



TENNESSEE

Local Planning Assistance Office

Rachel Jackson Building /6th Floor
320 Sixth Avenue North
Nashville, Tennessee 37243-0405
615-741-2211

July 10, 2000

The Honorable Sammy Nuckells
County Executive of Hardeman County
P.O. Box 250
Bolivar, Tennessee 38008

Dear Mr. Nuckells:

The Local Government Planning Advisory Committee at its meeting June 28 approved the Hardeman County Growth Plan submitted by the Hardeman County Coordinating Committee. Enclosed is one copy of the materials submitted by the Coordinating Committee and a copy of the Local Government Planning Advisory Committee Resolution of Approval.

The Comprehensive Growth Plan law requires that you file your plan with your county register. The Local Government Planning Advisory will also keep a copy of your plan.

If I or the Local Government Planning Advisory Committee may be of additional assistance, please contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Don Waller".

Don Waller
Director

DW/jw

Enclosure

**Submittal of County Growth Plan
and
Certificate of Ratification**

Whereas, the Hardeman County Coordinating Committee has developed and recommended to the County and municipal legislative bodies of Hardeman County a Growth Plan which complies with TCA 6-58-106; and

Whereas, the County and municipal legislative bodies have ratified the Hardeman Growth Plan as required by TCA 6-58-104; and

Whereas, the Hardeman County Coordinating Committee has held the requisite public hearings pursuant to TCA 6-58-104;

Now Therefore, the Hardeman County Coordinating Committee submits to the Local Government Planning Advisory Committee the Hardeman County Growth Plan for its approval pursuant to TCA 6-58-104.

Richard H. Kee
Chair, County Coordinating Committee

6-27-00
Date

**Resolution of Approval
By The
Local Government Planning Advisory Committee**

Whereas, the Hardeman County Coordinating Committee has submitted a County Growth Plan for Hardeman County and its municipalities; and

Whereas, the Coordinating Committee has certified that the plan has been ratified pursuant to TCA 6-58-104;

Now, Therefore Be It Resolved by the Local Government Planning Advisory Committee that the Hardeman County Growth Plan is hereby approved and becomes effective this date.

Tom Stone
Chair, Local Government Planning Advisory Committee

6/27/00
Date

URBAN GROWTH AREA BOUNDARY MAP
BOLIVAR, TENNESSEE
MARCH 2000

LEGEND
URBAN GROWTH AREA BOUNDARY
EXISTING CORPORATE LIMITS

HARDEMAN COUNTY
COORDINATING COMMITTEE

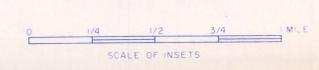
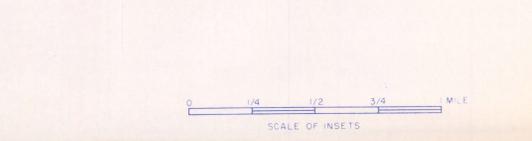
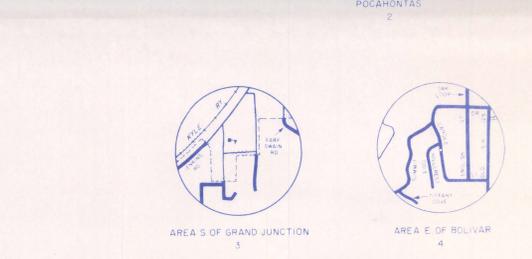
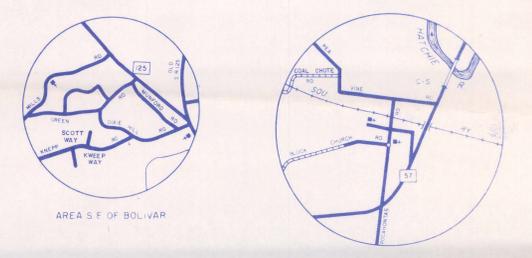
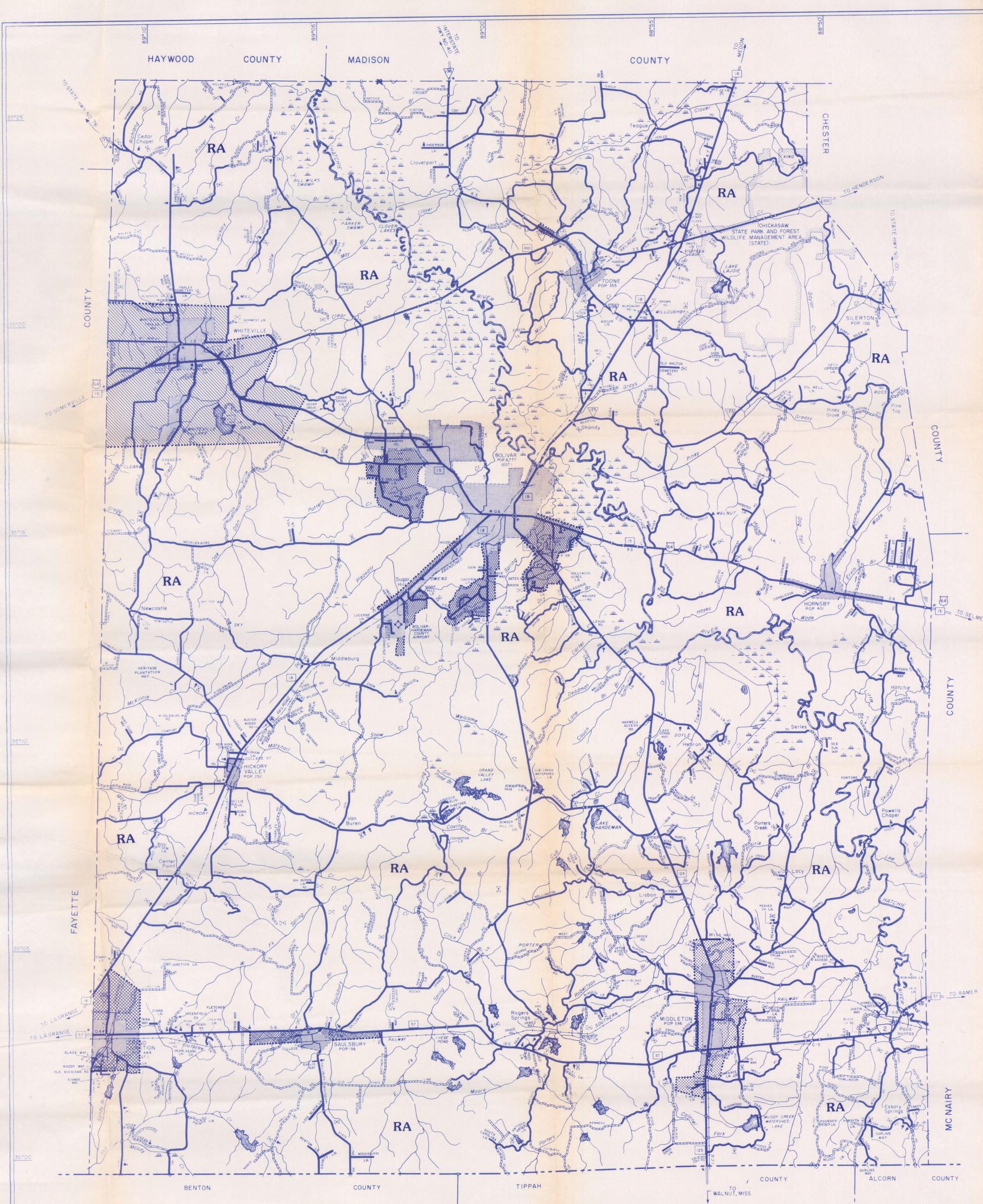
Local Government Planning Advisory Committee
Date: June 29, 2000
To: Approve Hardeman County Growth Plan
Tom Stone, Chairman

