion for the City is located east of I-65.

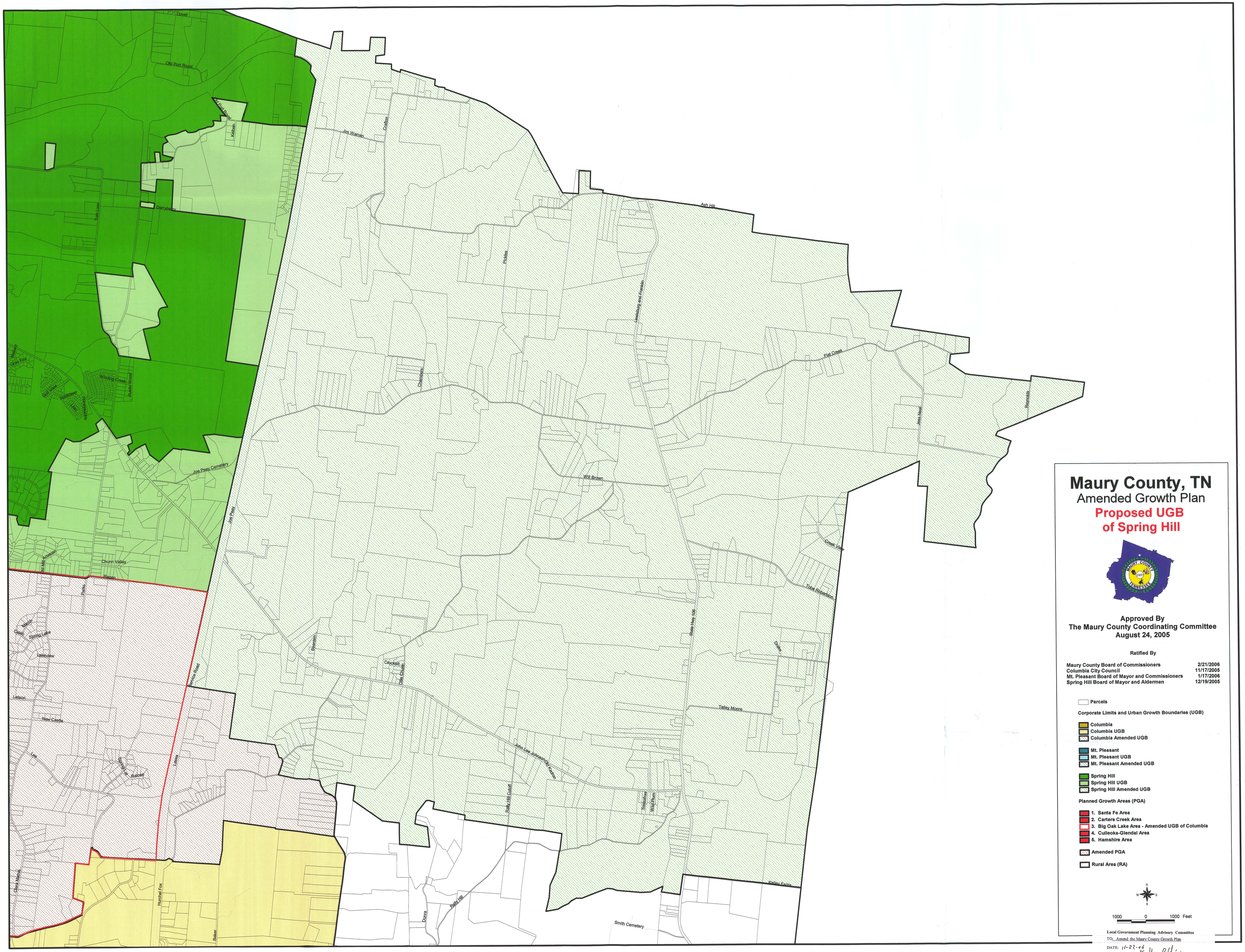
The proposed area of extension encompasses Kedron Road east to Hwy 431 and Hwy 431 north to Joe Peay Road. The area is bound on the West by Interstate 65 abutting the City's existing limits.

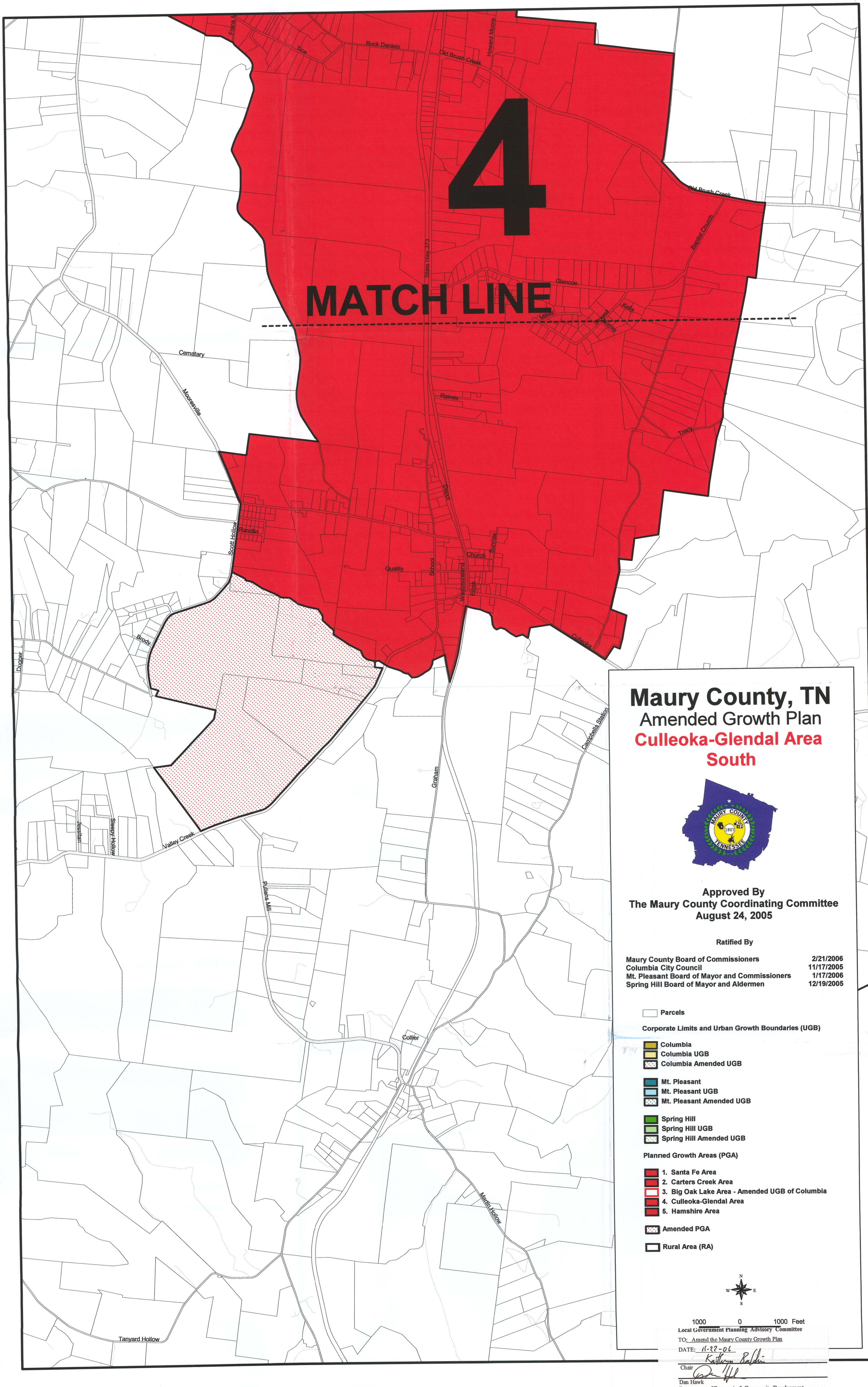
The Kedron Road area has historically been associated with the City of Spring Hill. Spring Hill is the closest City to the area, and the majority of the road is located within the City's limits. Local property owners and real estate developers have expressed increasing interest to the City of Spring Hill to be included within our City's Urban Growth Boundaries with the ultimate goal of receiving City services.

