

**Staff Comments**  
**Jaret Shaffer, Community Planner GNRC**  
**Reviewed for the Hartsville-Trousdale**  
**Planning Commission**  
**Meeting of October 14, 2024**



**Old Business:** None

**New Business:**

**1. Rezone request by Jeff and Pam Gregory for 3.25 acres from R2 to R3 on Front St (Map 019K A Parcels 26.00, 27.00) in the 7<sup>th</sup> Civil District for development**

**Property Information:**

- 0 Front Street, Hartsville, TN 37074
- Tax Map information: Map 019K A Parcel 026.00
  - Total acreage 3± acres
- Tax Map information: Map 019K A Parcel 027.00
  - Total acreage 0.25± acres
- Currently Zoned R-2, Medium Density Residential
- The property is not located in a Flood Zone as per Map 47169C0043C
- Owner(s): Jeff & Pam Gregory

**Purpose:** The applicant requests a zone change from R-2, Medium Density Residential to R-3, High Density Residential.

**Planning Context:**

- The surrounding properties are zoned R-2, Medium Density Residential
- Public water and Sewer are available.

**Zoning Context:** The R-3, High Density Residential district is designed to provide areas for high density residential development where sufficient urban facilities, including public sewer, are available or where such facilities will be available prior to development. Generally, this district will be characterized by residential structures, each containing a multiple number of dwelling units as well as single and two family (duplex) detached dwellings, and mobile home parks. However, it is the intent of this ordinance to not restrict in number the dwelling units contained in a building provided there is sufficient area of zone lot and open space on such lot relative to the number of dwelling units, thereon. This district is intended also to permit community facility and public utility installations which are necessary to service the residents of the district, or which installations are benefitted by and compatible with a residential environment. It is the express purpose of this ordinance to exclude from this district all buildings or other structures and uses having commercial characteristics and not planned as an integral part of a total residential development, whether operated for profit or otherwise. Those 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.

**Uses Permitted:** In the R-3 High Density Residential District, the following uses are permitted:

- Detached single-family and duplex dwellings.
- Multi-family dwellings.
- Group home for physically or mentally handicapped persons (minor).
- Essential Services
- Accessory Uses and Structures
- Uses Permitted as Special Exceptions

**Uses Prohibited:** In the R-3, High Density Residential District, any use not permitted by right, by accessory use, or as a special exception as defined above is strictly prohibited.

**Dimensional Requirements:**

**Minimum Lot Size**

**For One- and Two-Family Dwellings:**

- Minimum Lot Area per Single-Family 6,000 sq. ft.
- Minimum Lot Area per Duplex Family 9,000 sq. ft.

**For Multi-Family Dwellings:**

- Minimum Lot Area 10,800 sq. ft.
- Maximum Overall Density per
- Gross Acre 12 units
- Minimum Lot Area per Dwelling Unit 3,600 sq. ft.
- Minimum Width at Building Setback 60 ft.

**Minimum Yard Requirements**

- Front Yard Setback 25 ft.
- Side - for One- or Two-Stories  
Plus, an Additional Five (5) Feet for Each Additional Story 10 ft.
- Rear 15 ft.

**Review:** Staff has reviewed the application against Section 7.081 of the Zoning ordinance and identified the following:

- Please provide a description of the proposed zone change, modification, or repeal together with written justifications for the requested zone.
- Are sufficient urban facilities, including public sewer available as per the district description, section 5.043 of the zoning ordinance?

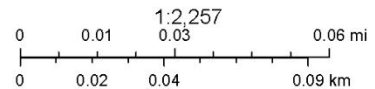
**Recommendation:** Staff may provide a recommendation. Before recommending a change in zoning, the Planning commission should request that the applicant provide the missing information needed to complete the application and determine if the request is consistent with the district's requirements, intent and purpose.

Trousdale County - Parcel: 019K A 026.00



Date: September 25, 2024

County: Trousdale  
Owner: GREGORY JEFF ETUX PAM GREGORY  
Address: FRONT ST  
Parcel Number: 019K A 026.00  
Deeded Acreage: 0  
Calculated Acreage: 3  
Date of TDOT Imagery: 2021  
Date of Vexcel Imagery: 2023



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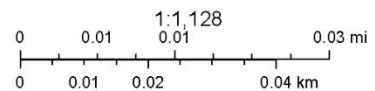
The property lines are compiled from information maintained by your local county Assessor's office but are not conclusive evidence of property ownership in any court of law.