6-27-00
ADOPTED
CHAIRMAN



PREPARED BY TENNESSEE DEPARTMENT OF REVENUE & COMMUNITY DEVELOPMENT
WITH TENSSESEE REGIONS, JACKSON, TENNESSEE OFFICE
DATE: 03/00





LEGEND

- SCHOOL
- CHURCH
- CHURCH WITH CEMETERY
- CEMETERY
- POST OFFICE
- HOSPITAL
- TOWN HALL OR COMMUNITY CENTER
- HIGHWAY PATROL STATION
- HIGHWAY GARAGE (S STATE, C COUNTY)
- WEIGHT STATION
- AIRPORT COMPLETE FACILITIES
- AIRPORT LIMITED FACILITIES
- LANDING AREA OR STRIP
- TRIANGULATION STATION
- OBSERVATION OR LOOKOUT TOWER
- COUNTY SEAT
- OTHER CITIES AND VILLAGES
- POWER PLANT
- RADIO OR TELEVISION STATION
- DOT TO INDICATE LOCATION OF ANY CULTURAL FEATURE OUT OF PLACE
- INTERSTATE HIGHWAY MARKER
- U.S. NUMBERED HIGHWAY MARKER
- STATE HIGHWAY MARKER
- FEDERAL AID PRIMARY SYSTEM
- STATE HIGHWAY MARKER (FEDERAL AID SECONDARY SYSTEM)
- PROMINENT PEAK WITH ELEVATION
- 25 76 52
- LINE WITH DAM
- RESERVOIR, POND OR LAKE
- LEVEE OR DYKE
- DRAINAGE CANAL
- NARROW STREAM
- WIDE STREAM
- DAM WITH LOCK
- HEAD OF NAVIGATION
- NAVIGABLE STREAM
- RAILROAD STATION
- RAILROAD
- GRADE CROSSING
- UNDERPASS ROAD BELOW
- OVERHEAD ROAD ABOVE
- RAILROAD TUNNEL
- HIGHWAY GRADE SEPARATION
- HIGHWAY BRIDGE OVER 20 FEET
- FORD
- LOW WATER BRIDGE
- FREE FERRY OR TOLL FERRY
- HIGHWAY BRIDGE LONG RIVER CROSSING (CONCRETE, S STEEL, W WOOD)
- BRIDGE OR UNIMPROVED ROAD
- GRADED AND DRAINED ROAD
- SOIL GRAVEL OR STONE SURFACE ROAD
- PAVED ROAD
- DIVIDED HIGHWAY
- 0.7
- DISTANCE IN MILES BETWEEN DESIGNATED POINTS
- LOCAL FULL CONTROL OF ACCESS
- NPS NATIONAL PARK SERVICE HIGHWAY
- HIGHWAY INTERCHANGE
- COUNTY LINE
- STATE LINE
- MONUMENTED BOUNDARY MARKER
- INCORPORATED CITY BOUNDARY
- RESERVOIR BOUNDARY

GROWTH PLAN MAP

HARDEAMAN COUNTY, TENNESSEE

JUNE 2000

- LEGEND**
- BOLIVAR URBAN GROWTH AREA BOUNDARY
 - GRAND JUNCTION URBAN GROWTH AREA BOUNDARY
 - MIDDLETON URBAN GROWTH AREA BOUNDARY
 - SAULSBURY URBAN GROWTH AREA BOUNDARY
 - TOONE URBAN GROWTH AREA BOUNDARY
 - WHITEVILLE URBAN GROWTH AREA BOUNDARY
 - INCORPORATED AREAS
 - RA RURAL AREAS

Local Government Planning Advisory Committee
 Date: June 28, 2000
 To: Approve Hardeaman County Growth Plan
 Tom Sliner, Chairman

HARDEAMAN COUNTY COORDINATING COMMITTEE
 R. D. Kae
 CHAIRMAN
 6-27-00
 DATE APPROVED



PREPARED BY THE TENNESSEE DEPARTMENT OF ECONOMIC & COMMUNITY DEVELOPMENT
 LOCAL PLANNING ASSISTANCE OFFICE WEST TENNESSEE REGION JACKSON, TENNESSEE
 BASE MAP SOURCE THE TENNESSEE DEPARTMENT OF TRANSPORTATION



State of Tennessee
Department of Economic and Community Development

Local Planning Assistance Office
William Snodgrass/Tennessee Tower Building-10th Floor
312 Roaa L. Parks Avenue
Nashville, Tennessee 37243-0405
615-741-2211

August 2, 2011

The Honorable Willie E. Spencer
Hardeman County Mayor
100 N. Main Street
P.O. Box 250
Bolivar, TN 38008

Dear Mayor Spencer:

The Local Government Planning Advisory Committee approved the amended Growth Plan for Hardeman County submitted by the Hardeman County Coordinating Committee. Enclosed is a copy of the materials submitted by the Coordinating Committee and a copy of the Local Government Planning Advisory Committee's Resolution of Approval, effective July 27, 2011.

The Comprehensive Growth Plan law requires that you file your plan with your county register. The Local Government Planning Advisory Committee will also keep a copy of your plan.

If I or the Local Government Planning Advisory Committee may be of additional assistance, please contact me.