Area Description:

Bound to the West:	by I-65
Bound to the North:	by Joe Peay Road, Flat Creek Road and Jess Neal Road.
Bound to the East:	by Maury County Line.
Bound to the South:	by Kelley Farris Road, Parcels fronting Rally Hill Rd, Parcels fronting Kedron Road, Parcels fronting Lasea Road, and Laesa Rd


3
Maury County, TN
Amended Growth Plan
Amended UGB of Columbia
Big Oak Lake Area
Approved By
The Maury County Coordinating Committee
August 24, 2005
Ratified By
Maury County Board of Commissioners 2/21/2006
Columbia City Council 11/17/2005
Mt. Pleasant Board of Mayor and Commissioners 1/17/2006
Spring Hill Board of Mayor and Aldermen 12/19/2005
Parcels
Corporate Limits and Urban Growth Boundaries (UGB)
Columbia
Columbia UGB
Columbia Amended UGB
Mt. Pleasant
Mt. Pleasant UGB
Mt. Pleasant Amended UGB
Spring Hill
Spring Hill UGB
Spring Hill Amended UGB
Planned Growth Areas (PGA)
1. Santa Fe Area
2. Carters Creek Area
3. Big Oak Lake Area - Amended UGB of Columbia
4. Culleoka-Glendal Area
5. Hamshire Area
Amended PGA
Rural Area (RA)
1000 0 1000 Feet
Local Government Planning Advisory Committee
TO Amend the Maury County Growth Plan
DATE: 11-27-06
Kathryn Baldwin
Chair


Maury County, TN
Amended Growth Plan
Proposed UGB
of Spring Hill
Approved By
The Maury County Coordinating Committee
August 24, 2005
Ratified By
Maury County Board of Commissioners 2/21/2006
Columbia City Council 11/17/2005
Mt. Pleasant Board of Mayor and Commissioners 1/17/2006
Spring Hill Board of Mayor and Aldermen 12/19/2005
Parcels
Corporate Limits and Urban Growth Boundaries (UGB)
Columbia
Columbia UGB
Columbia Amended UGB
Mt. Pleasant
Mt. Pleasant UGB
Mt. Pleasant Amended UGB
Spring Hill
Spring Hill UGB
Spring Hill Amended UGB
Planned Growth Areas (PGA)
1. Santa Fe Area
2. Carters Creek Area
3. Big Oak Lake Area - Amended UGB of Columbia
4. Culleoka-Glendal Area
5. Hamshire Area
Amended PGA
Rural Area (RA)
1000 0 1000 Feet
Local Government Planning Advisory Committee
TO: Amend the Maury County Growth Plan
DATE: 11-22-06
Loveil
Old Port Royal
Jim Warren
Ash Hill
Flat Creek
Joe Peay Cemetery
Joe Peay
Will Brown
Chunn Valley
Spring Lake
Lakeview
Letson
New Castle
Service Road
Crockett
Talley Moore
John Lee Johnson Old Kedron
Smith Cemetery
Hurchel Fox
Baker
Donna
Rally Hill
Kelley Farris
Creek View
Tobe Robertson
State Hwy 106
Drake
Reynolds
Jess Neal
Lewisburg and Franklin
Pickles
Chambers
Crafton
Kelton
Tom Lunn
Gray Fox
Golf Valley
Winding Creek
Russell Wood
Lee
Raines
Lassie
Clara Mathis


