

# **HARTSVILLE/TROUSDALE COUNTY PLANNING COMMISSION**

*John Kerr – Chair  
David Nollner – Vice Chair  
Mary Ann Baker – Sec*

*Rhonda Keisling  
Carol Pruitt  
Sarah Murray*

*David Thomas  
Mark Swaffer  
Thomas Harper*

## **AGENDA**

**The Hartsville/Trousdale County Planning Commission will meet in regular session on September 13, 2021 at 7:00 pm, in the Hartsville/Trousdale County Courthouse.**

The Agenda is as the following:

### **CALL TO ORDER**

### **ROLL CALL**

### **APPROVAL OF MINUTES**

Regular August 9, 2021 Planning Commission Meeting

### **CHANGES TO THE AGENDA**

### **PUBLIC HEARING**

### **OLD BUSINESS**

### **NEW BUSINESS**

- Rolling Meadows Final Platt approval. Located on McMurry Blvd W  
Map 19 Parcel 5.04
- Rezone Request by owner from R-1 to C-2 on McMurry Blvd E  
Map 019M Parcel 17.00, 17.24, 17.25  
Request is to take the lots back to commercial for Development potential and to match the Normal zoning use of McMurry Blvd

### **DISCUSSION TOPICS**

Mayor Chambers would like to discuss the Multimodal Access Grant project from Depot Street north to the Broadway/McMurry Blvd. intersection

### **REPORT FROM CHAIRMAN**

### **REPORT FROM BUILDING INSPECTOR**

- Water department new building is in the site prep stage.
- Harper Avenue Cottages developer has been in contact with me and is preparing to break ground and get the subdivision started.
- Sulphur College Estates has been sold to a contractor and I would imagine will start in the next few months.
- Crestview is still working on their TDOT approvals and engineering and hopefully will be coming forward for a final approval next month.

### **CLOSING REMARKS FROM THE CHAIR AND COMMISSION**

### **ADJOURN**

# Hartsville/Trousdale Planning Commission

## Meeting Minutes

**August 9, 2021 – 7:00 P.M. – Trousdale County Courthouse – 2<sup>nd</sup> Floor**

**Present:** John Kerr, Mary Ann Baker, Sarah Murray, David Nollner, Thomas Harper, Rhonda Keisling, Carol Pruitt, Sam Edwards, Mary Turner (GNRC) and Mayor Stephen Chambers.

**Absent:** David Thomas

Chairman Kerr called the meeting to order at 7:00 P.M. and Secretary Baker conducted a roll call.

### Approval of Minutes

Thomas Harper made a motion to approve the minutes of the July 12, 2021 meeting. Seconded by David Nollner.

MOTION CARRIED

### Changes to the Agenda

None

### Public Hearing

None

### Old Business

None

### New Business

None

### Discussion Topics

GNRC Training – “An Overview of the Long-Range Planning Process”

Mary Turner conducted a PowerPoint presentation covering but not limited to planning, comprehensive planning, elements of comprehensive planning, land use and transportation plan, comprehensive planning process, factors to look at in planning and examples, adoption & amendment.

Members discussed Trousdale County’s last growth plan. It was done about 20 years ago and the need for a new one including the steps involved in creating it. Mayor Chambers expressed how GNRC has been contacted to do a strategic plan for the county and possibly a comprehensive plan as well and how important he felt this plan was to pursue with all the growth Trousdale County has experienced within the last few years and continues to have.

### Report from Chairman

Chairman Kerr expressed appreciation to Mrs. Turner for her program and how this body would need input from County Commission, Department Heads and Citizens moving forward to develop a new plan.

**Report From Building Inspector**

Construction projects have slowed a bit due to lack of materials but several projects still going and the subdivision behind the administrative building should be starting sight prep soon and he is pursuing complaints as he receives them.

**Adjourn**

Mark Swaffer made a motion to adjourn, seconded by David Nollner and the meeting was adjourned.

*Minutes Submitted by  
Committee Secretary  
Mary Ann Baker  
08-11-2021*

## STAFF REPORT

### HARTSVILLE/TROUSDALE CO. PLANNING COMMISSION

SEPTEMBER 13, 2021

MARY TURNER, GNRC

#### NEW BUSINESS

- 1) Request by Hartsville Cabinet for rezoning approval for around 4.23 acres on McMurry Boulevard (Tax Map 27D Group C Parcel 17 and Tax Map 19M Group C Parcels 17.24 & 17.25) from R-1 to C-2 to develop.

The applicant requests rezoning from R-1, Low Density Residential District to C-2, Highway Commercial District for three properties, unaddressed Hickory Ridge Lane, unaddressed Hickory Ridge Lane, and 621 McMurry Boulevard East, identified as Tax Map 27D Group C Parcel 17 and Tax Map 19M Group C Parcels 17.24 and 17.25. The three properties consist of about 4.23 acres total.

#### Planning Issues

The properties are on the North side of McMurry Boulevard East, on either side of the intersection with Hickory Ridge Lane. The surrounding properties to the North and East are zoned R-1. The property to the West is zoned R-3. The properties to the south, on the other side of McMurry Boulevard, are zoned C-2.

These properties are in the Hartsville/Trousdale Water and Sewer Utility District. There is a 6-inch line on Hickory Ridge Lane in this area and 8-inch and 12-inch lines on McMurry Boulevard. There is an 8-inch sewer line that crosses McMurry Boulevard East in this area. The property is not in a Special Flood Hazard Area and is not identified as having significant steep slopes (greater than 15-20%).