### Trousdale County - Parcel: 019K A 027.00



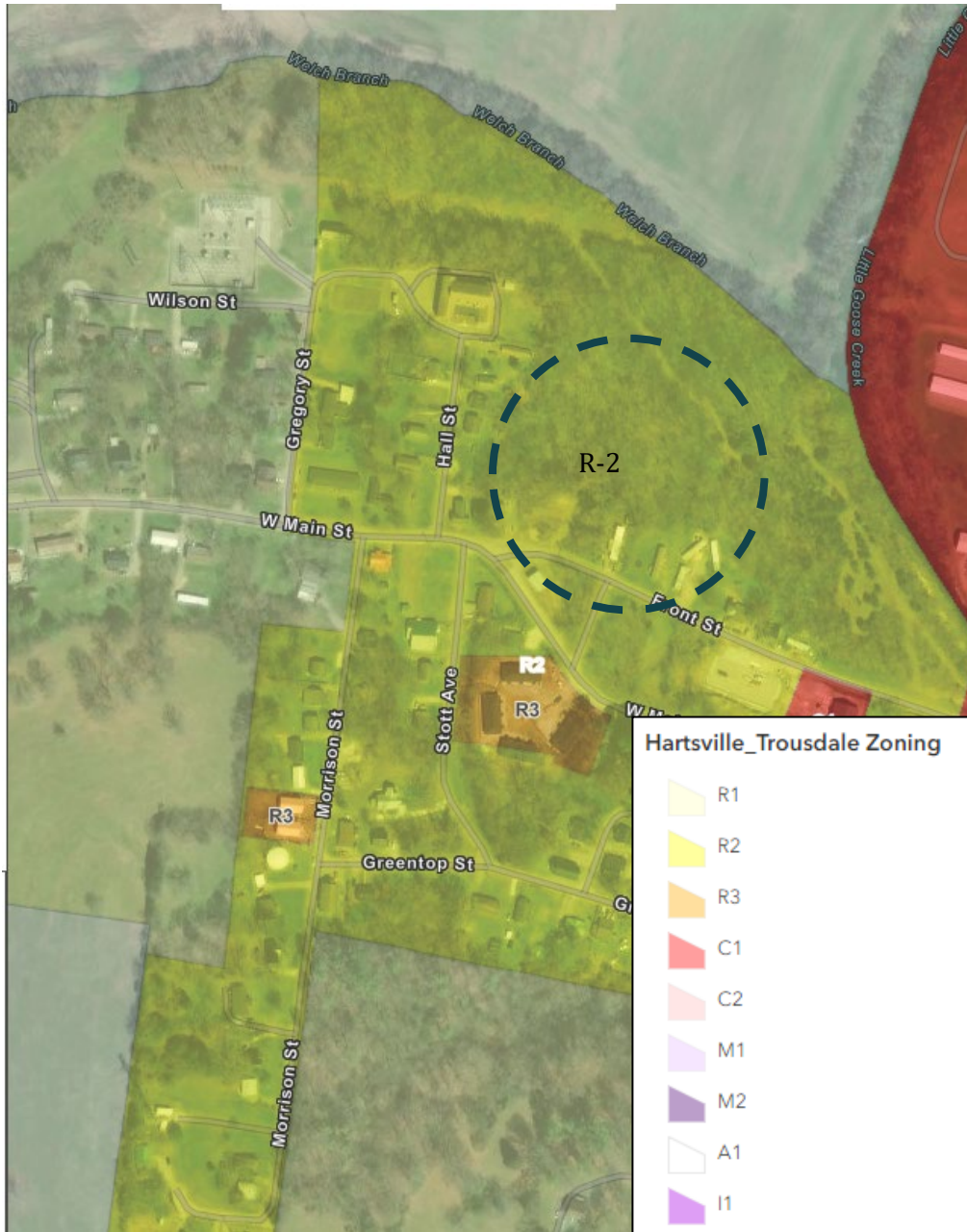
Date: September 25, 2024

County: Trousdale  
Owner: GREGORY JEFF ETUX PAM GREGORY  
Address: FRONT ST  
Parcel Number: 019K A 027.00  
Deeded Acreage: 0  
Calculated Acreage: 0  
Date of TDOT Imagery: 2021  
Date of Vexcel Imagery: 2023

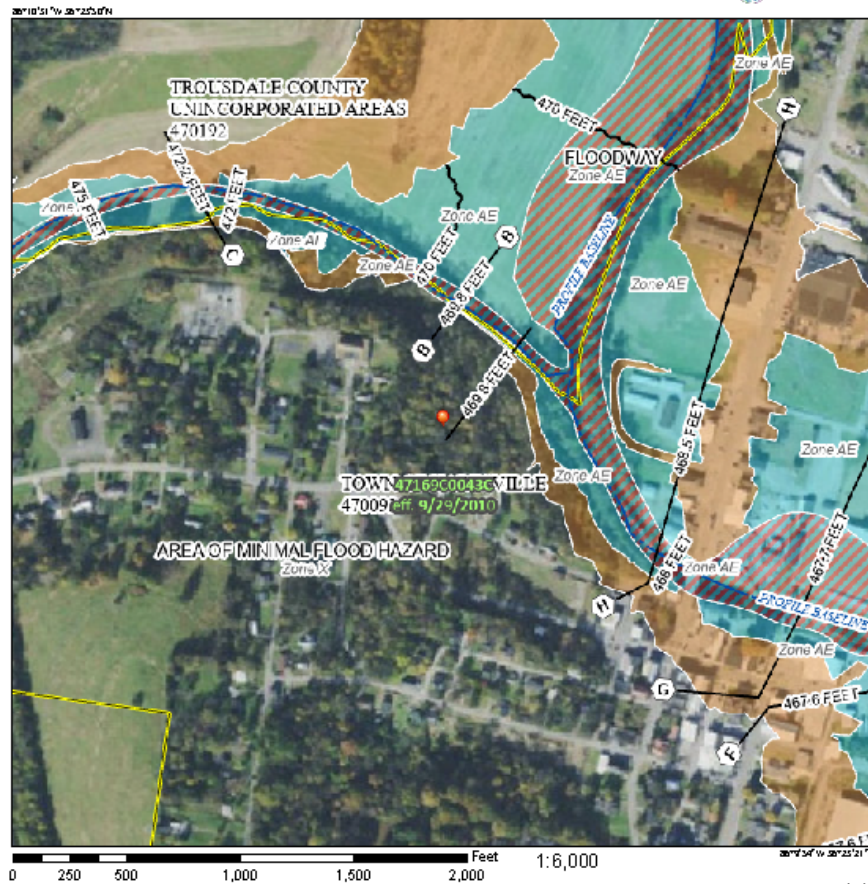


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# National Flood Hazard Layer FIRMeta



## Legend

- SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT
- SPECIAL FLOOD HAZARD AREAS**
    - Water - Base Flood Elevation (BFE) Zone A, V, AE
    - Water - BF Elev Depth Zone AE, A, V, AE, V, AE
    - Regulatory Floodway
  - OTHER AREAS OF FLOOD HAZARD**
    - 0.2% Annual Chance Flood Hazard, Areas of 1% Annual Chance Flood with average depths less than one foot or with average areas of less than one acre (Zone A)
    - Acute Conditions 1% Annual Chance Flood Hazard (Zone A)
    - Area with Reduced Flood Risk due to levee. See Notes, Zone A
    - Area with Flood Risk due to levee (Zone A)
  - OTHER AREAS**
    - Area of Minimal Flood Hazard (Zone X)
    - Effective ID Waters
    - Area of Unincorporated Flood Hazard (Zone A)
  - GENERAL FEATURES**
    - Channel, Outfall, or Storm Sewer
    - Levee, Dike, or Floodwall
  - OTHER FEATURES**
    - Cross Sections with 1% Annual Chance
    - Water Surface Elevation
    - Channel Transverse
    - Base Flood Elevation Line (BFE)
    - Limit of Study
    - Jurisdiction Boundary
    - Channel Transverse, Boundary
    - Profile Boundary
    - Hydrographic Feature
  - MAP PANELS**
    - Digital Data Available
    - No Digital Data Available
    - Unmapped
- The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property boundary.

