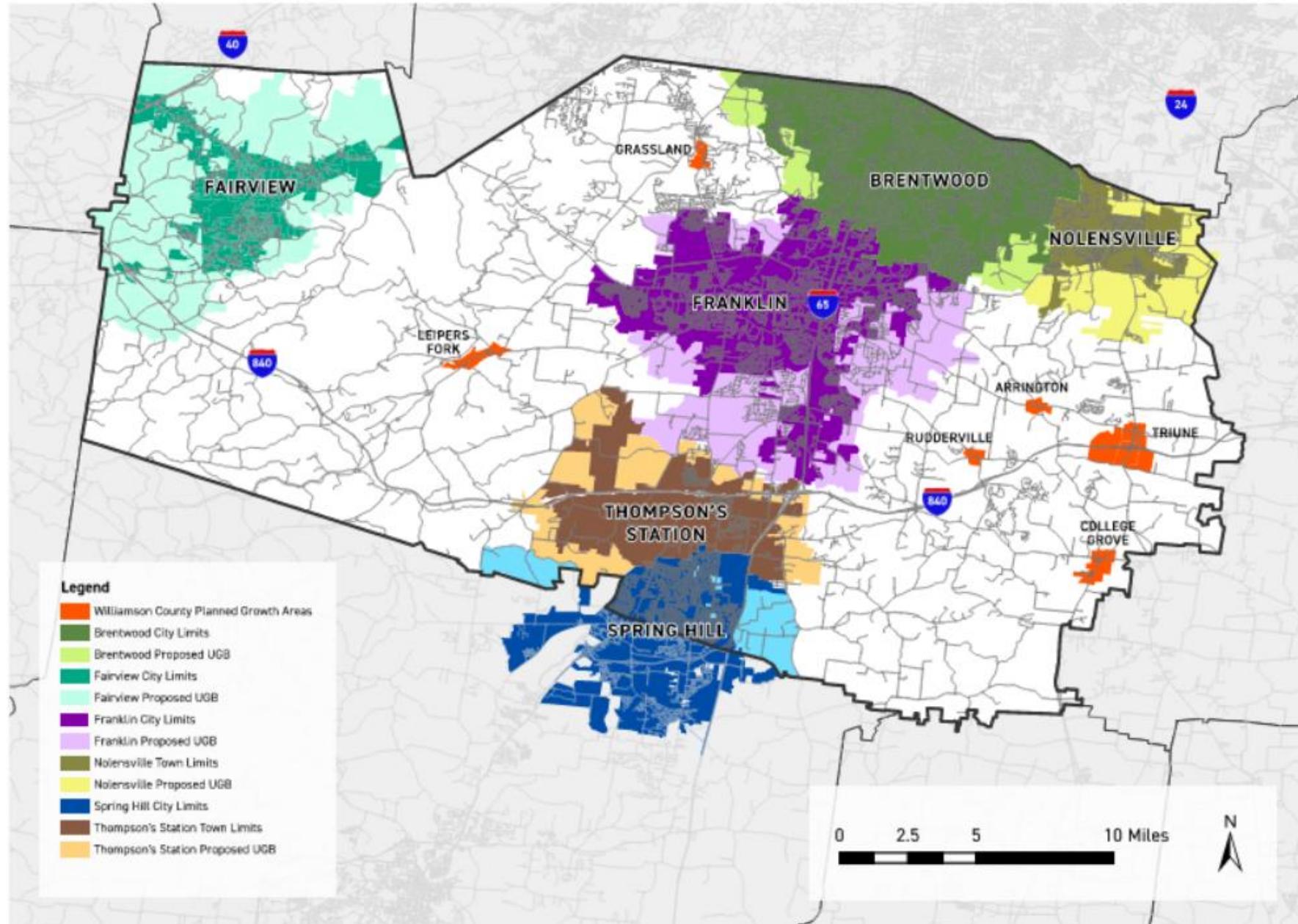




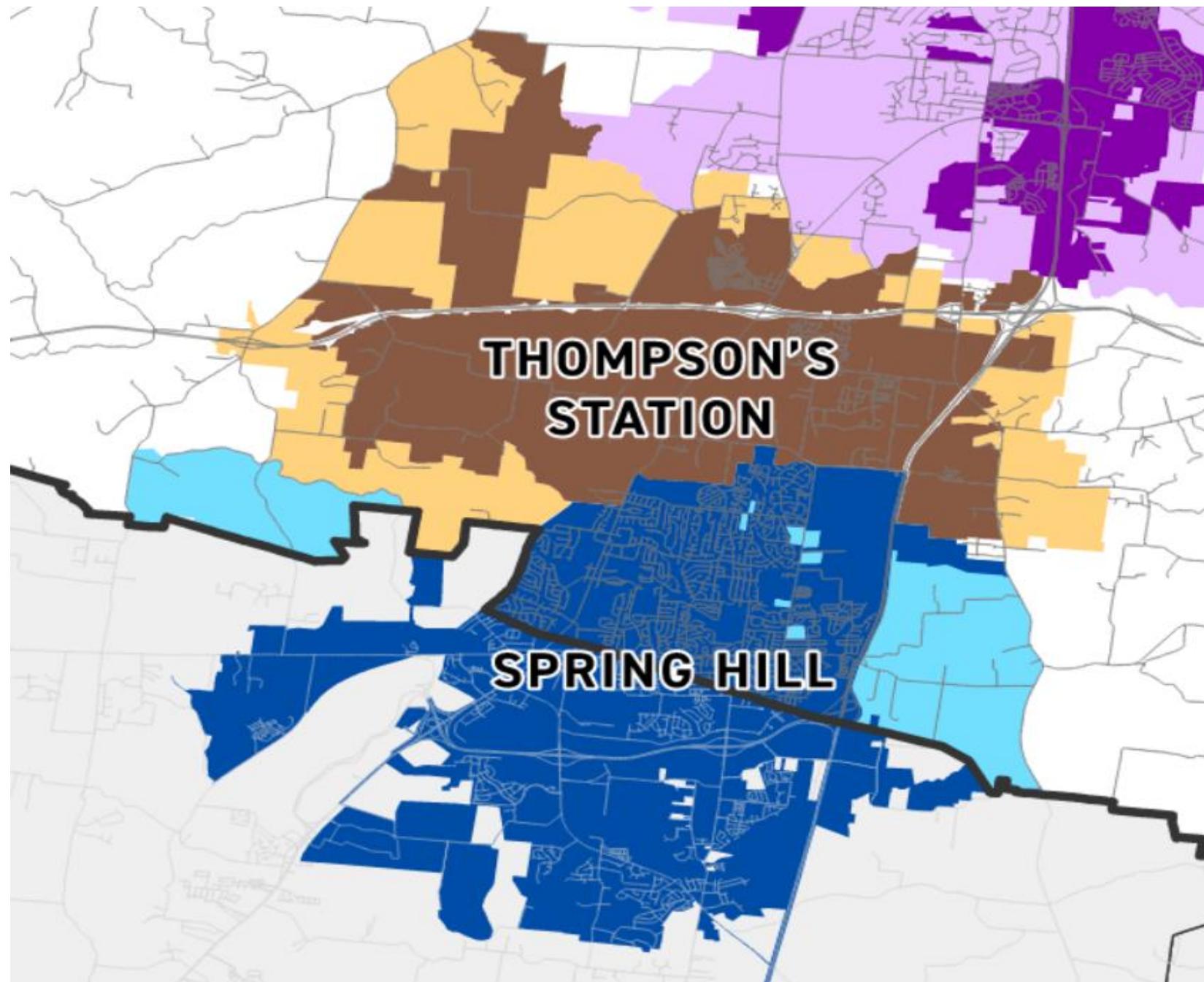
ITEM 1: URBAN GROWTH BOUNDARY PUBLIC HEARING

1. **Urban Growth Boundary:** The city of Spring Hill is seeking a favorable recommendation of expansion of the City of Spring Hill Williamson County urban growth boundary.

Williamson County, TN Proposed Urban Growth Boundaries & Planned Growth Areas



VICINITY MAP



- The City of Spring Hill, along with Williamson County, Brentwood, Fairview, Nolensville, Franklin, and Thompson's Station are all working to update the Williamson County Growth Plan. Spring Hill is currently evaluating its Urban Growth Boundary (UGB), which is a defined area beyond the city limits in which the City of Spring Hill could grow into overtime.
- Williamson County's existing Growth Plan, which was developed pursuant to the requirements of Public Chapter 1101, was adopted in April of 2001.
- The state legislature required all counties in Tennessee not part of a consolidated metropolitan government to complete a growth plan. In addition to the state law requirement, the UGB sets the limits for land use, transportation, and sewer basin planning efforts. Spring Hill Rising 2040, Adoption of the Unified Development Code and policy help manage growth and development throughout the city limits and the UGB.

The City of Spring Hill hosted a series of stakeholder meetings for UGB public input. Two in-person meetings were held at the City of Spring Hill City Hall in October of 2021. The public input resulted in collaborative discussion between the City, city residents, and unincorporated county residents. Following the public engagement meetings, findings of the public engagement were presented to both the City of Spring Hill Planning Commission and BOMA for consideration and further input.