The 2000 Trousdale County Growth Plan identifies the subject property as within the Hartsville Urban Services District and a planned growth area. McMurry Boulevard is identified as an Arterial in the Major Thoroughfare Plan. Hickory Ridge Lane is not identified as an arterial or collector in the Major Thoroughfare Plan.

#### Zoning Issues

##### a. **Zoning District Standards**

- a. (Hartsville Zoning Ordinance, 5.041, **R-1, Low Density Residential District**)- This district is designed to provide suitable areas for low density residential development characterized by an open appearance. Most generally, this district will consist of single family, detached dwellings and such other structures as are accessory thereto. This district also includes community facilities, public utilities and open uses which serve specifically the residents of this district, or which are benefited by and compatible with a residential environment. Further, it is the intent of this ordinance that this district be located so that the provision of appropriate urban services and facilities are physically and economically facilitated. It is the express purpose of this ordinance to exclude from this district all buildings or other structures

and uses having commercial characteristics whether operated for profit or otherwise, except that special exception uses, and home occupations specifically provided for in these regulations for this district shall be considered as not having such characteristics if they, otherwise conform to the provisions of this ordinance

- b. (5.052 C-2, **Highway Commercial District**) This district is established to provide areas in which the principal uses of land are devoted to general and highway commercial activities along the principal thoroughfares in Hartsville. Regulations are designed to preserve the traffic carrying capacity of the streets and roads in Hartsville, and to provide for necessary off-street parking and loading. All lots shall be considered fronting on either arterial or collector roads as indicated on the latest official major thoroughfare plan.
  - i) **Uses Permitted** (5.052 B)- Uses permitted by right in the C-2 zoning district are included on the next page for reference.
  - ii) **Uses Permitted by Special Exception** (5.052 D)- Telecommunications facilities are permitted by special exception.
  - iii) **Bulk Standards** (5.042 F)- The minimum required lot size and setbacks are as follows-

1.	<b><u>Minimum Lot Size</u></b>	<b>10,000 sq. ft.</b>
	<b>Lot Width at Building Setback</b>	<b>100 ft.</b>
2.	<b><u>Minimum Yard Requirements</u></b>	
	<b>Front Yard Setback</b>	<b>30 ft.</b>
	<b>Side</b>	<b>20 ft.</b>
	<b>except where the side yard abuts or is adjacent to a residential district in which case the minimum setback for that yard shall be forty (40) feet.</b>	
	<b>Rear</b>	<b>20 ft.</b>
	<b>except where the rear yard abuts or is adjacent to a residential district in which case the minimum setback for that yard shall be forty (40) feet.</b>	

- (1) Each of the three lots exceed 10,000 SF in size. The total area of the three lots is around 4.23 acres, so the maximum density permitted per the C-2 zoning district would be around 18 commercial lots.

In Staff’s rendering of this rezoning request, the properties are not constrained by floodplain or steep slopes and the appear to be served by utilities or are near enough that utilities could be feasibly extended. The C-2, Highway Commercial zoning district is noted as being suited for principal arterials through Hartsville and on routes indicated as arterials or collectors in the Major Thoroughfare Plan. McMurry Boulevard is noted as an arterial in the Major Thoroughfare Plan. There are adjacent properties on the South side of McMurry Boulevard that are zoned C-2, Highway Commercial.

Staff would have some concern about the need for additional access points to McMurry Boulevard if these properties were to develop as commercial uses, however, points of access and potential cross-access could be discussed at the platting and site planning phases.

The uses permitted in the C-2 zoning district are included below for reference.

**B. Uses Permitted**

In the C-2, Highway Commercial District, the following uses are permitted:

1. Essential services for utility substations, distribution and collection lines, pumping facilities, and public rights-of-way.
2. Automotive services and repairs, including the sale of gas, oil, tires and other goods and services required in the operation of automobiles.
3. Convenience commercial, including barber and beauty shops, drug and grocery stores, hardware stores, liquor stores and other similar uses.
4. Administrative services, including City, County, State and Federal offices, fire and police departments, court buildings and post offices.
5. Community assembly, including civic, social, fraternal and philanthropic institutions, private clubs and lodges and temporary nonprofit festivals.
6. Cultural and recreational services, including libraries, museums, parks and playgrounds, gymnasiums, race tracks, swimming pools and theaters.
7. Health care facilities, including rehabilitation center, convalescent homes, hospitals and medical clinics.
8. Boarding and rooming homes.
9. Animal care and veterinarian clinics.
10. Automotive parking lots and garages.
11. Sale of building materials and supplies, farm equipment and supplies and lawn and garden supplies.
12. Consumer repair services, including appliances, furniture and other types of personal equipment.
13. Entertainment and amusement centers, including auditoriums, theaters, bowling alleys, miniature golf, batting ranges and billiard parlors.
14. Financial, consulting and administrative services.
15. Restaurants and taverns.
16. Drive-in restaurants and fast food restaurants.
17. General business and communication services.

18. Retail sale of general merchandise items.
19. Medical and professional offices.
20. Hotels and motels.
21. Sale or rental of automobiles, boats, motorcycles and of motorized vehicles.
22. Wholesale sales of consumer goods.
23. Funeral home.
24. Religious facilities, including chapels, churches, convents, monasteries, sanctuaries, synagogues and temples.
25. Mini-warehousing.
26. Day care centers.
27. Group home for physically or mentally handicapped persons (major).
28. Laundromats and dry cleaners.
29. Office supply and sporting goods stores.
30. Broadcasting and receiving station.