This map complies with FEMA's standards for the use of digital flood maps. It is the user's responsibility to verify the basemap shown complies with FEMA's basemap accuracy standards.

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2. **Site Plan for a new Field House by the Trousdale County Board of Education 200 East Main ST (Map 027C A Parcel 007.00) in the 7<sup>th</sup> Civil District**

**Property Information:**

- 200 E. Main Street, Hartsville, TN 37074
- Tax Map information: Map 027C A Parcel 007.00
- Total acreage 16± acres
- Currently Zoned R-1, Low Density Residential
- The property is located in a Flood Zone as per Map 47169C0043C
- Owner(s): Trousdale County

**Purpose:** The applicant requests the review of a site plan for the development of a new fieldhouse.

**Planning Context:**

- The surrounding properties are zoned R-1, Low Density Residential to the North & East and C-1, Central Commercial District to the South & West.
- Public water and sewer are available.

**Uses Permitted:** In the R-1, Low Density Residential District Community Education facilities are permitted.

**Review:** Staff reviewed the proposed project against the zoning ordinance and identified the following issues:

- The parcel map indicates that that a portion of the parcel is in a Special Flood Hazard Area, Regulatory Floodway and AE zone.
- Construction in the Special Flood Hazard area must meet the requirements of Section 6.050.
- Staff reviewed the submitted Site Plan against Article 5.042 of the Zoning Ordinance and did not identify any issues.

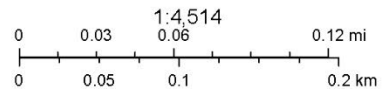
**Recommendation:** Staff may provide a recommendation. Before recommending approval of the site plan, the Planning commission should determine if the request is consistent with the floodplain requirements of section 6.050

Trousdale County - Parcel: 027C A 007.00



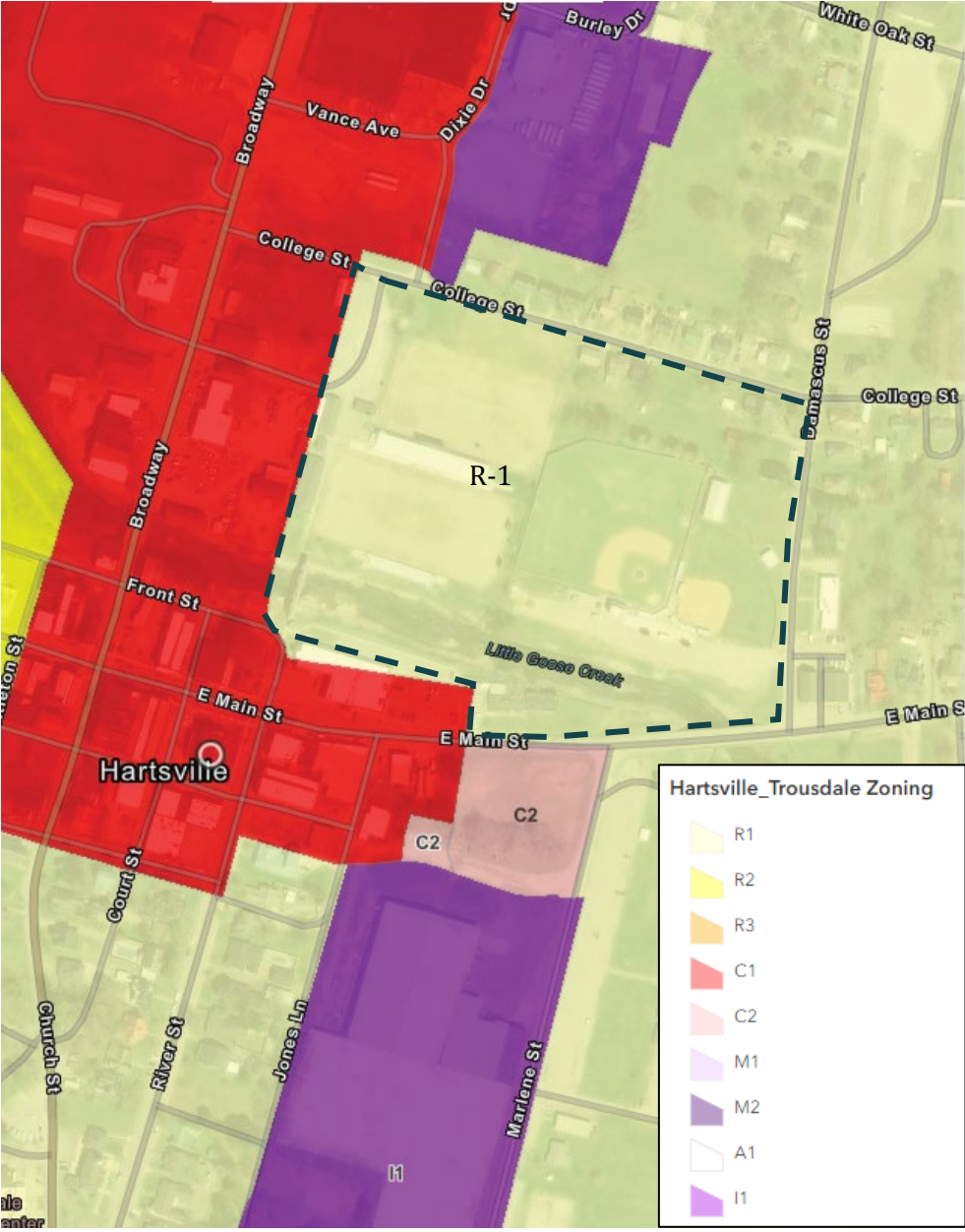
Date: September 25, 2024

County: Trousdale  
Owner: TROUSDALE COUNTY  
Address: E MAIN ST 200  
Parcel Number: 027C A 007.00  
Deeded Acreage: 0  
Calculated Acreage: 16  
Date of TDOT Imagery: 2021  
Date of Vexcel Imagery: 2023