The final version of the City of Spring Hills expanded Williamson County Urban Growth Boundary Map offers the City's intention for responsible and smart growth over the next 5 years. The boundary was defined based on growth projections, the consistency with the existing boundaries of the City of Spring Hill's Maury County UGB, watershed and drainage basins, and a Williamson County Urban Growth Boundary expansion that can accommodate and manage future growth of the City, while ensuring that the proposed Urban Growth Boundary is sufficiently compact as to not contribute to leapfrog and noncontiguous development patterns and to protect rural and agricultural lands.

Table 1.1 shows the city has grown by 64.9% from 2011 to 2020, with an average growth of 7.2% each year.

Table 1.1		
Spring Hill Population Change		
Year	Population	% Change
2011	27,138	N/A
2012	28,764	6.0%
2013	30,148	4.8%
2014	31,467	4.4%
2015	32,831	4.3%
2016	34,364	4.7%
2017	35,995	4.7%
2018	37,830	5.1%
2019	39,711	5.0%
2020	50,005	25.9%
Total % Growth	64.9%	
Average Change	7.2%	
Year/Year		

The ten-year growth projections show a City of 79,194 persons in 2030 at a 3.6% growth rate and 123,620 persons at an 7.2% growth rate. This growth range forms the basis for the City's Growth Plan Report and the proposed expansion of the UGB.

Table 1.2**Spring Hill Population Projection**

Year	Population	% Change	Population	% Change
2021	51,805	3.6	53,612	7.2
2022	53,670	3.6	57,479	7.2
2023	55,602	3.6	61,626	7.2
2024	57,604	3.6	66,071	7.2
2025	59,678	3.6	70,837	7.2
2026	61,826	3.6	75,947	7.2
2027	64,052	3.6	81,425	7.2
2028	66,358	3.6	87,299	7.2
2029	68,747	3.6	93,596	7.2
2030	71,222	3.6	100,347	7.2
2031	73,786	3.6	107,572	7.2
2032	76,442	3.6	115,317	7.2

Spring Hill Planning Commission 7-10-2023

- Planning Commission recommended approval with a vote of 4-1

Spring Hill BOMA 7-17-2023

- BOMA recommended approval with a vote of 5-4