HARTSVILLE/TROUSDALE COUNTY  
Sam Edwards | Zoning & Building Inspector  
328 Broadway, Room 1 | Hartsville, TN 37074  
office (615) 374-1125 | fax (615) 374-0558

8/13/21  
MR# 405

**ZONING CHANGE**

**PARCEL INFORMATION**

Current Zoning R-1 Requested Zoning C-1 Reason development  
Property Owner Hartsville Cabinet Phone (615) 374-2203  
Property Address McMurry Blvd Hartsville TN 37074  
Lot Size \_\_\_\_\_ Road Frontage \_\_\_\_\_ ft. Easements \_\_\_\_\_ ft  
Tax Map Number 027D Group C 17.00 Parcel \_\_\_\_\_ Record/Deed Book \_\_\_\_\_  
Subdivision Name 019M C 17.24 + 17.25 Phase \_\_\_\_\_ Lot # \_\_\_\_\_  
Water Source city Sewer or Septic sewer

**APPLICANT INFORMATION**

Applicant Name Hartsville Cabinet Phone (615) 374-2203  
Mailing Address P.O. Box 237 Hartsville TN 37074  
Email: jasonford1973@gmail.com

**IMPACT INFORMATION**

Zoning of Surrounding Properties C-1, R-3, R-1  
Names of Surrounding Property Owners MATTHEW & BETSY CARMAN, JENNIFER MELTON, DAVID GREGORY, THE HOME MISSIONERS OF AMERICA CORPORATION, BEECH HILL BAPTIST CHURCH  
Affected Roads McMURRY BLVD E, HICKORY RIDGE LN  
Schools Affected \_\_\_\_\_  
Public Utilities HARTSVILLE WATER, TRI COUNTY ELECTRIC

**ACTION TAKEN**

Reviewed by Planning Commission \_\_\_\_\_ Action \_\_\_\_\_  
Reviewed by BZA \_\_\_\_\_ Action \_\_\_\_\_  
Zoning Ordinance at County Commission  
1<sup>st</sup> Reading \_\_\_\_\_ Action \_\_\_\_\_  
Public Hearing \_\_\_\_\_ Action \_\_\_\_\_  
2<sup>nd</sup> Reading \_\_\_\_\_ Action \_\_\_\_\_  
Passed \_\_\_\_\_ Failed, state reason \_\_\_\_\_



Applicant Signature

8-12-21

Date Submitted

**\$100 Application fee**

# Trousdale County - Parcel: 019M C 017.24



Date: August 18, 2021  
County: Trousdale  
Owner: HARTSVILL CABINET & MILLW  
Address: HICKORY RIDGE LN  
Parcel Number: 019M C 017.24  
Deeded Acreage: 0.73  
Calculated Acreage: 0  
Date of Imagery: 2017

Esri, HERE, Garmin, (c) OpenStreetMap contributors  
TN Comptroller - OLG  
TDOT  
State of Tennessee, Comptroller of the Treasury, Office of Local Government  
(OLG)

The property lines are compiled from information maintained by your local county Assessor's office but are not conclusive evidence of property ownership in any court of law.