Sincerely,

Dan Hawk
Director

DH/jw

Enclosures

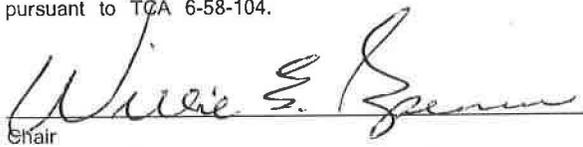
**SUBMITTAL OF COUNTY GROWTH PLAN
AND
CERTIFICATE OF RATIFICATION**

WHEREAS, the Hardeman County Coordinating Committee has developed and recommended to the county and municipal legislative bodies of Hardeman County an amendment to the County Growth Plan dated June 28, 2000 which complies with TCA 6-58-106; and

WHEREAS, The Bolivar, Hornsby, Hickory Valley, Grand Junction, Middleton, Saulsby, Silerton, Toone and Whiteville municipal legislative bodies and the Hardeman County legislative body have ratified the amendment to the Hardeman County Growth Plan as required by TCA 6-58-104; and

WHEREAS the Hardeman County Coordinating Committee has held the requisite public hearings pursuant to TCA 6-58-104;

NOW, THEREFORE the Hardeman County Coordinating Committee submits to the Local Government Planning Advisory Committee the Hardeman County Growth Plan dated October 19, 2010 for its approval pursuant to TCA 6-58-104.


Chair

Hardeman County Coordinating Committee

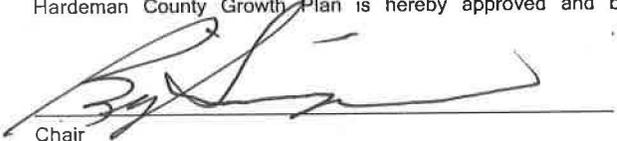
4-11-11
Date

**RESOLUTION OF APPROVAL
BY THE
LOCAL GOVERNMENT PLANNING ADVISORY COMMITTEE**

WHEREAS, the Hardeman County Coordinating Committee has submitted an amendment to the County Growth Plan for Hardeman County and its municipalities, and

WHEREAS, the Coordinating Committee has certified that the plan has been ratified pursuant to TCA 6-58-104,

NOW THEREFORE BE IT RESOLVED by the Local Government Planning Advisory Committee that the Hardeman County Growth Plan is hereby approved and becomes effective this date.


Chair

Local Government Planning Advisory Committee

7-27-11
Date



Hardeman County

Courthouse

100 N. Main Street

PO Box 250

Bolivar Tennessee 38008

Office of:
Willie E. Spencer, County Mayor

Phone: (731) 658-3266
Fax (731) 658-5721

TO: The Local Government Planning Advisory Committee

SUBJECT: Urban Growth Plan for Hardeman County

The purpose of this letter is to provide you with the Urban Growth Plan for the county for final disposition to Local Government Planning Advisory Committee (LGPAC).

The Hardeman County Coordinating Committee approved the proposed changes to the Hardeman County Growth Plan on 19 October 2010. The Growth Plan consists of the amended map changes (Bolivar, Hornsby, and Middleton) and the supporting justifications for these changes. Bolivar and Middleton's justification for the Urban Growth Boundary amendment is to be able to control development in the areas where they have utility interests. The relocation of a state highway in Hornsby has prompted the town to seek their amendment in order to be able to better serve and control the areas indicated in the Urban Growth Boundary Report.

Thank you.

Respectfully,



WILLIE SPENCER

Hardeman County Coordinating Committee Chairman

Ratification letters for:

Hardeman County

Bolivar

Hickory Valley

Hornsby

Grand Junction

Middleton

Saulsbury

Silerton

Toone

Whiteville

HARDEMAN COUNTY ZONING COMPLIANCE OFFICE
P.O. Box 594
300 East Jackson
Bolivar, TN 38008
(731) 658-5412

22 March 2011

TO: Mr. Pechin,
Local Planning Assistance Office, Director

FROM: Hardeman Co. Zoning Compliance Office

SUBJECT: Urban Growth Plan for Hardeman County

The purpose of this letter is to provide you with the Urban Growth Plan for the county for final disposition to Local Government Planning Advisory Committee (LGPAC).

The Hardeman County Coordinating committee approved the proposed changes to the Hardeman County Growth Plan on 19 October 2010. The Growth plan consists of the amended map changes (Bolivar, Hornsby and Middleton) and the supporting justification for these changes.

There are several attachments included in this package:

1. Ratification letters by all municipalities and the county.
2. Public advertisements of the Coordinating Committee meetings;
3. Public advertisements of the County Commission meeting;
4. Bolivar's Justification w/map
5. Middleton's Justification w/map
6. Hornsby's Justification w/map

Thank you.

Respectfully,



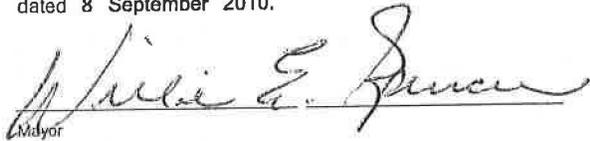
PAUL ELLIS
Hardeman County Coordinating Committee Secretary

RESOLUTION 10-10-01

RESOLUTION BY THE HARDEMAN COUNTY COMMISSION RATIFYING
THE AMENDED HARDEMAN COUNTY GROWTH PLAN

WHEREAS, the Hardeman County Coordinating Committee has approved the amended Hardeman County Growth Plan dated 20 June, 2000; and,

NOW, THEREFORE, BE IT RESOLVED by the Hardeman County Legislative Body this body ratifies the amended Hardeman County Growth Plan as shown on the attached map entitled Amended Hardeman County Growth Plan dated 8 September 2010.



