SPRING HILL
TENNESSEE

STAFF MEMORANDUM

TO: Board of Mayor and Aldermen

FROM: Vernon Gerth | Interim Development Services Director
Gilles Morin | Senior Planner
J. Carter Napier | City Administrator

DATE: 11/2/2026

SUBJECT: Resolution regarding alternative wastewater treatment system for 3521 Cleburne Road (SHIP West)

STAFF RECOMMENDATION:
That BOMA authorize staff to prepare resolution supporting an alternative wastewater treatment system so the applicant can move forward with a more detailed design.

BACKGROUND:
Staff received a request from the applicant to move forward with an alternative wastewater system for two tracts of property located on west side of Cleburne Road, known as 3521 Cleburne Road. The property is zoned (I-1) Light Industrial District and is approximately 38.86 acres. The property is designated Industrial Area and Natural Area by the comprehensive plan. The proposed project is approximately 488,232 sf warehouse building with parking, truck docks, and stormwater facilities. If the request for an on-site system can proceed, a site plan modification would be required after the MOU.

FINANCIAL IMPACT:
There is no immediate or short-term municipal cost because the expense of designing, permitting, installing, and maintaining the system is borne entirely by the developer, unless it is agreed that the system and the associated land will be provided to the city.

SUPPORTING DOCUMENTS:
Supporting documents are attached.