4
MATCH LINE
Frank
Tice
Buck Daniels
Old Brush Creek
Howard Moore
Old Brush Creek
Baptist Church
State Hwy 373
Glencoe
Mikey
Kelly
Cematary
Mooresville
Raines
Tracy
Depot
Randlin
Scott Hollow
Sunrise
Church
Quality
School
Westmoreland
Eskins
Culleoka
Brody
Dugger
Campbells Station
Graham
Jessian
Sleepy Hollow
Valley Creek
Pullers Mill
Collier
Martin Hollow
Tanyard Hollow
Maury County, TN
Amended Growth Plan
Culleoka-Glendal Area
South
MAURY COUNTY
1807
TENNESSEE
Approved By
The Maury County Coordinating Committee
August 24, 2005
Ratified By
Maury County Board of Commissioners 2/21/2006
Columbia City Council 11/17/2005
Mt. Pleasant Board of Mayor and Commissioners 1/17/2006
Spring Hill Board of Mayor and Aldermen 12/19/2005
Parcels
Corporate Limits and Urban Growth Boundaries (UGB)
Columbia
Columbia UGB
Columbia Amended UGB
Mt. Pleasant
Mt. Pleasant UGB
Mt. Pleasant Amended UGB
Spring Hill
Spring Hill UGB
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Planned Growth Areas (PGA)
1. Santa Fe Area
2. Carters Creek Area
3. Big Oak Lake Area - Amended UGB of Columbia
4. Culleoka-Glendal Area
5. Hamshire Area
Amended PGA
Rural Area (RA)
N
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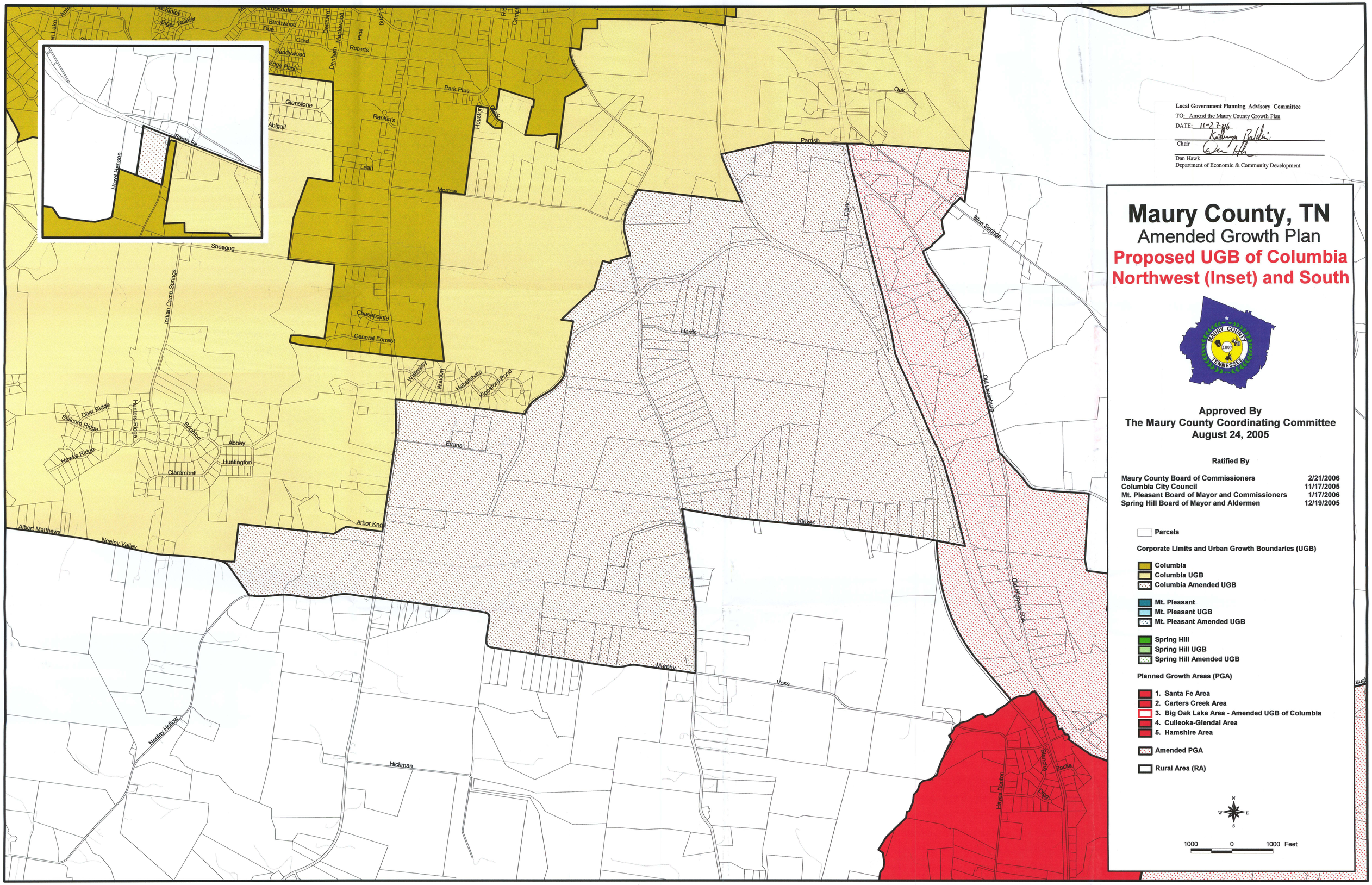
Local Government Planning Advisory Committee
TO: Amend the Maury County Growth Plan
DATE: 11-22-06
Kathryn Baldin
Chair
Dan Hawk
Department of Economic & Community Development