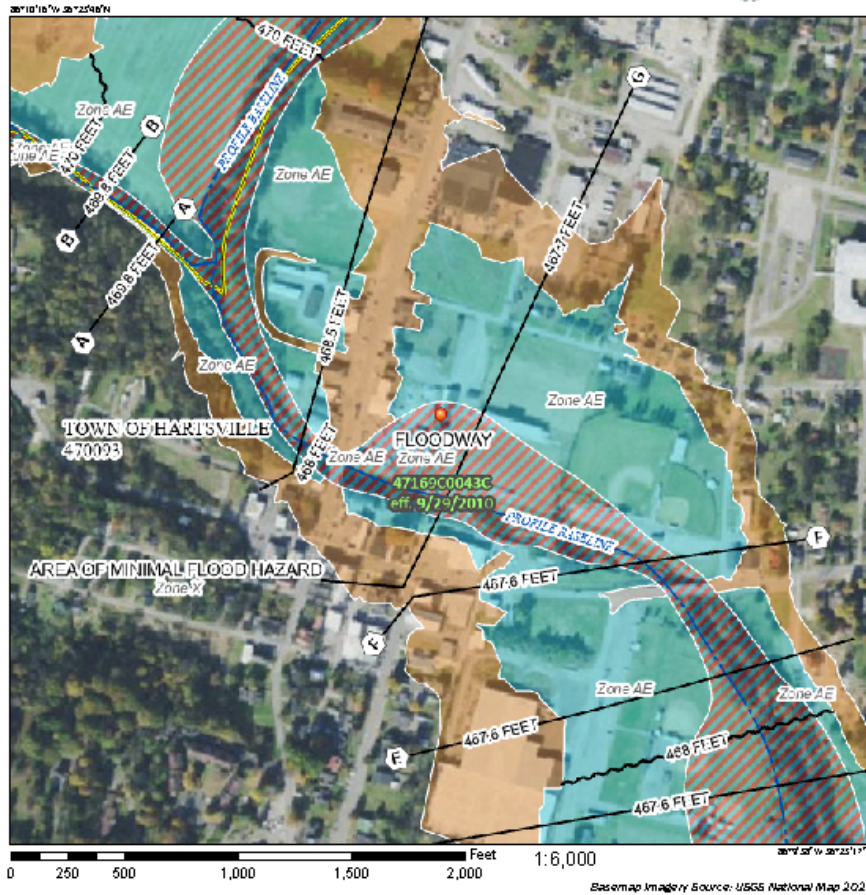


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# National Flood Hazard Layer FIRMette



## Legend

- SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIS PANEL LAYOUT
- SPECIAL FLOOD HAZARD AREAS**
    - Waters: Base Flood Elevation (BFE) Zone A, V, AE
    - Waters: BF Elevation Zone A, V, AE, VE, VE1
    - Regulatory Floodway
  - OTHER AREAS OF FLOOD HAZARD**
    - 0.2% Annual Chance Flood Hazard: Areas of 1% annual chance flood with average depths less than one foot or with average areas of less than one acre (see Note 1)
    - Acute Conditions: 1% Annual Chance Flood Hazard Zone A
    - Area with Reduced Flood Risk due to Levee: See Notes 1 and 2
    - Area with Flood Risk due to Levee: See Note 1
  - OTHER AREAS**
    - Area of Minimal Flood Hazard: Zone X
    - Effective 10 MWs
    - Area of Unconfined Flood Hazard: Zone D
  - GENERAL FEATURES**
    - Channel, Culvert, or Storm Sewer
    - Levee, Dike, or Retention Wall
  - OTHER FEATURES**
    - Cross Sections with 1% Annual Chance
    - Water Surface Elevation
    - Cross Section
    - Base Flood Elevation Line (BFE)
    - Line of Survey
    - Jurisdiction Boundary
    - Cross Section: Boundary
    - Profile Boundary
    - Hydrographic Feature
  - MAP PANELS**
    - Digital Data Available
    - No Digital Data Available
    - Unmapped
- The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps. It is not to be used for the following purposes:

- The base map shown overlaps with FEMA's base map overlays.
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**3. Sketch Plat for a 9-lot subdivision on 7.15 acres at 345 Sam Beasley RD (Map 026 Parcel 37.04) by L&E Properties Developers LLC in the 7th Civil District.**

**Property Information:**

- 345 Sam Beasley, Hartsville, TN 37074
- Tax Map information: Map 026 Parcel 037.04
- Total acreage 7.15± acres
- Currently Zoned R-1, Low Density Residential District
- The property is not located in a Flood Zone as per Map 47169C0044C
- Owner(s): Christian Minch

**Purpose:** The applicant requests review and approval of a sketch plat for a Major Subdivision.

**Adopted Plans:** Sam Beasley Road is identified as a Collector Road as per the Trousdale County Transportation Plan.

**Planning Context:**

- The surrounding properties are zoned R-1, Low Density Residential, with R-2, Medium Density Residential to the East.
- Public water and sewer are available.

**Zoning Context:** The R-1, Low Density Residential 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.

**Uses Permitted:** In the R-1, Low Density Residential District, the following uses are permitted.

- Detached single-family dwellings
- Group home for physically or mentally handicapped persons (minor).
- Essential Services
- Accessory Uses and Structures

- Uses Permitted as Special Exceptions

**Dimensional Requirements:** All uses permitted in the R-1, Low Density Residential District, shall comply with the following requirements.

Minimum Lot Size

Minimum Area per Dwelling Unit 12,000 sq. ft.

Lot Width at Building Setback 100 ft.

Minimum Yard Requirements

Front Yard Setback 35 ft., Side 15 ft., Rear 25 ft.

Maximum lot coverage: 20%

Maximum Height: 3 stories or 35 feet

Parking Space Requirements: As regulated in Article IV, Section 4.010.