Mayor

10/19/10
Date

ATTEST



County Clerk

10/19/10
Date

RESOLUTION 10-021

RESOLUTION BY THE CITY OF BOLIVAR RATIFYING
THE AMENDED HARDEMAN COUNTY GROWTH PLAN

WHEREAS, the Bolivar Planning Commission has determined that the amended Urban Growth Boundary is reasonably compact but large enough to accommodate growth during the next twenty years; and,

WHEREAS, that the Bolivar Planning Commission has determined that the City of Bolivar is better able than other areas to efficiently provide urban services to the area within the proposed Urban Growth Boundary; and,

WHEREAS, the Bolivar Planning Commission has determined that the proposed Urban Growth Boundary is contiguous to its existing municipal boundaries; and,

WHEREAS, the Bolivar Planning Commission has identified territory that any reasonable and prudent person would project as the likely growth areas over the next twenty years; and,

WHEREAS, the Bolivar Planning Commission forwarded said amendment to the City of Bolivar Board of Mayor and Aldermen; and,

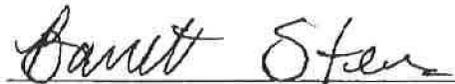
WHEREAS, the City of Bolivar's duty is to develop areas of the corporate limits and manage growth in areas adjacent to the municipality; and,

WHEREAS, the City of Bolivar Mayor and Board of Aldermen held two public hearings on 8 August 2006 and on 12 September 2006; and,

WHEREAS, the City of Bolivar Mayor and Board of Aldermen voted to certify the amended Urban Growth Boundary and forwarded said amendment to the Hardeman County Coordinating Committee; and,

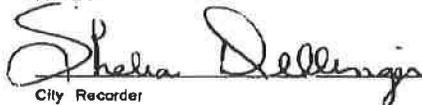
WHEREAS, the Hardeman County Coordinating Committee has approved the amended Hardeman County Growth plan.

NOW, THEREFORE, BE IT RESOLVED by the Board of Mayor and Aldermen that this body ratifies the amended Growth Plan as shown on the attached map entitled Amended Hardeman County Growth Plan 8 September 2010.



Mayor

Date 11-9-2010

ATTEST


City Recorder

Date 11-9-2010

RESOLUTION 01-10

RESOLUTION BY THE CITY OF GRAND JUNCTION RATIFYING
THE AMENDED HARDEMAN COUNTY GROWTH PLAN

WHEREAS, the Hardeman County Coordinating Committee has approved the amended Hardeman County Growth Plan dated 20 June 2010 and,

WHEREAS, the City of Grand Junction is not affected by the amendment to the Hardeman County Growth Plan.

NOW, THEREFORE, BE IT RESOLVED by the Board of Mayor and Aldermen that this body ratifies the amended Hardeman County Growth Plan as shown on the attached map entitled Amended Hardeman County Growth Plan dated 8 September 2010

Curtis Lane
Mayor

11/1/10
Date

ATTEST

Billie Gatewood
City Recorder

11-1-10
Date

RESOLUTION 11-0210

RESOLUTION BY THE CITY OF HICKORY VALLEY RATIFYING
THE AMENDED HARDEMAN COUNTY GROWTH PLAN

WHEREAS, the Hardeman County Coordinating Committee has approved the amended Hardeman County Growth Plan dated 20 June, 2000; and,

WHEREAS, the City of Hickory Valley is not affected by the amendment to the Hardeman County Growth Plan.

NOW, THEREFORE, BE IT RESOLVED by the Board of Mayor and Aldermen that this body ratifies the amended Hardeman County Growth Plan as shown on the attached map entitled Amended Hardeman County Growth Plan dated 8 September 2010.



Mayor

11-02-10
Date

ATTEST



City Recorder

11-2-10
Date

RESOLUTION _____

RESOLUTION BY THE CITY OF HORNSBY RATIFYING
THE AMENDED HARDEMAN COUNTY GROWTH PLAN

WHEREAS, the Hornsby Planning Commission has determined that the amended Urban Growth Boundary is reasonably compact but large enough to accommodate growth during the next twenty years; and,

WHEREAS, that the Hornsby Planning Commission has determined that the City of Hornsby is better able than other areas to efficiently provide urban services to the area within the proposed Urban Growth Boundary; and,

WHEREAS, the Hornsby Planning Commission has determined that the proposed Urban Growth Boundary is contiguous to its existing municipal boundaries; and,

WHEREAS, the Hornsby Planning Commission has identified territory that any reasonable and prudent person would project as the likely growth areas over the next twenty years; and,

WHEREAS, the Hornsby Planning Commission forwarded said amendment to the City of Hornsby Board of Mayor and Aldermen; and,

WHEREAS, the City of Hornsby's duty is to develop areas of the corporate limits and manage growth in areas adjacent to the municipality; and,

WHEREAS, the City of Hornsby Mayor and Board of Aldermen held two public hearings on 4 August 2009, and on 1 September 2009 and,

WHEREAS, the City of Hornsby Mayor and Board of Aldermen voted to certify the amended Urban Growth Boundary and forwarded said amendment to the Hardeman County Coordinating Committee; and,

WHEREAS, the Hardeman County Coordinating Committee has approved the amended Hardeman County Growth plan.

NOW, THEREFORE, BE IT RESOLVED by the Board of Mayor and Aldermen that this body ratifies the amended Growth Plan as shown on the attached map entitled Amended Hardeman County Growth 8 September 2010.



Mayor

Date 11-2-10

ATTEST



City Recorder

Date 11-2-10

Resolution _____

**RESOLUTION BY THE CITY OF MIDDLETON RATIFYING THE AMENDED
HARDEMAN COUNTY GROWTH PLAN**

WHEREAS, the Middleton Planning Commission has determined that the amended Urban Growth Boundary is reasonably compact, but large enough to accommodate growth during the next twenty years; and,

WHEREAS, that the Middleton Planning Commission has determined that the City of Middleton is better able than other areas to efficiently provide urban services to the area within the proposed Urban Growth Boundary; and,

WHEREAS, the Middleton Planning Commission has determined that the proposed Urban Growth Boundary is contiguous to its existing municipal boundaries; and,

WHEREAS, the Middleton Planning Commission has identified territory that any reasonable and prudent person would project as the likely growth areas over the next twenty years; and,

WHEREAS, the Middleton Planning Commission forwarded said amendment to the City of Middleton Board of Mayor and Aldermen; and,

WHEREAS, the City of Middleton's duty is to develop areas of the corporate limits and manage growth in areas adjacent to the municipality; and,

WHEREAS, the City of Middleton Mayor and Board of Aldermen held two public hearings on 26 February 2010 and on 15 March 2010; and,

WHEREAS, the City of Middleton Mayor and Board of Aldermen voted to certify that amended Urban Growth Boundary and forwarded said amendment to the Hardeman County Coordinating Committee; and,

WHEREAS, the Hardeman County Coordinating Committee has approved the amended Hardeman County Growth plan.

NOW, THEREFORE, BE IT RESOLVED by the Board of Mayor and Aldermen that this body ratifies the amended Growth Plan as shown on the attached map entitled Amended Hardeman County Growth Plan 8 September 2010.