Local Government Planning Advisory Committee
TO: Amend the Maury County Growth Plan
DATE: 11-27-06
Chair
Dan Hawk
Department of Economic & Community Development
Maury County, TN
Amended Growth Plan
Proposed UGB of Columbia
Northwest (Inset) and South
Approved By
The Maury County Coordinating Committee
August 24, 2005
Ratified By
Maury County Board of Commissioners 2/21/2006
Columbia City Council 11/17/2005
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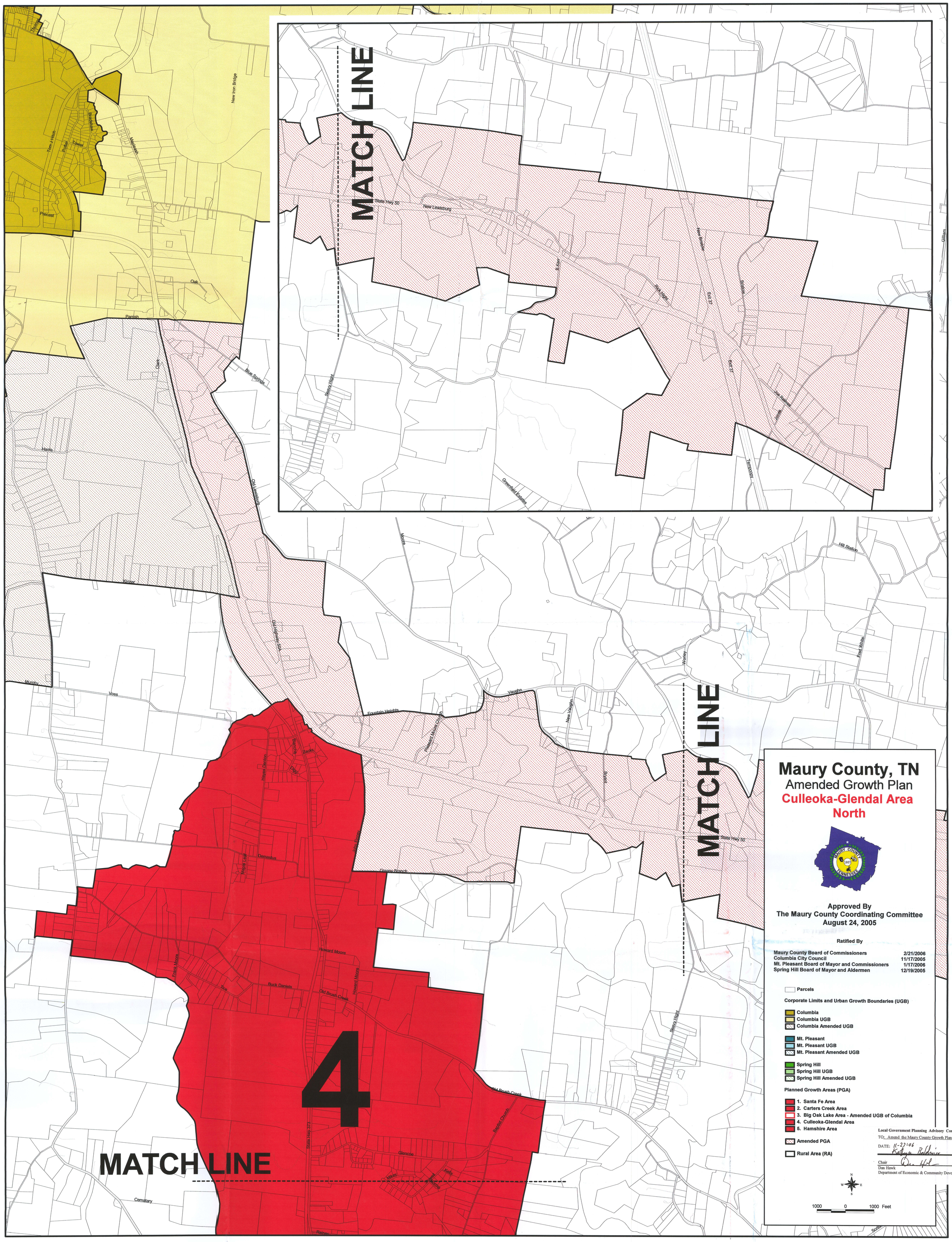
4. Culleoka-Glendal Area
5. Hamshire Area
Amended PGA
Rural Area (RA)
1000 0 1000 Feet
Santa Fe
Hazel Hanson
Sheegog
Indian Camp Springs
Chasepointe
General Forrest
Park Plus
Rankin's
Leah
Morrow
Houston
Oak
Parrish
Blue Springs
Clark
Harris
Old Lewisburg
Evans
Kinzer
Murphy
Voss
Hickman
Neeley Hollow
Albert Matthews
Neeley Valley
Arbor Knoll
Abbey
Huntington
Claremont
Brighton
Hunters Ridge
Deer Ridge
Stillcorn Ridge
Hawks Ridge
Wellesley
Walden
Habersham
Kippsford Pond
Old Highway 50A
Hayes Denton
Blanche
Zacks
Digg


MATCH LINE
MATCH LINE
MATCH LINE
4
Maury County, TN
Amended Growth Plan
Culleoka-Glendal Area
North
Approved By
The Maury County Coordinating Committee
August 24, 2005
Ratified By
Maury County Board of Commissioners 2/21/2006
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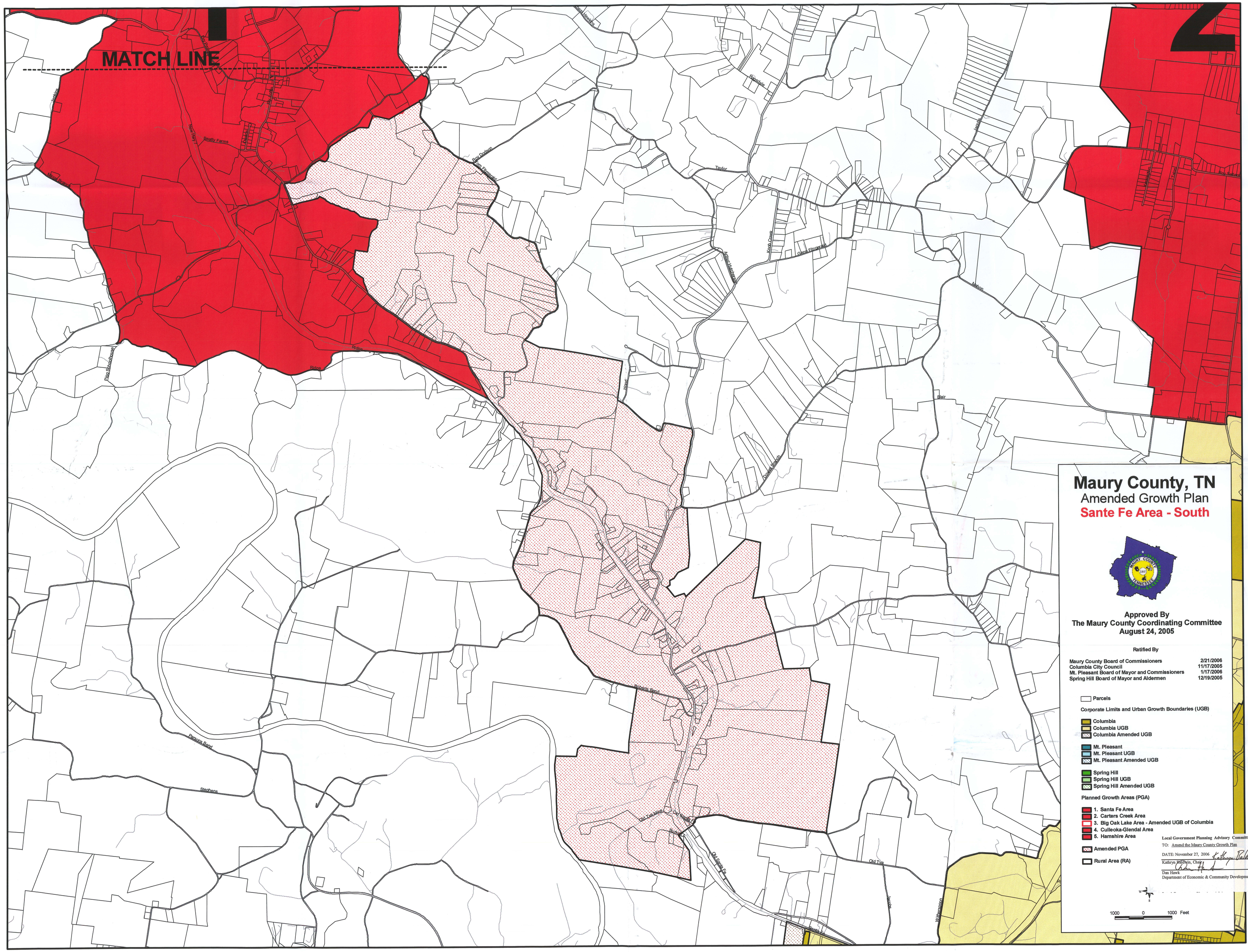
Amended PGA
Rural Area (RA)
Local Government Planning Advisory Co
TO: Amend the Maury County Growth Plan
DATE: 11-22-06
Chair
Dan Hawk
Department of Economic & Community Deve
1000 0 1000 Feet
State Hwy 50
New Lewisburg
Seaton Hight
Greenfield Estates
Blue Springs
Harris
Clark
Parrish
Oak
Kinzer
Old Lewisburg
Old Highway 50
Murphy
Voss
Fountain Heights
Pleasant Mount Church
Vaughn
New Vaughn
Bryant
Worley
Hill Station
Fred White
Gilliam
Galloway
Tempscopy
Joyce
Vice Reeves
Bitsko
Ellis 37
Rick Hight
B.Ker
New Bristow
Monte
Maple Leaf
Demastus
Howard Moore
Frank Moore
Ice
Buck Daniels
Old Brush Creek
State Hwy 373
Glencoe
Baptist Church
Mikey
Kelly
Cemetary
Reines
Scott