Landscaping Requirements: The front yard, excluding necessary driveways, shall be landscaped and not used for automobile storage.

Accessory Structures

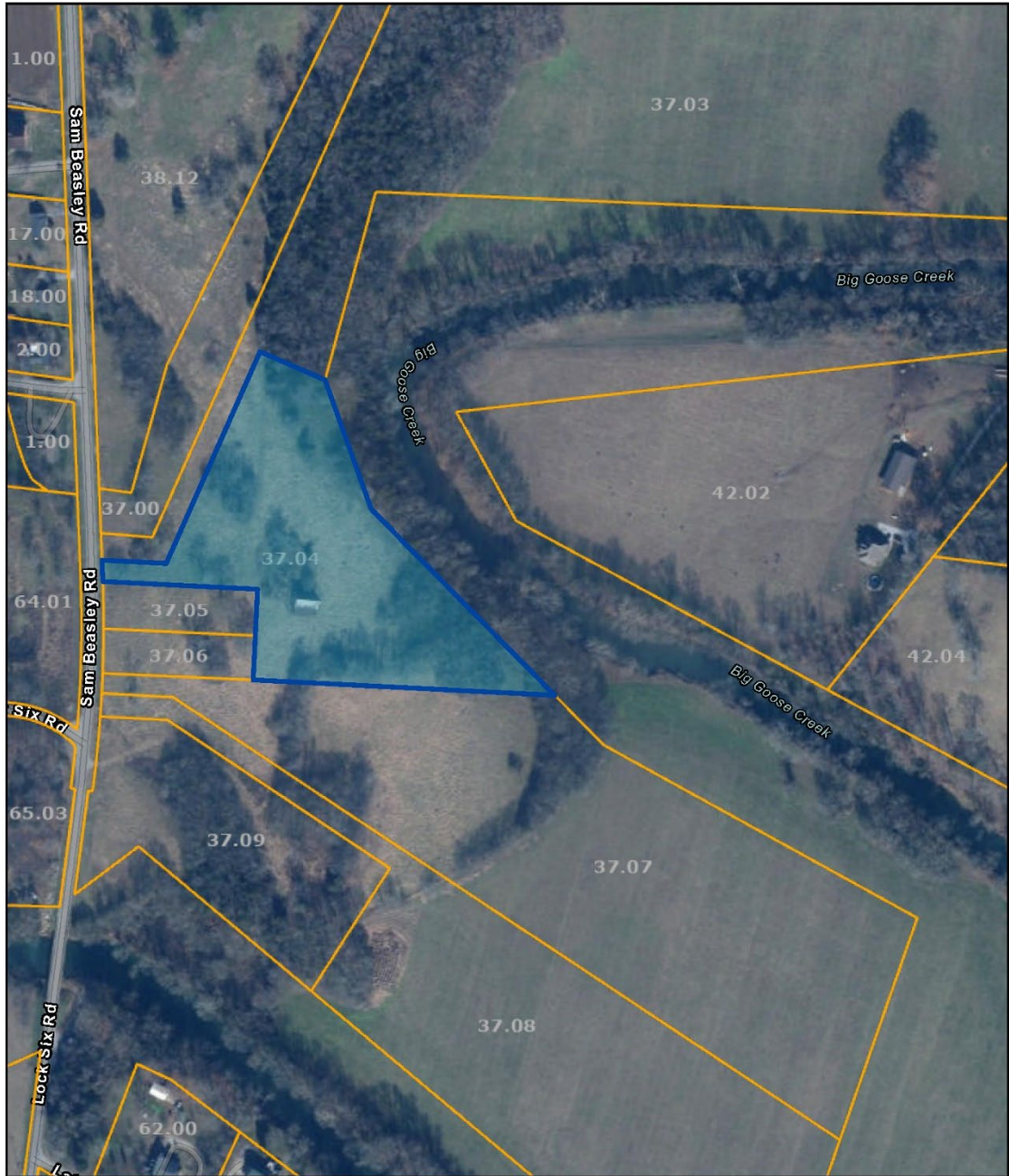
- a. With the exception of signs, accessory structures shall not be erected in any required front yard.
- b. Accessory structures shall be located at least five (5) feet from any side and/or rear lot line, and from any building on the same lot.

**Review:** Staff has reviewed the application against Section 5-101 of the Subdivision Regulations and identified the following:

- If applicable, please provide notation of any existing legal rights-of-way or easements, or other encumbrances affecting the property.
- Please provide a note for the FIRM flood map reference
- If applicable, please provide proposed phasing.
- Please provide surveyor's signature

**Recommendation:** Staff may provide a recommendation. Before recommending approval of this Sketch Plan, the planning commission should request more details from the applicant.