Vernon Henderson, Mayor

November 15, 2010



Attest: Jerry Mills

November 15, 2010

RESOLUTION 3

RESOLUTION BY THE CITY OF SAULSBURY RATIFYING
THE AMENDED HARDEMAN COUNTY GROWTH PLAN

WHEREAS, the Hardeman County Coordinating Committee has approved the amended Hardeman County Growth Plan dated 20 June, 2000; and,

WHEREAS, the City of Saulsbury is not affected by the amendment to the Hardeman County Growth Plan.

NOW, THEREFORE, BE IT RESOLVED by the Board of Mayor and Aldermen that this body ratifies the amended Hardeman County Growth Plan as shown on the attached map entitled Amended Hardeman County Growth Plan dated 8 September 2010.

Ann Wells 2-24-11
Mayor Date

ATTEST

Patricia A. Johnson 2-24-11
City Recorder Date

RESOLUTION 112010-3

RESOLUTION BY THE CITY OF SILERTON RATIFYING
THE AMENDED HARDEMAN COUNTY GROWTH PLAN

WHEREAS, the Hardeman County Coordinating Committee has approved the amended Hardeman County Growth Plan dated 20 June, 2000; and,

WHEREAS, the City of Silerton is not affected by the amendment to the Hardeman County Growth Plan.

NOW, THEREFORE, BE IT RESOLVED by the Board of Mayor and Aldermen that this body ratifies the amended Hardeman County Growth Plan as shown on the attached map entitled Amended Hardeman County Growth Plan dated 8 September 2010.



Mayor

11/18/2010
Date

ATTEST



City Recorder

11/26/10
Date

RESOLUTION 14

RESOLUTION BY THE CITY OF TOONE RATIFYING
THE AMENDED HARDEMAN COUNTY GROWTH PLAN

WHEREAS, the Hardeman County Coordinating Committee has approved the amended Hardeman County Growth Plan dated 20 June, 2000; and,

WHEREAS, the City of Toone is not affected by the amendment to the Hardeman County Growth Plan.

NOW, THEREFORE, BE IT RESOLVED by the Board of Mayor and Aldermen that this body ratifies the amended Hardeman County Growth Plan as shown on the attached map entitled Amended Hardeman County Growth Plan dated 8 September 2010.



Mayor

Date

ATTEST



City Recorder

Date

RESOLUTION 2010-11-01

RESOLUTION BY THE CITY OF WHITEVILLE RATIFYING
THE AMENDED HARDEMAN COUNTY GROWTH PLAN

WHEREAS, the Hardeman County Coordinating Committee has approved the amended Hardeman County Growth Plan dated 20 June, 2000; and,

WHEREAS, the City of Whiteville is not affected by the amendment to the Hardeman County Growth Plan.

NOW, THEREFORE, BE IT RESOLVED by the Board of Mayor and Aldermen that this body ratifies the amended Hardeman County Growth Plan as shown on the attached map entitled Amended Hardeman County Growth Plan dated 8 September 2010.



Mayor
ATTEST

11-1-2011
Date



City Recorder

11-1-2011
Date

26 Aug 2009 MEETING

COORDINATING COMMITTEE

**NOTICE OF PUBLIC HEARING
CONCERNING AN
AMENDMENT TO THE
HARDEMAN COUNTY
GROWTH PLAN**

Notice is hereby given that a public hearing will be held before the Hardeman County Coordinating Committee to propose and discuss amendments to the Hardeman County Growth Plan dated 27 June 2000.

The hearing will be held pursuant to the provisions of Section 6-58-104(d)(1), Tennessee Code Annotated. Said hearing will be on 26 August 2009, at 4:00 p.m. held at the Hardeman County Courthouse, in the Main Courtroom.

Any interested party is invited to appear before the Committee.

Willie Spencer, County Mayor

**NOTICE OF PUBLIC HEARING
CONCERNING AN
AMENDMENT TO THE
HARDEMAN COUNTY
GROWTH PLAN**

Notice is hereby given that a public hearing will be held before the Hardeman County Coordinating Committee to propose and discuss amendments to the Hardeman County Growth Plan dated 27 June 2000.

The hearing will be held pursuant to the provisions of Section 6-58-104(d)(1), Tennessee Code Annotated. Said hearing will be on 26 August 2009, at 4:00 p.m. held at the Hardeman County Courthouse, in the Main Courtroom.

Any interested party is invited to appear before the Committee.

Willie Spencer, County Mayor

COORDINATING 19 OCT 2010 MEETING
COMMITTEE

PLEASE PUT IN THE 29 September 2010 EDITION OF THE PAPER

**NOTICE OF PUBLIC HEARING
CONCERNING AN AMENDMENT TO THE HARDEMAN COUNTY GROWTH PLAN**

Notice is hereby given that a public hearing will be held before the Hardeman County Coordinating Committee to discuss amendments to the Hardeman County Growth Plan dated 27 June 2000.

The hearing will be held pursuant to the provisions of Section 6-58-104 (d)(1), Tennessee Code Annotated. Said hearing will be on 19 October 2010 at 5:30PM held at the Hardeman County Court House, in the Main Court Room.

Any interested party is invited to appear before the Committee.

Willie Spencer,
County Mayor

*Faxed
9-22-10
10:10*

*Faxed again - at
3:50*

**Notice Of Public Hearing
Concerning An Amendment To The
Hardeman County Growth Plan**

Notice is hereby given that a public hearing will be held before the Hardeman County Coordinating Committee to discuss amendments to the Hardeman County Growth Plan dated 27 June 2000.

The hearing will be held pursuant to the provisions of Section 6-58-104 (d)(1), Tennessee Code Annotated. Said hearing will be on 19 October 2010 at 5:30 pm held the Hardeman County Court House, in the Main Court Room.

Any interested party is invited to appear before the Committee.

Willie Spencer,
County Mayor

HARDEMAN COUNTY GROWTH PLAN

COORDINATING COMMITTEE AGENDA (26 August, 2009)

1. Welcome & Sign up
2. Explain County Growth Plan & Process (Handout)
3. Goals of Coordinating Committee
 - Receive and review inputs from municipalities
 - Resolve conflicts, if any, for overlapping UGB's
 - Listen to public concerns – 2 public hearings
 - Prepare Final Growth Plan for submission to Local Planning Advisory Committee
4. Next Public Hearing – to be determined

PUBLIC CHAPTER 1101 SUMMARY

PURPOSE OF THE LAW

1. To eliminate annexation or incorporation out of fear.
2. To establish incentives to annex or incorporate where appropriate.
3. To more closely match the timing of development to the provision of public services.
4. To stabilize each county's education funding base and establish an incentive for each county legislative body to be more interested in education matters.
5. To minimize urban sprawl.