MATCH LINE
Maury County, TN
Amended Growth Plan
Sante Fe Area - South
Approved By
The Maury County Coordinating Committee
August 24, 2005
Ratified By
Maury County Board of Commissioners 2/21/2006
Columbia City Council 11/17/2005
Mt. Pleasant Board of Mayor and Commissioners 1/17/2006
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TO: Amend the Maury County Growth Plan
DATE: November 27, 2006
Kathryn Baldwin, Chair
Dan Hawk
Department of Economic & Community Development
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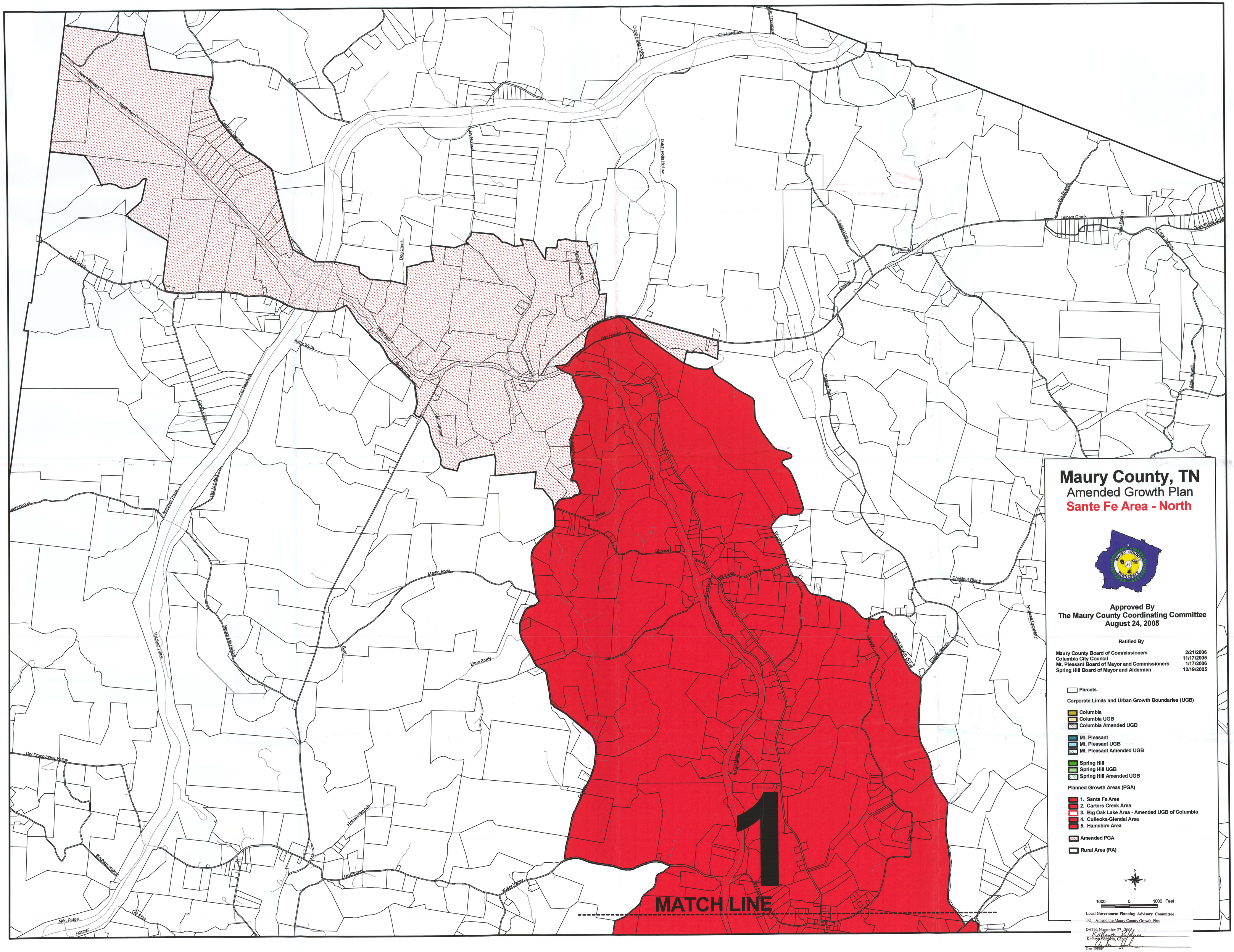