Trousdale County - Parcel: 026 037.04



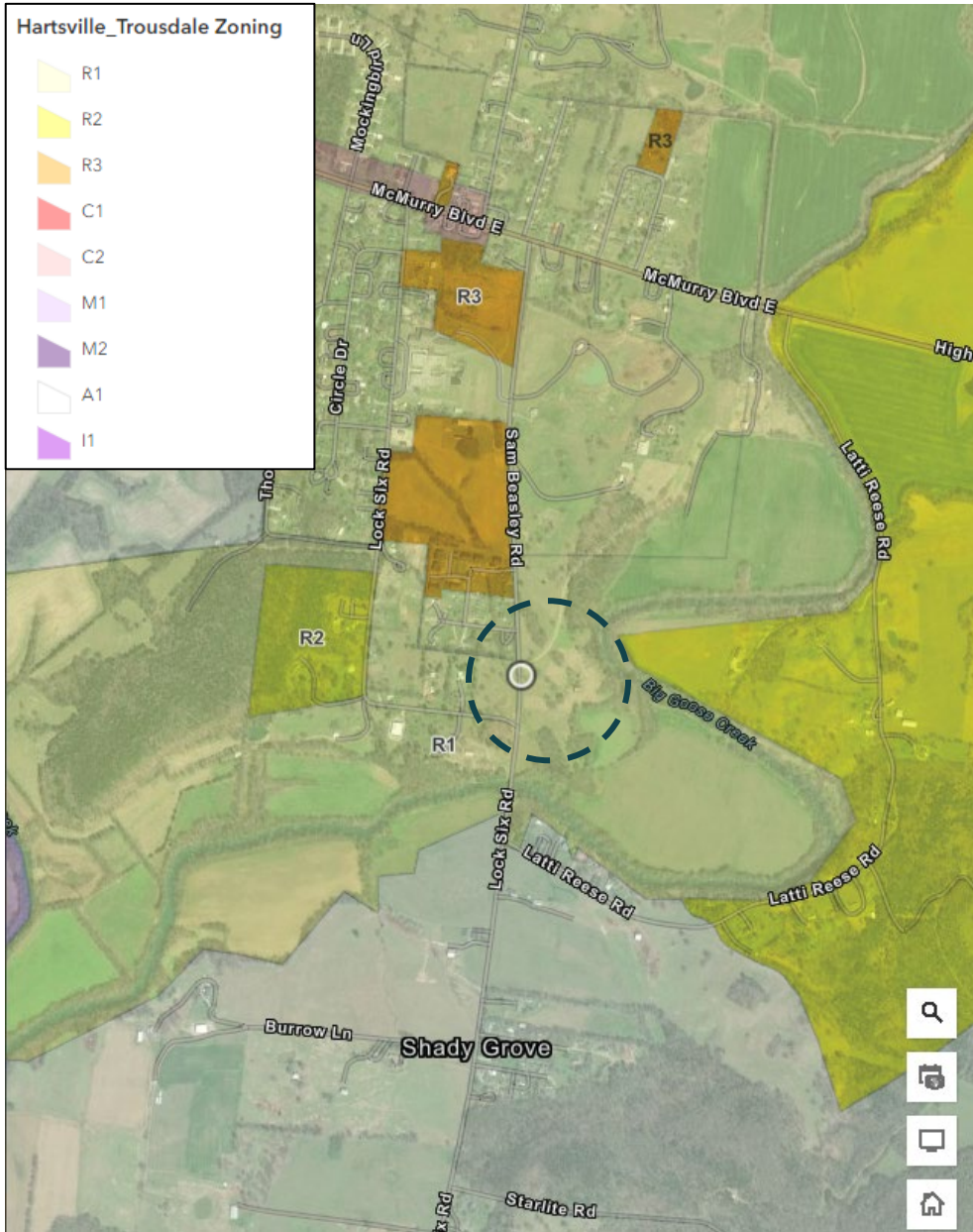
Date: September 26, 2024

County: Trousdale  
Owner: MINCH CHRISTIAN  
Address: SAM BEASLEY RD  
Parcel Number: 026 037.04  
Deeded Acreage: 7.15  
Calculated Acreage: 0  
Date of TDOT Imagery: 2021  
Date of Vexcel Imagery: 2023

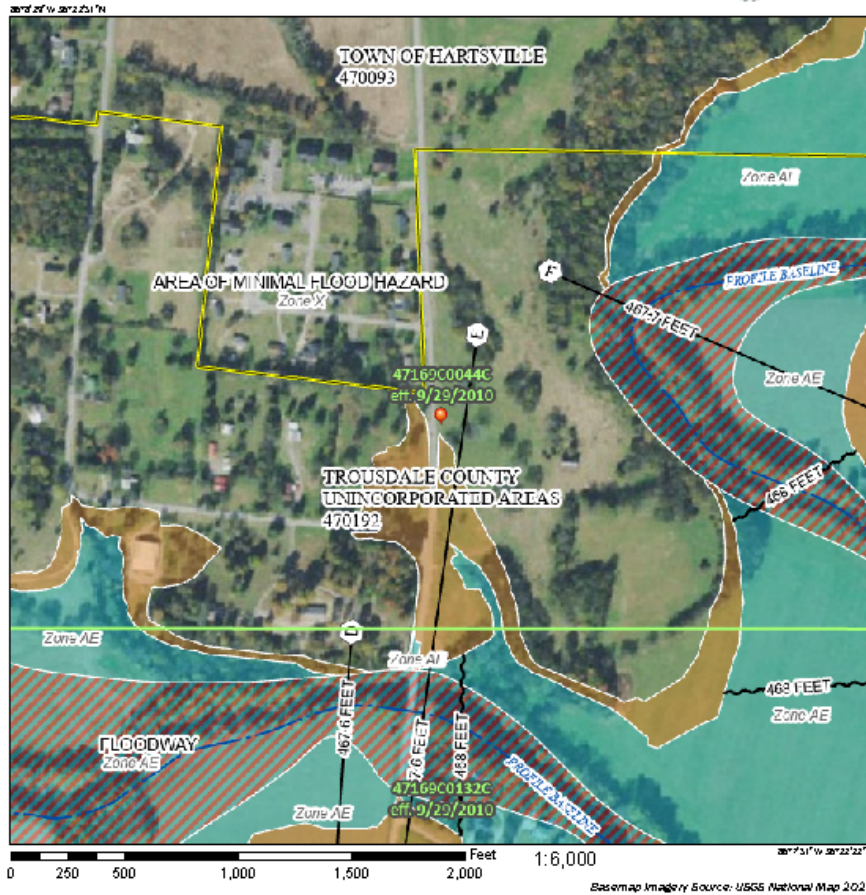


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# National Flood Hazard Layer FIRMette