Aerial Photography

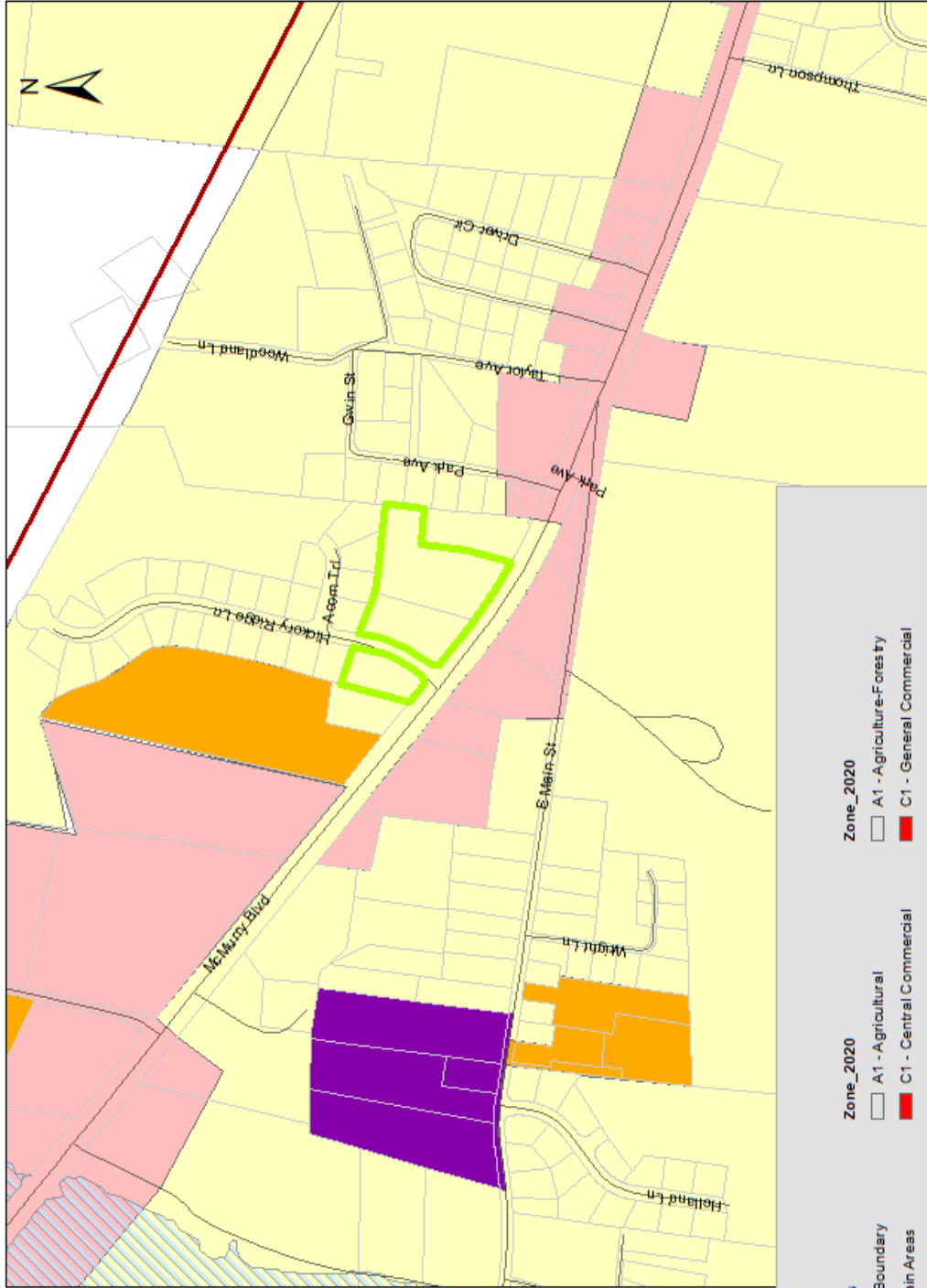
Street Map

Show FEMA DFIRM Flood Map

Hide Property Lines



# Hartsville/Trousdale Zoning



**Legend**

— Roads	Zone_2020	Zone_2020
▭ County Boundary	▭ A1 - Agricultural	▭ A1 - Agriculture-Forestry
▨ Floodplain Areas	▭ C1 - Central Commercial	▭ C1 - General Commercial
▭ Hartsville Urban Services Dist.	▭ C2 - Highway Commercial	▭ C2 - Highway Commercial
▭ Trousdale County Parcels	▭ I1 - General Industrial	▭ M1 - General Industrial District
▭ Hartsville	▭ R1 - Low Density Residential	▭ M2 - Intermediate Impact Industrial District
	▭ R2 - Medium Density Residential	▭ R1 - Residential
	▭ R3 - High Density Residential	▭ R2 - Residential
	Trousdale	

**ZONING**  
 Hartsville Cabinet  
 Rezoning R1 to C2  
 unaddressed Hickory Ridge Ln and 621 McMurry Blvd E

0 0.0375 0.075 0.15 0.225 0.3 Miles

2. Request by Carman Surveying for final plat approval for Rolling Meadows, a 48-lot subdivision on about 14.4 acres at unaddressed Highway 25 (Tax Map 19 Parcel 5.04) zoned R-2.

Planning Issues

The surrounding properties are zoned for commercial and agricultural uses.

Zoning Issues

a. **Zoning District Standards** (Hartsville Zoning Ordinance, Article V Section 5.041)

a. This district is designed to provide suitable areas for low to medium density residential development where appropriate urban services and facilities are provided or where the extension of such services and facilities will be physically and economically facilitated. Generally, these districts are characterized by single- and two-family (duplex) detached structures and such other structures as are accessory thereto. This district also includes community facilities, public utilities and open uses which serve specifically the residents of those districts, or which are benefited by and compatible with a residential environment.

b. **Bulk Standards** (5.042 F)

F. Dimensional Requirements

All uses permitted in the R-2, Medium Density Residential District, shall comply with the following requirements.

1.	<b>Minimum Lot Size</b>	<b>7,500 sq. ft.</b>
	<b>Minimum Lot Size per Duplex Family</b>	<b>9,000 sq. ft.</b>
	<b>Lot Width at Building Setback</b>	<b>75 ft.</b>
2.	<u>Minimum Yard Requirements</u>	
	<b>Front Yard Setback</b>	<b>30 ft.</b>
	<b>Side</b>	<b>15 ft.</b>
	<b>Rear</b>	<b>20 ft.</b>

i) All proposed lots exceed 7,500 SF.

Subdivision Regulation Issues

Staff identifies the following items to be reviewed or considered a variance from the Subdivision Regulations:

a. **Hartsville/Trousdale Subdivision Regulations**

a. Article IV Section 103, **Public Ways**

i) **Blocks** (4-103.106 Blocks)

(1) **Block length-** Block lengths in residential areas shall not exceed sixteen hundred (1,600) feet nor be less than two hundred (200) feet, except as the planning commission deems necessary to secure efficient use of land or desired features of the public way pattern. Wherever practicable, blocks along arterial or collector routes shall not be less than one thousand (1,000) feet in length.

(a) The block length along Highway 25 in this area exceeds 1,600 ft.

(b) To facilitate a future block connection, the Commission might consider requesting that Rolling Meadows Avenue be continued to the south property line for a future connection to the adjoining property in that event that it develops.

(2) **Pedestrian Ways-** In any long block, the planning commission may require the reservation of an easement through the block to accommodate utilities, drainage, facilities, and/or pedestrian traffic. A pedestrian walkway, not less than ten (10) feet

wide, may be required by the planning commission through the approximate center of any block more than eight hundred (800) feet long in said easement (Added by Resolution, March 2021), where deemed essential to provide circulation or access to a school, playground, shopping center, transportation facility, or other community facility.

- (a) Yellow Jacket Way is 1,419 ft. in length and it's 840 ft from Rolling Meadows Avenue to the end of the cul-de-sac on the East end.
- (b) The Planning Commission might consider requesting a pedestrian easement to have a walkway to provide a connection for the eastern lots to the commercial parcel along Highway 25.

ii) **Access to Arterials and Collectors (4-103.107)**

(1) **Limiting access to arterials-** Where a subdivision borders on or contains an existing or proposed arterial or collector route, the planning commission may require that access to such public way be limited by:...