Maury County, TN

Amended Growth Plan

Sante Fe Area - North

Approved By
The Maury County Coordinating Committee
August 24, 2005

Ratified By

Maury County Board of Commissioners	2/21/2006
Columbia City Council	11/17/2005
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Spring Hill Board of Mayor and Aldermen	12/19/2005

Parcels

Corporate Limits and Urban Growth Boundaries (UGB)

- Columbia
- Columbia UGB
- Columbia Amended UGB
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- Mt. Pleasant UGB
- Mt. Pleasant Amended UGB
- Spring Hill
- Spring Hill UGB
- Spring Hill Amended UGB

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5. Hamshire Area

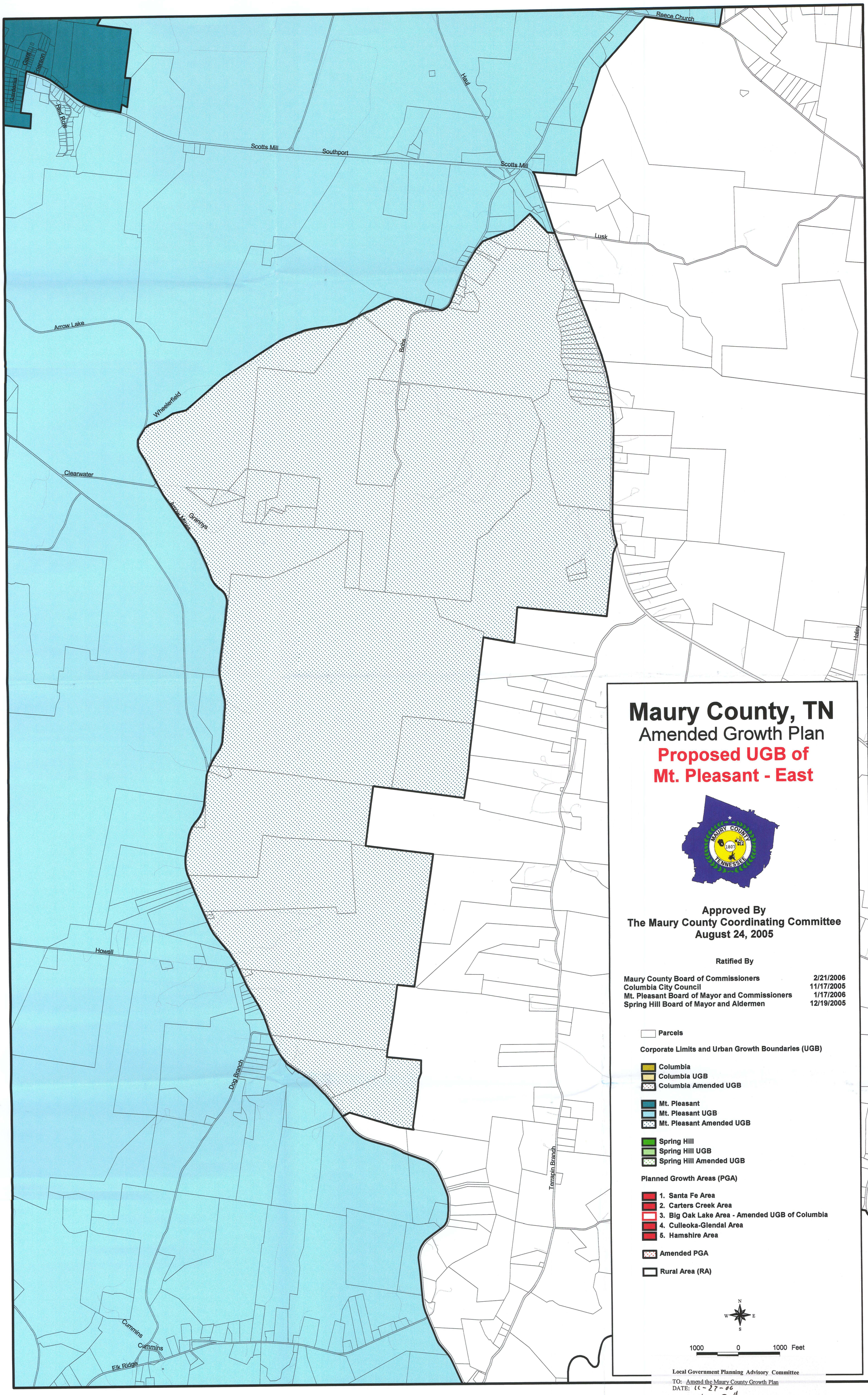
Amended PGA

Rural Area (RA)

N W E S

1000 0 1000 Feet

Local Government Planning Advisory Committee
TO: Amend the Maury County Growth Plan
DATE: November 27, 2006
Kathryn Baldwin, Chair
Dan Heck
Department of Economic & Community Development