## Legend

- SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT
- SPECIAL FLOOD HAZARD AREAS**
    - WHA - Base Flood Elevation (BFE) Zone A, V, AH
    - WHA - BF Elev Depth Zone AE, AO, AH, VE, AF
    - Regulatory Floodway
  - OTHER AREAS OF FLOOD HAZARD**
    - 0.2% Annual Chance Flood Hazard, Areas of 1% Annual Chance Flood with average depth less than one foot or with average areas of less than one acre (see Note 1)
    - Acute Onset/1% Annual Chance Flood Hazard Zone A
    - Area with Reduced Flood Risk due to Levee, See Note 2, Zone X
    - Area with Flood Risk due to Levee Zone D
  - OTHER AREAS**
    - NO SCREEN Area of Minimal Flood Hazard Zone F
    - Effective 10 MRS
    - Area of Unincorporated Flood Hazard Zone D
  - GENERAL FEATURES**
    - Channel, Outfall, or Storm Sewer
    - Levee, Dike, or Roadway
  - OTHER FEATURES**
    - 2025 Cross Sections with 1% Annual Chance
    - 37.5 Water Surface Elevation
    - 1000 Coastal Terrace
    - 1000 Base Flood Elevation Line (BFE)
    - Limit of Survey
    - Jurisdiction Boundary
    - Coastal Terrace, Boundary
    - Profile Boundary
    - Hydrographic Feature
  - MAP PANELS**
    - Digital Data Available
    - No Digital Data Available
    - Unmapped
- The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

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4. **Sketch Plat for a 5-lot subdivision of 5.8 acres by Fleming Homes on Sulphur College Rd (Map 18 Parcels 4.42,4.43,4.44) in the 7<sup>th</sup> Civil District.**

**Property Information:**

- 0 Sulphur College Road, Hartsville, TN 37074
- Tax Map information: Map 018 Parcel 004.42
  - Total acreage 2.32± acres
- Tax Map information: Map 018 Parcel 004.43
  - Total acreage 1.84± acres
- Tax Map information: Map 018 Parcel 004.44
  - Total acreage 1.8± acres
- Total acreage 5.96± acres
- Currently Zoned R-1, Low Density Residential District
- The property is not located in a Flood Zone as per Map 47169C0039C
- Owner(s): Fleming Homes

**Purpose:** The applicant requests review and approval of a sketch plat for a Major Subdivision.

**Adopted Plans:** Sulphur College Road is identified as a Collector Road as per the Trousdale County Transportation Plan.

**Planning Context:**

- The surrounding properties are zoned R-1, Low Density Residential.
- Public water and private sewer are available.

**Zoning Context:** The R-1, Low Density Residential District is designed to provide suitable areas for low density residential development characterized by an open appearance. Most generally, the residential development will consist of single-family detached dwellings and accessory structures, but the district may also include community facilities, public utilities and open uses which serve specifically the residents of this district, or which are benefited by an open residential environment without creating objectionable or undesirable influences upon such development. It is the express purpose of this resolution to exclude from this district all buildings or other structures and uses having commercial characteristics whether operated for profit or otherwise, except that special exceptions and home occupations shall be considered as not having such characteristics if they otherwise conform to the provisions of this resolution.

**Uses Permitted:** In the R-1, Low Density Residential District, detached single-family dwellings are permitted.

**Dimensional Requirements:** All uses permitted in the R-1, Low Density Residential District, shall comply with the following requirements.

Minimum Lot Size  
With Public Water: 1 Acre  
Minimum Lot width: 100'

**Minimum Yard Requirements**  
Front Yard Setback 30 ft., Side 15 ft., Rear 25 ft.  
Maximum lot coverage: 40%  
Maximum Height: 3 stories or 35 feet

**Review:** Staff has reviewed the application against Section 5-101 of Subdivision Regulations and identified the following issues:

- An application was not provided with the sketch plat
- Unable to verify ownership from property viewer.

The Sketch Plat must provide the following information:

- The names of the owners of adjoining properties.
- The size of the original tract(s) being subdivided
- Notation of any existing legal rights-of-way or easements, or other encumbrances affecting the property
- The approximate topography of the site, at no more than five (5) foot intervals, extended into adjacent properties
- A flood note, and any areas which may be affected by flooding
- If applicable, please provide the proposed phasing
- Please provide surveyor's signature
- Zoning map does not to reflect the February 2024 zone change to R-1

The following issues were identified in the reviewing the sketch plan:

- Please provide measurements to show conformance with the 100' minimum lot width.

- The rear setbacks in the R-1 district are 25', shown setbacks are 10'
- Please provide calculations that show conformance with the 40% maximum lot coverage.

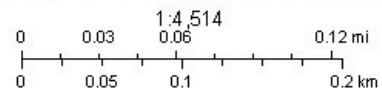
**Recommendation:** Staff may provide a recommendation. Before recommending approval of this Sketch Plan, the planning commission should request more details from the applicant.