(3) a marginal access or service public way, separated from the arterial or collector route by a planting or grass strip and having access thereto at suitable points.

The number of residential or local public ways entering on arterial or collector routes shall be kept to a minimum.

- (a) Highway 25 is an arterial route in the Major Thoroughfare Plan.
- (b) To limit access points to Highway 25, staff would suggest requesting a cross-access easement for the two commercially zoned parcels on either side of Rolling Meadows Avenue.
- (c) This would provide the opportunity to create a service public way separated from the arterial if the commercially zoned properties develop in the future.

b. Article IV Section 4-113, **Cluster Box Units**

i) **Cluster Box Unit Regulations (4-113.1)**

(1) **Improvements prohibited in easement-** CBU related improvements shall be prohibited within the public right-of-way or in any utility easement unless written permission is granted by the easement holder.

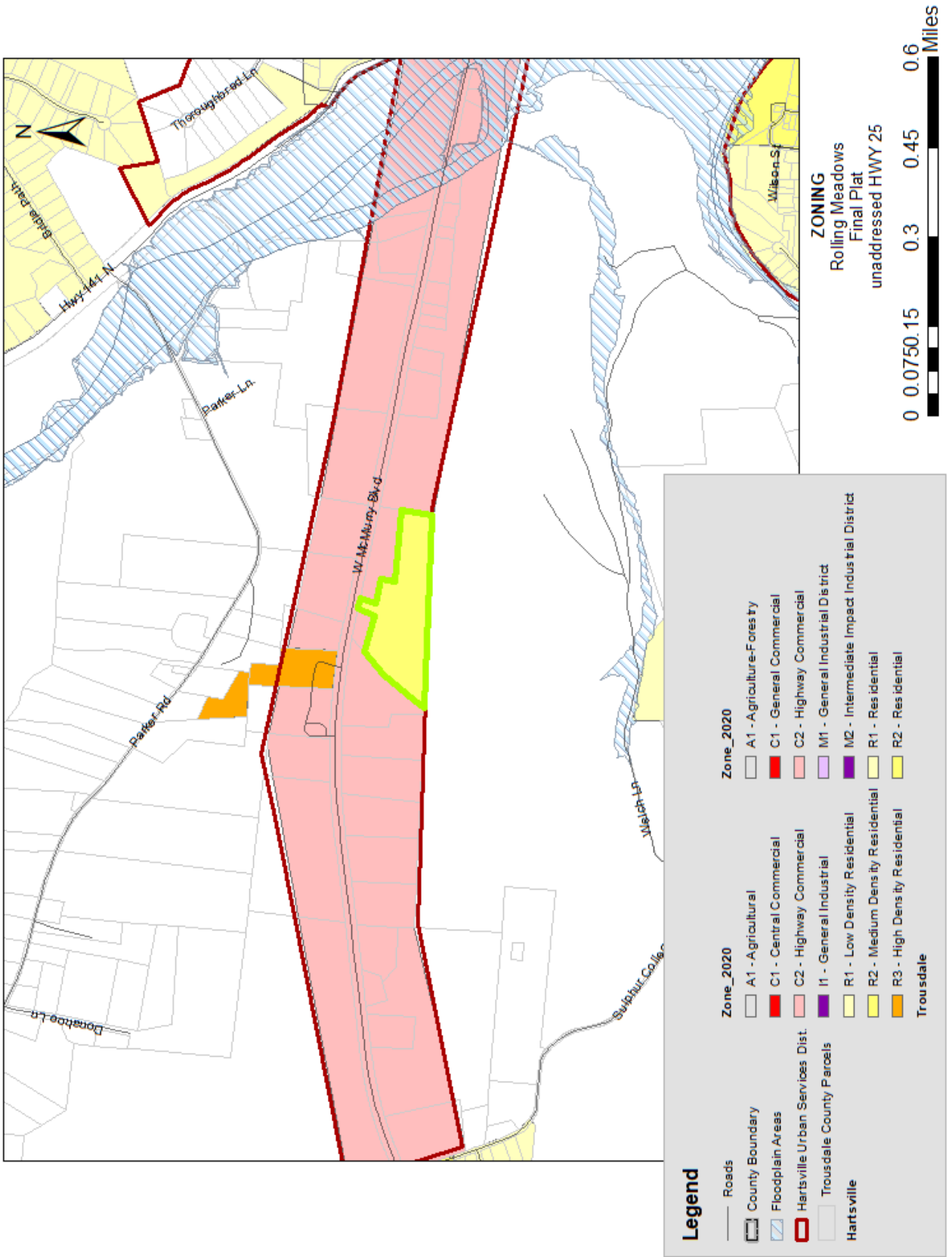
- (a) The site plan for the mailbox lot should be provided and reviewed for assurance that the mailbox related improvements will be outside of the power transmission easement.

(2) **Site Plan Required-** A site plan for the CBUs shall be submitted simultaneous with preliminary plat submittal for review and approval. It should include the details listed in the Subdivision Regulations, including details on sidewalks, landscaping, lighting, and parking to ensure requirements are met.