AREAS DETERMINED BY THE PLAN

The coordinating committee is charged with developing a county wide growth plan based on a 20-year projection of growth and land use, using a variety of measures, which divides the county into three types of areas:

Urban Growth Boundaries (UGB) - the municipality and contiguous territory where high density residential, commercial, and industrial growth is expected, or where the municipality is better able than other municipalities to provide urban services.

Planned Growth Areas (PGA) - territory outside municipalities where high or moderate density commercial, industrial, and residential growth is projected.

Rural Areas (RA) - territory not in a UGB or a PGA and that is to be preserved as agricultural lands, forests, recreational areas, wildlife management areas or for uses other than high density commercial, industrial, or residential development.

COORDINATING COMMITTEE

County Executive

Mayor of each municipality in the county

One member of the largest municipally-owned utility

One member of the largest non-municipally-owned utility

One member appointed by the board of directors of the county's soil conservation district (representing agricultural interests)

One member appointed by the board of the local education agency

One member appointed by the chamber of commerce

Two members appointed by the county executive

Two members appointed by the mayor of the largest municipality

ANNEXATION BY A CITY OUTSIDE ITS UGB

(a) by obtaining approval of an amendment to **its UGB in the same way that the original growth plan was established**, or

(b) by referendum, under T.C.A. §§ 6-51-104 and 105.

Proposing Urban Growth Boundaries (UGBs) – Municipalities

(a) Criteria for Defining the UGB

The Urban Growth Boundary is to include territory:

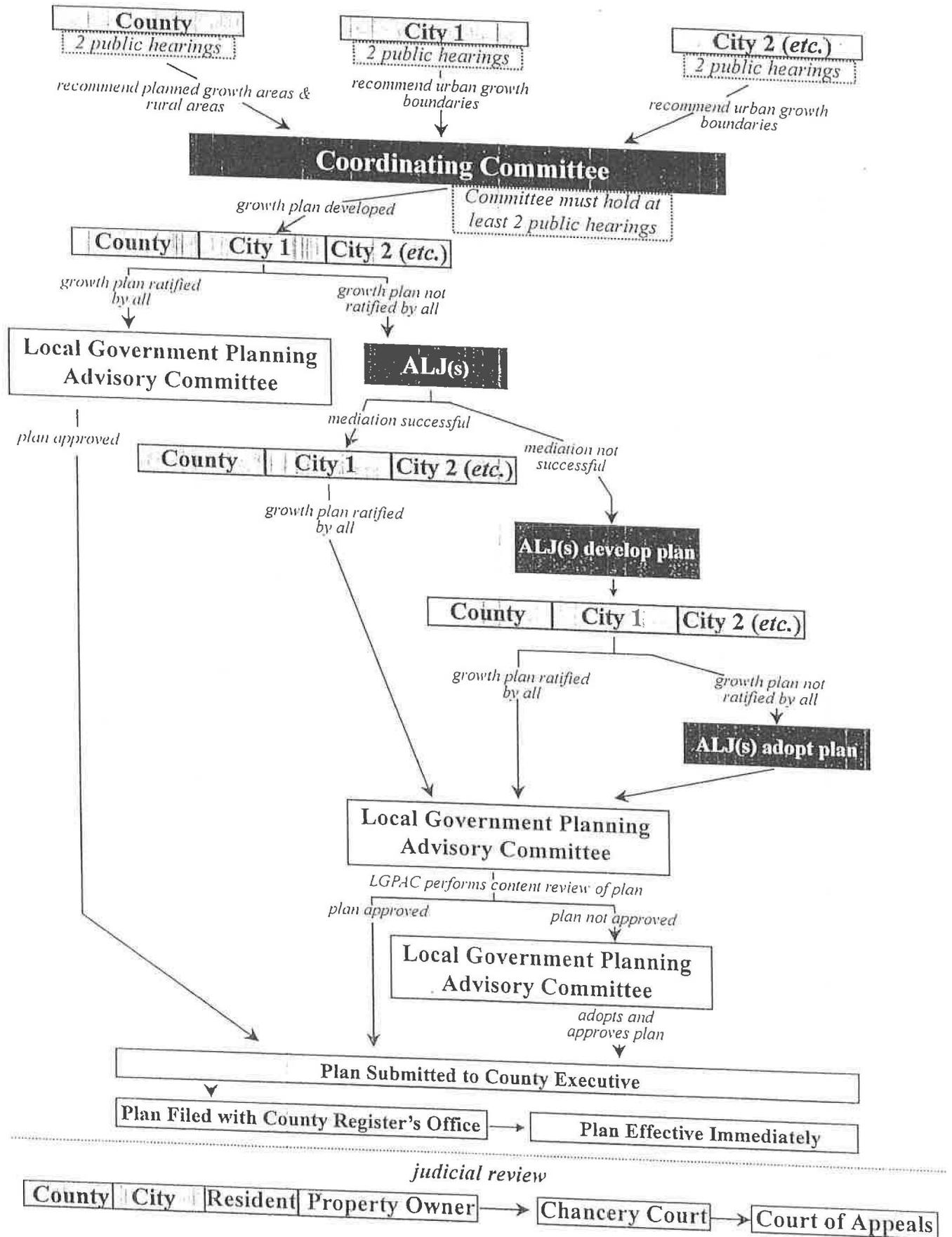
- reasonably compact but large enough to accommodate 20 years of growth;
- that is contiguous to the existing municipal boundaries;
- that is reasonably likely to experience growth over the next 20 years, based upon history, economic and population trends, and topographical characteristics;
- where the municipality is better able than other municipalities to efficiently and effectively provide urban services; and
- that reflects the municipality's duty to fully develop the area within the current boundaries, while controlling and managing growth outside those boundaries, taking into account the impact on agriculture, forests, recreation, and wildlife.

(b) Factors to be Considered in Developing the UGB

Every municipality is required to include the following tasks in the process for developing its UGB:

- develop and report population growth projections in conjunction with the University of Tennessee;
- determine and report the costs and projected costs of core infrastructure, urban services, and public facilities necessary to fully develop the resources within the city's current boundaries, as well as the cost of expanding these into the territory proposed for inclusion within the UGB;
- determine and report on the need for additional land suitable for high density industrial, commercial, and residential development, after taking into account areas within current municipal boundaries that can be used, reused, or redeveloped to meet such needs;
- examine and report on agricultural areas, forests, recreational areas, and wildlife management areas under consideration for inclusion in the UGB, and on the likely long-term impact of urban expansion in such areas.