Trousdale County - Parcel: 018 004.42



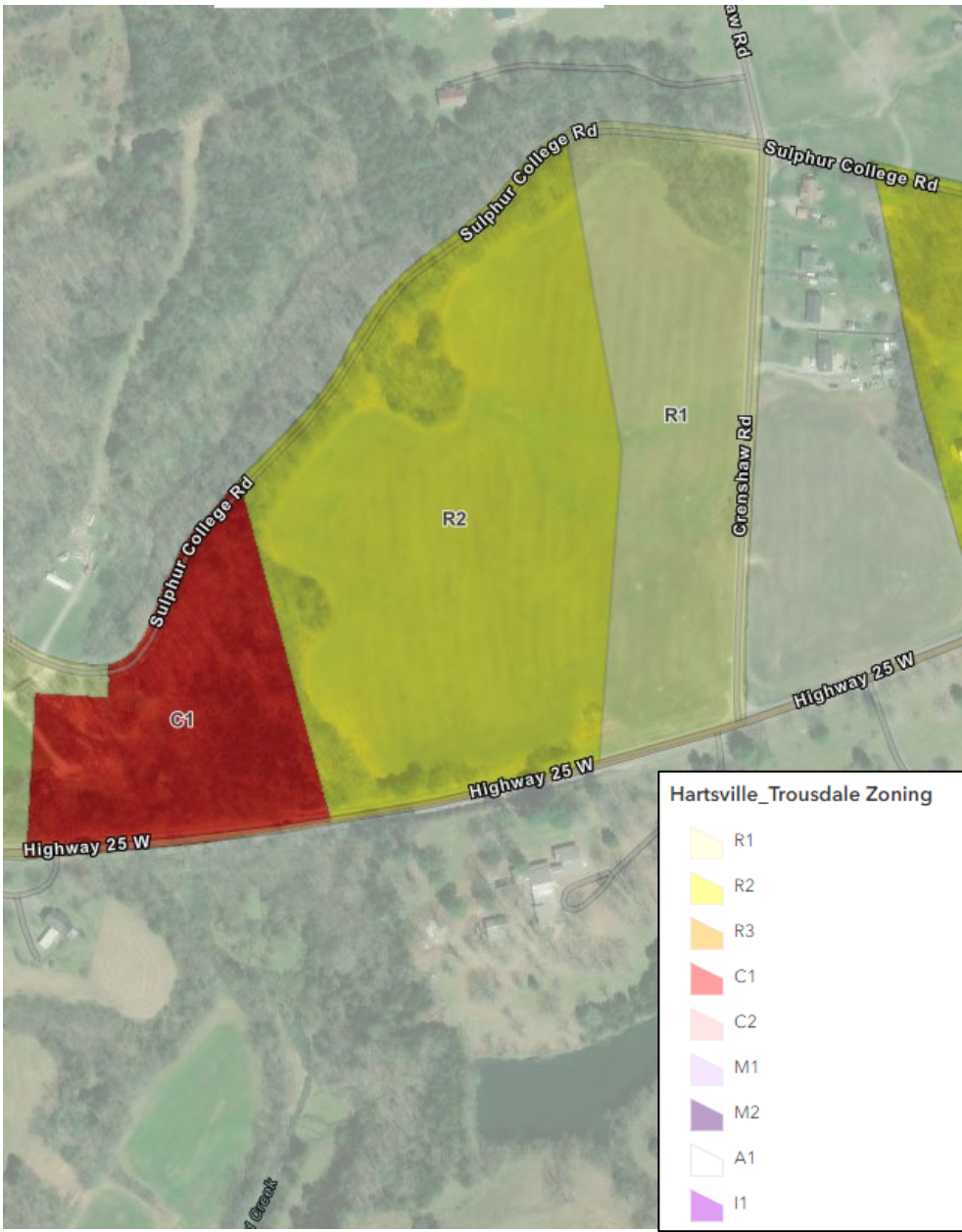
Date: September 25, 2024

County: Trousdale  
Owner: FLEMING HOMES LLC  
Address: SULPHUR COLLEGE RD  
Parcel Number: 018 004.42  
Deeded Acreage: 2.17  
Calculated Acreage: 0  
Date of TDOT Imagery: 2021  
Date of Vexcel Imagery: 2023

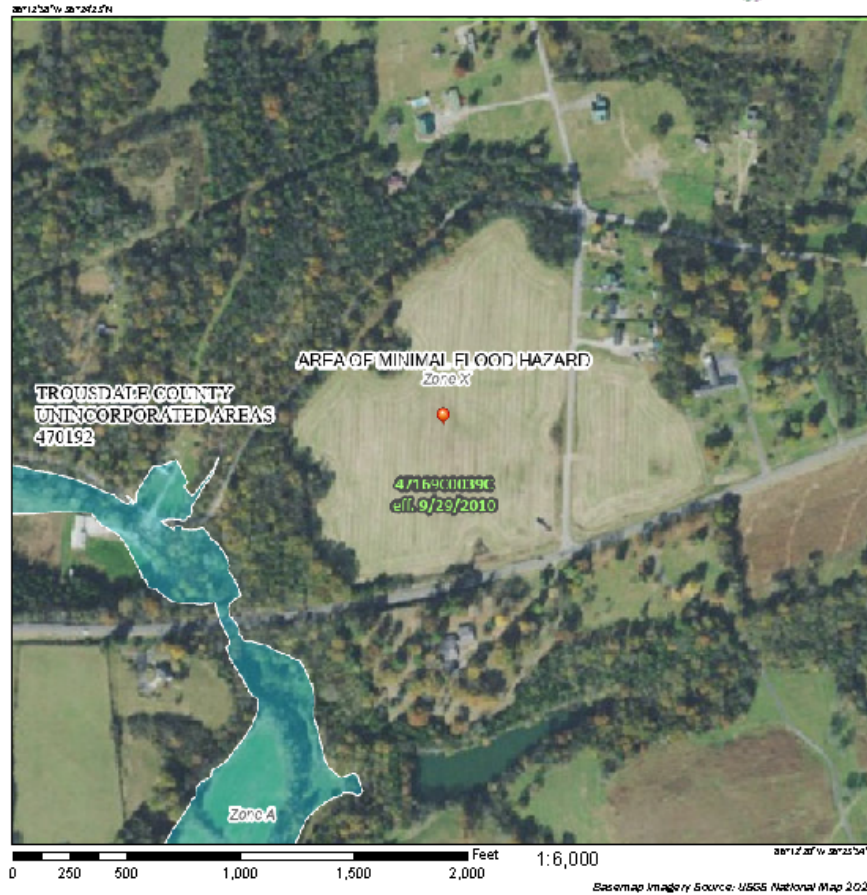


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# National Flood Hazard Layer FIRMette



## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIS PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Watershed Base Flood Elevation (BFE) Zone A, V, AE
		Watershed Base Flood Elevation (BFE) Zone A, V, AE, X, Y, Z
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% Annual Chance Flood with average depth less than one foot or with average areas of less than one acre (see Note 1)
		Avulsion Channels, 1% Annual Chance Flood Hazard (see Note 1)
		Area with Reduced Flood Risk due to Levee, See Note 2, Zone X
		Area with Flood Risk due to Levee (see Note 2)
NO SCREEN		Area of Minimal Flood Hazard, Zone X
		Effective IDWRs
OTHER AREAS		Area of Unincorporated Flood Hazard, Zone A
GENERAL FEATURES		Channel, Outfall, or Storm Sewer
		Levee, Dike, or Flood Wall
OTHER FEATURES		Contour Section with 1% Annual Chance
		Water Surface Elevation
		Channel Transition
		Base Flood Elevation Line (BFE)
		Limit of Study
OTHER FEATURES		Jurisdiction Boundary
		Channel Transition, Boundary
		Profile Boundary
		Hydrographic Feature
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped

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## Discussion

- Food Trucks- Regulation outline
- RV Parks

**\*\* END COMMENTS\*\***