Local Government Planning Advisory Committee

TO: Amend the Maury County Growth Plan

DATE: 11-27-06

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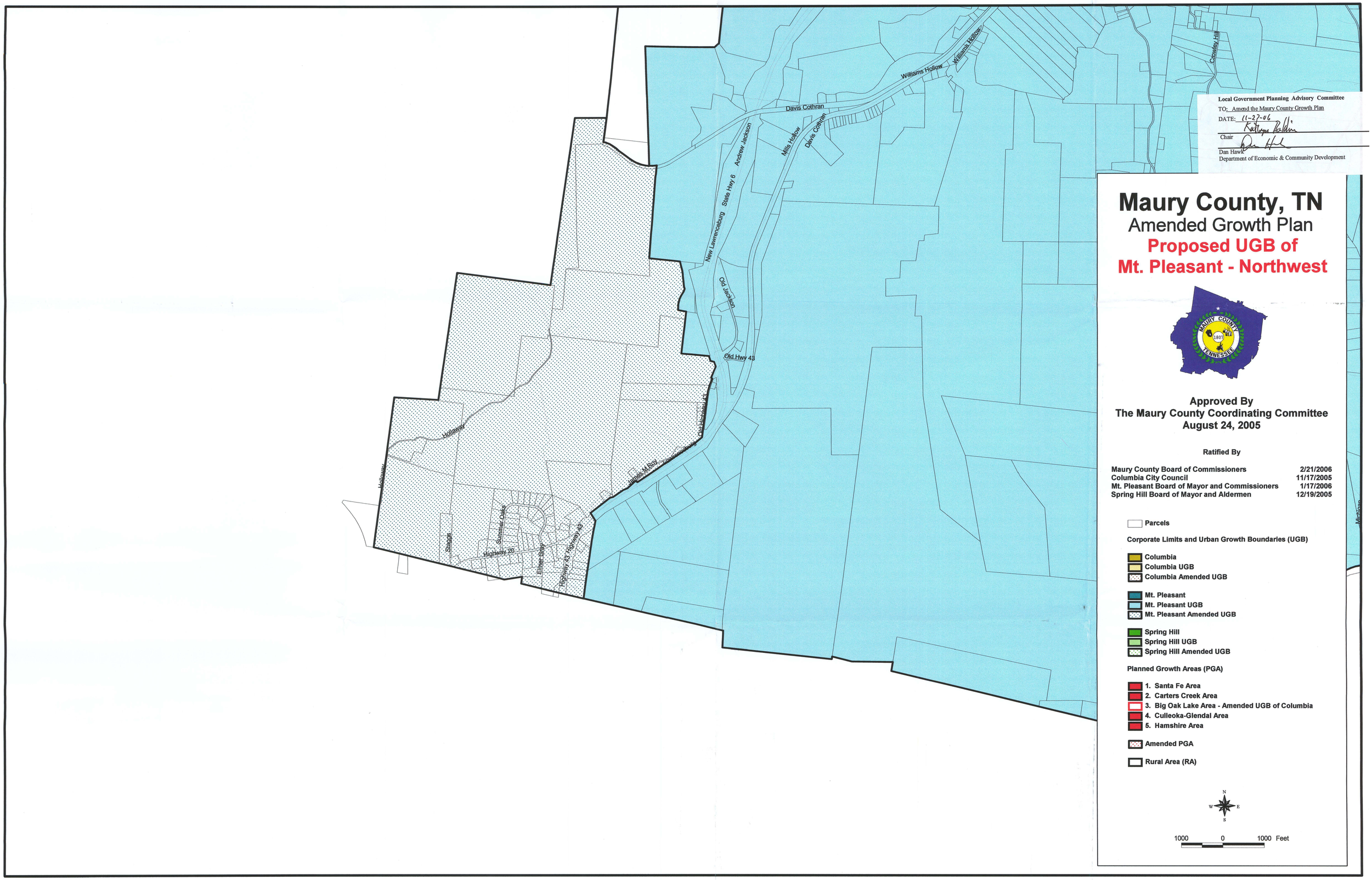
Chair

Dan Hawk
Department of Economic & Community Development


Local Government Planning Advisory Committee
TO: Amend the Maury County Growth Plan
DATE: 11-27-06
Chair
Dan Hawk
Department of Economic & Community Development
Maury County, TN
Amended Growth Plan
Proposed UGB of
Mt. Pleasant - Northwest
Approved By
The Maury County Coordinating Committee
August 24, 2005
Ratified By
Maury County Board of Commissioners 2/21/2006
Columbia City Council 11/17/2005
Mt. Pleasant Board of Mayor and Commissioners 1/17/2006
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Rural Area (RA)
N
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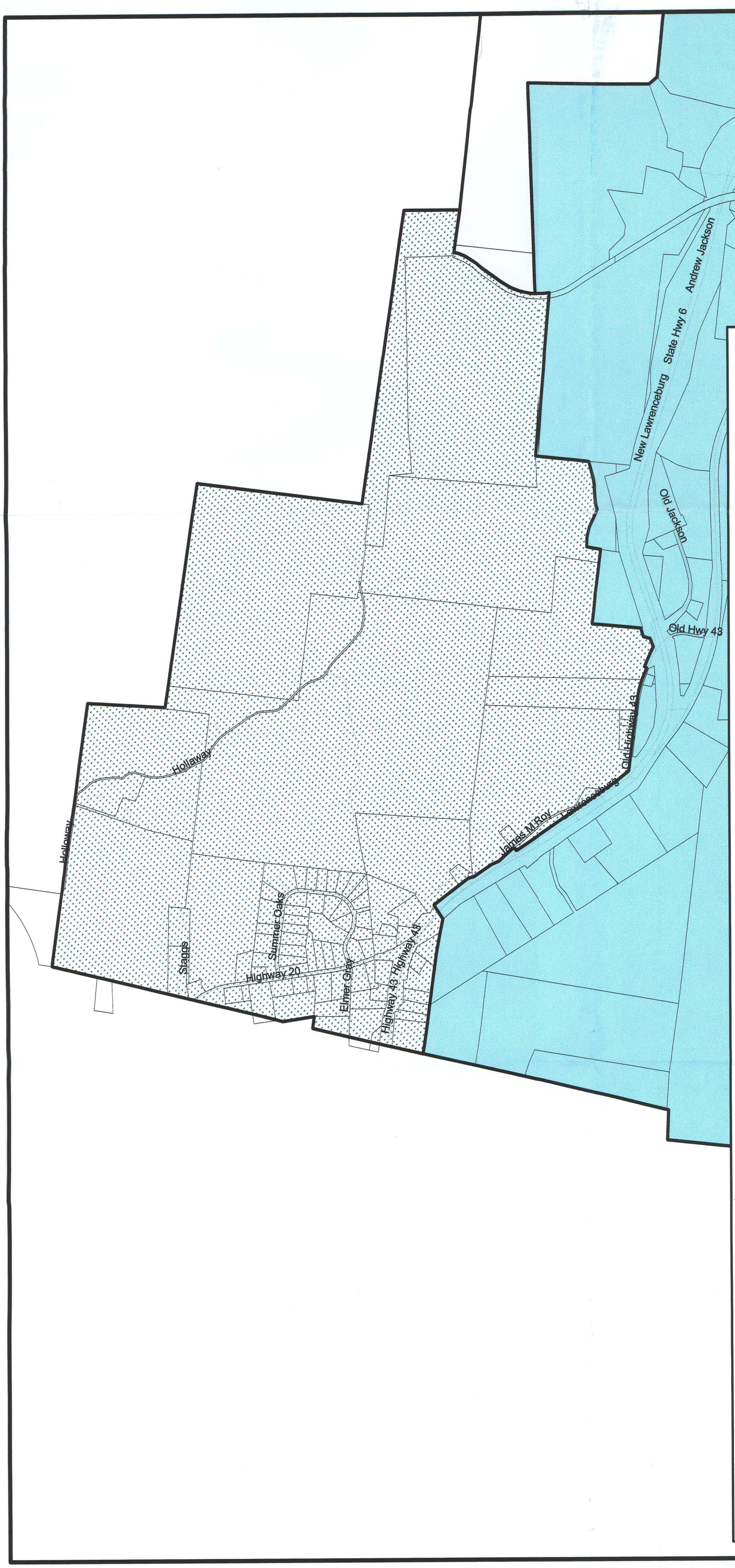
Williams Hollow
Davis Cothran
Andrew Jackson
Mills Hollow
New Lawrenceburg
State Hwy 6
Old Jackson
Old Hwy 43
Crowley Hill
Hollaway
James M Roy
Summer Oaks
Highway 20
Highway 43
Stagg