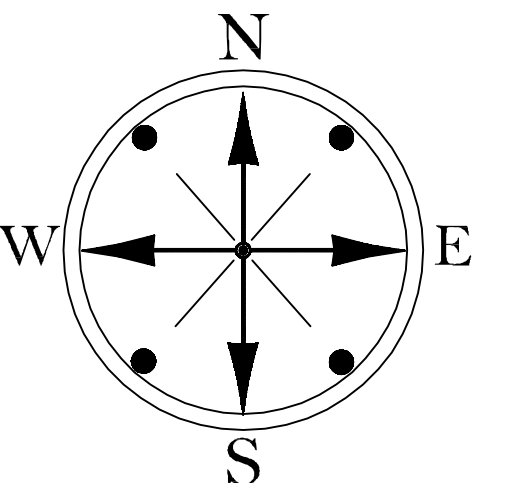
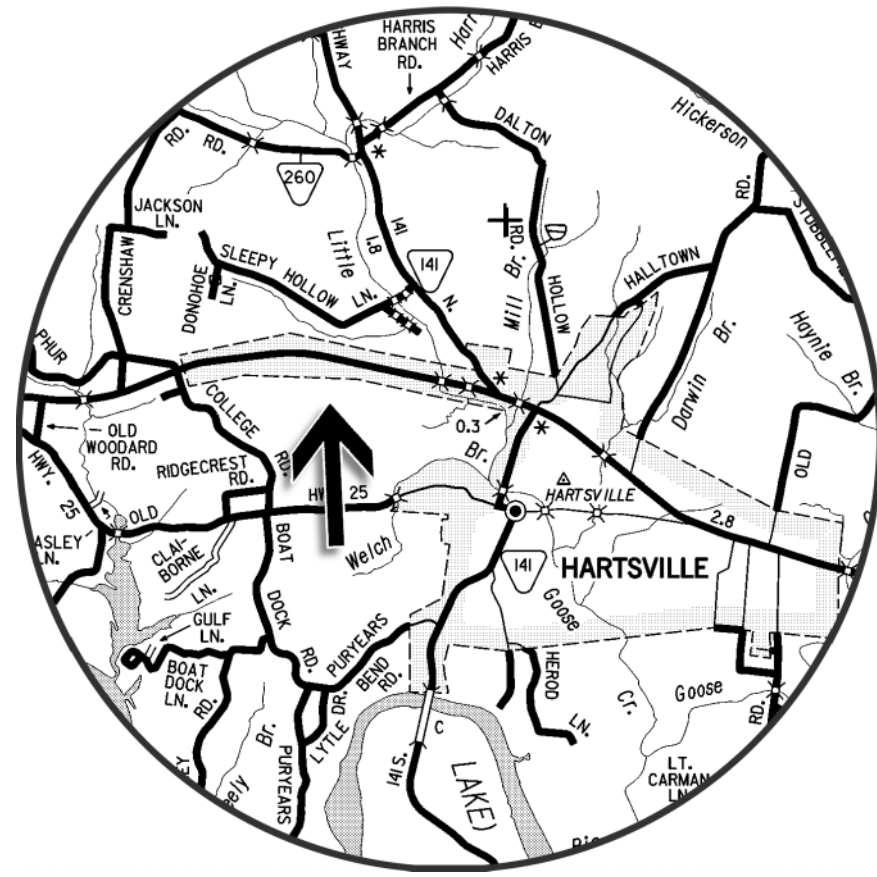
- (a) A site plan for the mailbox lot needs to be submitted for review.

Staff will provide a recommendation at the meeting.

# Hartsville/Trousdale Zoning



LOCATION SKETCH n.t.s.



