

RESOLUTION 26-162

A RESOLUTION OF THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF SPRING HILL, TENNESSEE, EVALUATING A REQUEST FOR ADDITIONAL SEWER CAPACITY ALLOCATION FOR DOSBROS AND MOCHINUT LOCATED WITHIN SPRING HILL TOWNE CROSSING

WHEREAS, the City of Spring Hill owns and operates a municipal wastewater system regulated by the Tennessee Department of Environment and Conservation (“TDEC”) and is currently operating under TDEC Consent Order WPC2025-0093; and

WHEREAS, the Board of Mayor and Aldermen (“BOMA”) adopted Ordinance 25-29 on January 5, 2026, establishing a comprehensive sewer capacity allocation framework and prohibiting issuance of new sewer capacity commitments except as expressly authorized therein; and

WHEREAS, Ordinance 25-29 established Group 1 allocations for developments with enforceable development agreements, including Spring Hill Towne Crossing, which received a total sewer allocation of 10,808 gallons per day (“GPD”);

WHEREAS, Catalyst Design Group submitted a request dated February 25, 2026, identifying proposed tenant flows within Spring Hill Towne Crossing, including Club Pilates at an estimated 40 GPD, DosBros at 1,330 GPD, and Mochinut at 630 GPD;

WHEREAS, the original sewer allocation request for the Publix Spring Hill Towne Crossing development included estimated flows for retail and shop space totaling approximately 15,738 GPD, including allocations associated with Shops A and Shops B tenant areas;

WHEREAS, BOMA finds that Spring Hill Towne Crossing is a Group 1 development under Ordinance 25-29 and has already received its sewer allocation under the adopted sewer capacity allocation framework; and

WHEREAS, Ordinance 25-29 does not authorize additional discretionary sewer allocations for developments included within the Group 1 allocation framework; and

WHEREAS, Section 2(F) of Ordinance 25-29 authorizes consideration of discretionary sewer reserve allocations only for nonresidential tenant improvements on properties excluded from Group 1 and Group 2 allocations; and

WHEREAS, Spring Hill Towne Crossing is expressly included within the Group 1 allocation framework and therefore does not qualify for consideration under Section 2(F) of Ordinance 25-29; and

WHEREAS, staff finds that approval of an additional sewer allocation for Club Pilates within Spring Hill Towne Crossing would require amendment of Ordinance 25-29 to create a specific exception or otherwise modify the adopted sewer allocation framework.

NOW, THEREFORE, BE IT RESOLVED by the Board of Mayor and Aldermen of the City of Spring Hill, Tennessee, as follows:

SECTION 1. The request for additional sewer allocation associated with DosBros and Mochinut within Spring Hill Towne Crossing is hereby denied because the project is part of a Group 1 development that has already received a sewer allocation pursuant to Ordinance 25-29.

SECTION 2. BOMA finds that approval of any additional sewer allocation for these tenants within Spring Hill Towne Crossing would require amendment of Ordinance 25-29.

SECTION 3. This Resolution shall take effect immediately upon its adoption, the public welfare requiring it.

Passed and adopted by the Board of Mayor and Aldermen of the City of Spring Hill, Tennessee on the 1st day of June, 2026.

Matt Fitterer, Mayor

ATTEST:

April Goad, City Recorder

LEGAL FORM APPROVED:

Patrick Carter, City Attorney