Local Government Planning Advisory Committee

TO: Amend the Maury County Growth Plan

DATE: 11-27-06

Kathryn Baldin

Chair

Dan Hawk

Dan Hawk
Department of Economic & Community Development

Maury County, TN

Amended Growth Plan

Proposed UGB of Mt. Pleasant - Southwest

Approved By
The Maury County Coordinating Committee
August 24, 2005

Ratified By

Maury County Board of Commissioners	2/21/2006
Columbia City Council	11/17/2005
Mt. Pleasant Board of Mayor and Commissioners	1/17/2006
Spring Hill Board of Mayor and Aldermen	12/19/2005

- Parcels

Corporate Limits and Urban Growth Boundaries (UGB)

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- Mt. Pleasant Amended UGB
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- Spring Hill Amended UGB

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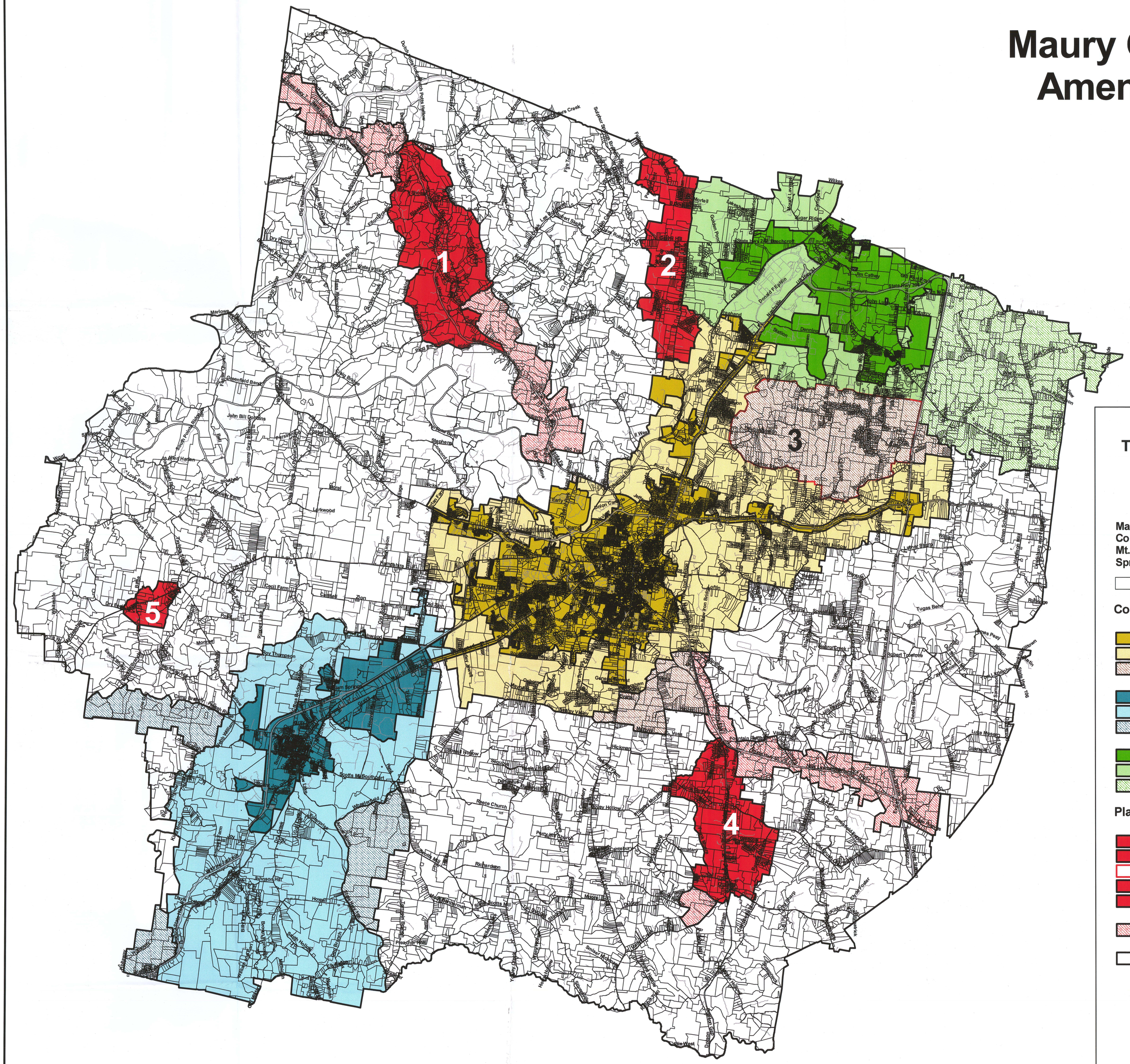
5. Hamshire Area

- Amended PGA
- Rural Area (RA)

N W E S

1000 0 1000 Feet

Maury County, Tennessee
Amended Growth Plan



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Approved By
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Parcels

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Amended PGA

Rural Area (RA)

N W E S

1 0 1 2 Miles