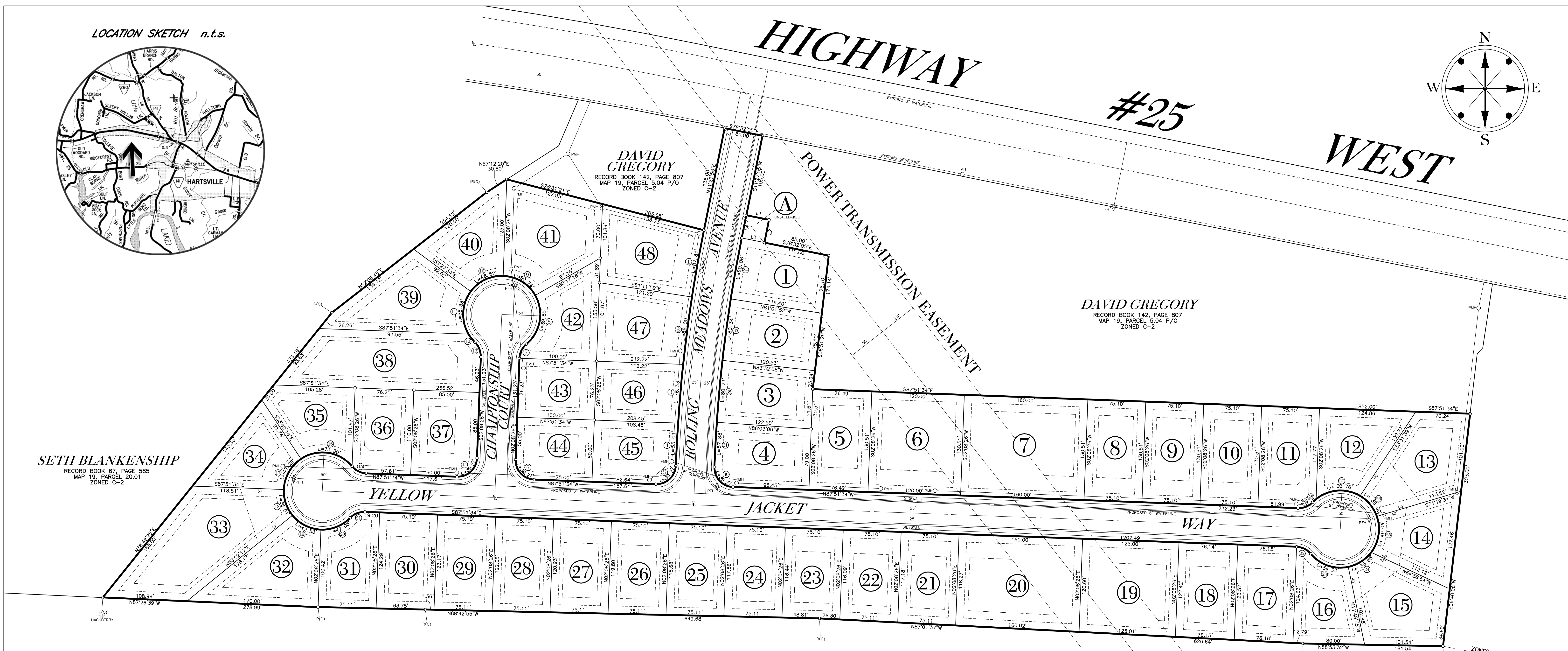
HIGHWAY #25

WEST

DAVID GREGORY  
RECORD BOOK 142, PAGE 807  
MAP 19, PARCEL 5.04 P/O  
ZONED C-2

DAVID GREGORY  
RECORD BOOK 142, PAGE 807  
MAP 19, PARCEL 5.04 P/O  
ZONED C-2

SETH BLANKENSHIP  
RECORD BOOK 67, PAGE 585  
MAP 19, PARCEL 20.01  
ZONED C-2



FINAL SUBDIVISION OF  
**ROLLING MEADOWS**

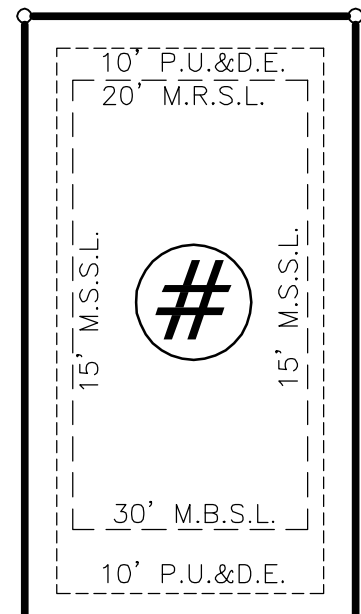
LOCATED IN THE 7TH CIVIL DISTRICT OF TROUSDALE COUNTY, TENNESSEE

ANDREW WELCH

DEED BOOK 17, PAGE 195  
MAP 19, PARCEL 22.00  
ZONED C-2 & A-1

SCALE : 1" = 60'  
DATE : SEPTEMBER 7, 2021  
SIZE : 14.40 AC.+-  
DEED : R. B. 142, PG. 807, R.O.T.C.T.  
MAP : MAP 19, PAR. 5.04 P/O, T.A.O.T.C.T.

TYPICAL RESIDENTIAL LOT



Course	Bearing	Distance
L1	S 78°32'05" E	30.00'
L2	S 11°27'55" W	30.00'
L3	N 78°32'05" W	30.00'
L4	N 11°27'55" E	30.00'

Curve	Radius	Tangent	Length	Delta	Chord	Chord Bear.
1	1888.00'	43.91'	87.81'	2°39'54"	87.80'	S 10°07'58" W
2	1888.00'	44.01'	88.00'	2°40'14"	87.99'	S 07°27'54" W
3	1888.00'	38.17'	76.33'	2°19'59"	76.32'	S 04°58'18" W
4	1888.00'	27.51'	55.01'	1°40'10"	55.01'	S 02°58'44" W
5	25.00'	25.00'	39.27'	90°00'00"	35.36'	S 47°08'32" W
6	25.00'	25.00'	39.27'	90°00'00"	35.36'	N 42°51'34" W
7	25.00'	11.18'	21.03'	48°11'23"	20.41'	N 26°14'08" E
8	50.00'	41.99'	69.85'	80°02'31"	64.31'	N 10°18'33" E
9	50.00'	27.80'	50.74'	58°08'53"	48.59'	N 58°47'08" W
10	50.00'	26.36'	48.52'	55°36'00"	46.64'	S 64°20'26" W
11	50.00'	33.17'	58.58'	67°07'36"	55.29'	S 02°58'38" W
12	50.00'	6.79'	13.49'	15°27'47"	13.45'	S 38°19'03" E
13	25.00'	11.18'	21.03'	48°11'23"	20.41'	S 21°57'15" E
14	25.00'	25.00'	39.27'	90°00'00"	35.36'	S 47°08'26" W
15	25.00'	11.18'	21.03'	48°11'23"	20.41'	N 63°45'51" W
16	50.00'	45.02'	73.30'	84°00'03"	66.91'	N 81°40'13" W
17	50.00'	25.58'	47.29'	54°11'20"	45.55'	S 29°14'08" W
18	50.00'	18.83'	36.01'	41°16'09"	35.24'	S 18°29'39" E
19	50.00'	22.64'	42.53'	48°43'51"	41.28'	S 63°29'39" E
20	50.00'	22.36'	42.53'	48°11'23"	40.82'	N 88°02'45" E
21	25.00'	11.18'	21.03'	48°11'23"	20.41'	N 88°02'45" E
22	25.00'	11.18'	21.03'	48°11'23"	20.41'	S 63°45'52" E
23	50.00'	30.13'	54.23'	62°08'44"	51.61'	S 70°44'33" W
24	50.00'	18.74'	35.86'	41°05'25"	35.09'	N 57°38'54" E
25	50.00'	26.70'	49.04'	58°12'02"	47.10'	N 08°59'42" E
26	50.00'	18.25'	35.00'	40°06'37"	34.29'	N 39°09'38" W
27	50.00'	34.77'	60.76'	69°37'33"	57.09'	S 85°58'18" W
28	50.00'	3.15'	6.29'	7°12'28"	6.29'	S 47°33'17" W
29	25.00'	11.18'	21.03'	48°11'23"	20.41'	S 68°02'45" W
30	25.00'	25.00'	39.27'	90°00'13"	35.36'	N 42°51'34" W
31	1838.00'	28.94'	57.88'	1°48'15"	57.87'	N 03°02'47" E
32	1838.00'	40.36'	80.71'	2°30'57"	80.70'	N 05°12'23" E
33	1838.00'	40.18'	80.34'	2°30'16"	80.33'	N 07°43'00" E
34	1838.00'	40.05'	80.08'	2°29'47"	80.08'	N 10°13'01" E