Flow Chart of Growth Plan Development under Public Act 1101 of 1998



1ST HEARING

Co Comm #1

NOTICE OF PUBLIC HEARING

Notice is hereby given pursuant to Tennessee Code Annotated, Section 6-58-106 of a public hearing to be held at the Hardeman County Courthouse on Tuesday, the 21st day of June 2009 at 7:00 p.m. regarding the proposed Hardeman County Urban Growth Boundary amendment.

A copy of the aforementioned can be viewed at the Hardeman County Mayor's Office, in the Hardeman County Courthouse, and the Zoning Commission Office.

Willie Spencer
County Mayor

NOTICE OF PUBLIC HEARING

Notice is hereby given pursuant to Tennessee Code Annotated, Section 6-58-106 of a public hearing to be held at the Hardeman County Courthouse on Tuesday, the 21st day of June 2009 at 7:00 p.m. regarding the proposed Hardeman County Urban Growth Boundary amendment.

A copy of the aforementioned can be viewed at the Hardeman County Mayor's Office, in the Hardeman County Courthouse, and the Zoning Commission Office.

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County Mayor

2ND HEARING

COUNTY COMM #2

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BOLIVAR

URBAN GROWTH BOUNDARY REPORT AMENDMENT PACKET

CONTAINING:

- *Previously Approved Bolivar Urban Growth Boundary Report*
- *Proposed Amendment to the Bolivar Urban Growth Boundary Report*
- *Existing Urban Growth Boundary Illustration*
- *Proposed Urban Growth Boundary Illustration*
- *Existing and Proposed Urban Growth Boundary Existing Land Use Illustration*
- *Flow Chart of Growth Plan Development under Public Chapter 1101*
- *Sample notification letters for County Mayor and City Mayor*

CITY OF BOLIVAR, TENNESSEE

URBAN GROWTH BOUNDARY REPORT

INTRODUCTION

Purpose

This plan and the accompanying maps have been prepared for the purpose of meeting the statutory requirements of Chapter 1101, Public Acts 1998, to establish an urban growth boundary. In preparing this document, planning was made with the overall purpose of guiding and accomplishing coordinated, balanced, and harmonious development in accordance with the present and future needs of the City of Bolivar.

Definitions

Included in this report are a number of terms that have been used in the collection and analysis of data to meet the requirements of Section 7, Public Chapter 1101. For the purposes of this report, these terms have been defined as follows:

Land Use - The technique of identifying and categorizing the purpose for which land is being used. In this report, land use will include residential use of varying densities, commercial uses, public and semi-public uses such as schools, parks and churches, land allocated to transportation facilities, land identified as having physical restrictions on development, improved vacant land, and unimproved vacant land.

Commercial - Land on which retail or wholesale trade activities and/or services occur. Land on which an array of private firms providing special personal services, etc., as well as vacant floor space.

Flooding - A general and temporary condition of partial or complete inundation of normally dry land areas from the unusual and rapid accumulation or runoff of surface waters from any source.

Population Projection - The technique of forecasting population counts into the future. For the purposes of this report, University of Tennessee population projections have been prepared and Bolivar will use these counts in conjunction with more specific local information to determine future growth needs.

Public Services - Police and fire protection; water, electrical and sewer services; road and street construction and repair; recreation facilities and programs; street lighting; and planning, zoning, and building inspection services.

Rural Area - All territory in a county that is not in a municipality, a municipal urban growth boundary, or a planned growth area in the county.

Urban Growth Boundary - A line that encompasses territory reserved for municipal growth that must meet the requirements of TCA 6-58-106.

Planned Growth Area - Territory identified in the county outside of municipal urban growth boundaries that must meet the requirements of TCA 6-58-106.

Floodplain/Flood Hazard Area - Any land area susceptible to inundation by water from any source (see flooding).

Public/Semi-Public - Land on which educational, federal, state, and governmental uses are located. Land where museums, libraries, parks, and similar uses are located. This also includes cemeteries.

Residential - Land on which one or more dwelling units are located. This includes all single-family and multi-family residences, mobile homes and public housing.

Transportation - Land on which municipal streets, county roads, and state and/or federal highways are located, including rights-of way. Also included in this category are railroad rights-of-way.

Unimproved Developable Land - Vacant unimproved land (see definition below) without natural or other constraints, which is suitable, with the necessary infrastructure, to accommodate future high-density residential, commercial, or industrial development

Utilities - Land on which utility structures or uses are located.

Vacant Land - Land which either has not been developed or can not be developed. Vacant land can be divided into three general categories:

1. Vacant Unimproved - Land that currently lies idle or is used for agricultural, or open space purposes and lacks the infrastructure necessary for development.

2. Vacant Improved – Land located along streets, which currently have adequate water and sewer infrastructure available to support development such as vacant subdivision lots.

Methodology

As a prerequisite to preparing the urban growth boundary, a survey and analysis of the existing land use, transportation patterns, and characteristics was completed. Data from existing analyses were then integrated with information pertaining to natural factors affecting development, the population, economic factors, transportation facilities, and municipal public services data in determining which areas in the municipality could be used, reused or redeveloped to meet future land use needs. The same methodology was then used in defining an urban growth boundary with an area best suited to meet the additional land and public facilities needs over a twenty-year planning period. An analysis of the land use and physical land restrictions identified the available unrestricted vacant land for future development. The University of Tennessee has provided population projections through the year 2020 and that data was utilized in this report.

EXISTING MUNICIPAL LAND USE ANALYSIS

Before a municipality can determine its future land use requirements, it is necessary that an inventory and analysis of existing land uses be completed. This land use inventory identified and analyzes the various uses by categories and the amounts of land devoted to each.

To facilitate the above process, an Existing Land Use Inventory (Table 1) was developed as a spreadsheet method of displaying and incorporating all existing land use and population. The Existing Land Use Inventory (Table 1), and the Existing Land Use Distribution (Chart 1) depict the various land uses in the City of Bolivar, as determined by a recent land use survey completed by the Local Planning Assistance Office.