NOTES:

- PROPERTY IS ZONED R-2.
- THIS PROPERTY DOES NOT LIE IN AN AREA DESIGNATED AS "SPECIAL FLOOD HAZARD". SEE COMMUNITY PANEL NUMBERS 47169C0039C & 47169C0043C, WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2010.
- OWNER: DAVID GREGORY  
370 ROME ROAD  
RIDDLTON, TENNESSEE 37151
- ALL CORNERS ARE NEW IRON RODS UNLESS OTHERWISE SPECIFIED.
- A HOMEOWNERS ASSOCIATION HAS BEEN CREATED FOR THIS SUBDIVISION AND SAID HOA IS RESPONSIBLE FOR THE MAINTENANCE OF THE SIDEWALKS AND THE COMMON WALKWAY AREA (WHICH IS SHOWN AS LOT #A) OF THIS SUBDIVISION.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY, AND THAT THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS AT LEAST 1 : 10,000 AS SHOWN HEREON.



CARMAN SURVEYING  
150 NEEBLE FORK ROAD  
HARTSVILLE, TENNESSEE  
PHONE: (615) 374-3344

LOT	SIZE - SQ.F.
A	9,800.0
1	9,107.1
2	9,344.1
3	9,456.7
4	9,840.9
5	9,983.5
6	15,661.6
7	20,882.1
8	9,801.5
9	9,801.5
10	9,801.5
11	9,705.2
12	9,964.5
13	12,173.8
14	9,010.7
15	11,655.3
16	8,614.0
17	9,448.2
18	9,362.8
19	15,188.4
20	19,109.8
21	8,841.4
22	8,759.4
23	8,712.6
24	8,786.7
25	8,970.9
26	8,955.2
27	9,035.5
28	9,123.7
29	9,208.0
30	9,193.3
31	8,588.0
32	11,721.8
33	19,799.2
34	8,502.6
44	7,865.9
45	8,492.1
46	8,391.0
47	11,005.3
48	12,044.8

CERTIFICATE OF OWNERSHIP AND DEDICATION	CERTIFICATE OF COMMON AREA DEDICATION	CERTIFICATE OF SURVEY ACCURACY	CERTIFICATE OF APPROVAL OF WATER SYSTEMS	CERTIFICATE OF APPROVAL OF SEWER SYSTEMS	CERTIFICATE OF APPROVAL OF PUBLIC WAITS FOR BOND POSTING	CERTIFICATE OF APPROVAL FOR RECORDING
I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in Record Book #42, Page 807, Trousdale County Register's office, and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and that offers of irrevocable dedication for all public ways, utilities, and other facilities have been filed.	David Gregory in recording this plat has designated certain areas of land shown hereon as common areas intended for use by the homeowners within rolling meadows for mail service related activities. The above described areas are not dedicated for use by the general public, but are dedicated to the common use of the homeowners within the named subdivision. Declaration of covenants and Restrictions, applicable to the above named subdivision, is hereby incorporated and made part of this plat.	I hereby certify that to the best of my knowledge and belief this is a true and accurate survey of the property shown hereon, that this is a Category 1 Land Survey as defined in Chapter 8802-3-05, Tennessee Code Annotated and that the ratio of precision is greater than or equal to 1:10,000.	I hereby certify that the water system(s) outlined or indicated on the final subdivision plat entitled "ROLLING MEADOWS" have been installed in accordance with current local and/or state government requirements, or a sufficient bond or cash has been filed which will guarantee said installation.	I hereby certify that the sewer system(s) outlined or indicated on the final subdivision plat have been installed in an acceptable manner and according to the specifications of the Hartsville/Trousdale County Subdivision Regulations, or (2) that a performance bond or other surety has been posted with the Planning Commission to assure completion of all required improvements in case of default.	I hereby certify: (1) that all designated public ways on this final subdivision plat have been installed in an acceptable manner and according to the specifications of the Hartsville/Trousdale County Subdivision Regulations, or (2) that a performance bond or other surety has been posted with the Planning Commission to assure completion of all required improvements in case of default.	I hereby certify that the subdivision plat shown hereon has been found to comply with the Tennessee Subdivision Regulations, with the exceptions of such variances, if any, as are noted in the minutes of the Planning Commission, and that it has been approved for recording in the office of the County Register.
Date: _____	Date: _____	Date: _____	Date: _____	Date: _____	Date: _____	Date: _____
DAVID GREGORY	DAVID GREGORY	JIM CARMAN Registered Land Surveyor #2053	Name, Title, and Title Agency of Authorized Approving Agency	Name, Title, and Title Agency of Authorized Approving Agency	Appropriate Government Representative	Secretary Planning Commission

STREET