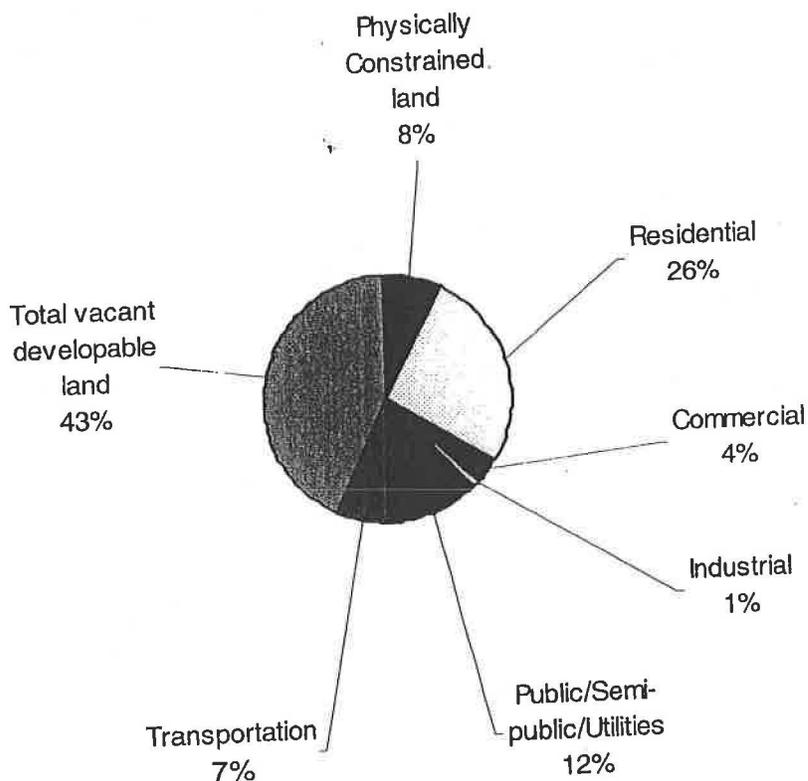
Table 1

Existing Land Use Inventory

City of Bolivar	2000 population	
Land Use Designations	Gross land area, Ac	Percent of Total
Total City land area	4,100	100.0%
Physically Constrained land	306	7.5%
floodplain	0	0.0%
other constraints	0	0.0%
Residential	1,072	26.1%
single family	999	24.4%
multi-family	73	1.8%
Commercial	151	3.7%
Industrial	37	0.9%
Public/Semi-public/Utilities	499	12.2%
Transportation	288	7.0%
Improved Vacant land	150	(w/ developable)
Total land in designated uses	2,047	49.9%
Net Constrained Land (not in use)	277	6.8%
Total vacant developable land	1,776	43.3%
		100.00%

Chart 1

EXISTING LAND USE DISTRIBUTION CHART



Land Use Inventory

Land with Physical Constraints - Flood Plain

The City of Bolivar's location is south, and southwest of the Hatchie River. Fortunately, the City does not have large land areas within the hundred-year floodplain. The areas most susceptible to flooding are an area north of the (CBD) along the East Side of State Route 18, near the Hatchie River, and another area just south of State Route 64 West along Pleasant Run Creek. Another small area located in the floodplain is an area along State Route 64 East near Spring Creek. A total of three hundred and six (306) acres are designated as flood hazard areas within the corporate limits. This is eight percent (8%) of the total land area within

the corporate limits. Of these three hundred and six (306) acres, there are twenty-nine (29) acres developed with residential, commercial, or transportation uses.

For the purposes of this land use analysis, those properties in use within the flood hazard area are considered unsuitable for future development, thereby encouraging the return to vacant unobstructed floodplain.

Residential

Like most communities of comparable size, residential use is by far the most predominant land use within Bolivar. Residential land uses account for twenty-six percent (26%) of all land currently in use. Of the one thousand and seventy-two (1,072) acres of lands in residential uses, only three (3) acres are located within flood hazard areas. The use of land for residential purposes is primarily located in an around the Central Business District (CBD) with the most significant new areas of residential development occurring in the northwest section of the City. Lots in and around the (CBD) are smaller, while the most recent developments have seen an increase in lot size.

Single-family - Being located throughout the City, single-family residential comprises the largest portion of all residential uses. There are currently nine hundred and fifty-three (953) acres of single-family usage within the corporate limits. Single-family residential uses are primarily located on small to medium lots in an around the (CBD). However, more recent developments have larger size lots in the northwestern section of the City.

Multi-family - The City of Bolivar contains approximately seventy-three (73) acres of multi-family residential uses. Apartments and other multi-family uses have been relegated to basically three areas of the City. The first and most concentrated multi-family use lies along the north side of Tate Road. The second area of multi-family development is northeast of the Central Business District (CBD) along Naylor and Margin Street. The third area is in the Northwest section of the City along Hines Boulevard.

Mobile Homes - Bolivar contains forty-six (46) acres of land in use for mobile homes. Mobile homes are found scattered throughout the community, with the largest concentration being along Lucy Black and Hazel Grove Roads.

Commercial

With approximately one hundred and fifty-one (151) acres of the City devoted to commercial use, Bolivar's commercial development patterns are similar when compared to most of the small towns in West Tennessee. This is approximately four (4%) of total land within the corporate limits. Of the one hundred and fifty-one (151) acres presently in commercial use, only seven (7) acres are located in

floodplain areas. The majority of commercial uses are located within the Central Business District of the City, with the remainder being scattered along all the arterial roads. The western edge of the City is beginning to experience some substantial commercial growth along the new four-lane State Route 64 West. This area should thrive with commercial activity once the four-lane project of State Route 64 is completed. Bolivar's potential future commercial development should remain high over the next 20 years with vacant land along the arterial roads, and the (CBD) accommodating a majority of the future demands.

Industrial

Industrial land use presently occupies thirty-seven (37) acres of the total City acreage; therefore, industrial uses are one percent (1%) of the total developed land area within the City. Of the thirty-seven (37) acres presently occupied by industrial uses, no acreage is located within the floodplain. Most of the Industrial development is limited to one area near the northern edge of the City. The lack of industrial development is a concern for the City. The City of Bolivar provides city services such as water, gas, and sewer to the Hardeman County Industrial Park which is located near Highway 18 South approximately four (4) miles south of the corporate limits. This area is being studied for future annexation. If the City annexes this area the land needed for industrial development would be sufficient. The City has also initiated development of a City Industrial Park within the corporate limits containing approximately two hundred and five (205) acres, which is located along the north side of Lucy Black road. Once this Industrial park is fully developed the need for industrial land should be at minimum for the next 20 years.

*locally
annexed
cost*

Public/Semi-public

Bolivar's parks, churches, cemeteries and other institutional uses, as well as public utilities comprise approximately four hundred and ninety-nine (499) acres. This is twelve percent (12%) of total available land in the City. Of these four hundred and ninety-nine (499) acres, approximately three-hundred and fifty (350) acres are occupied by the Western State Mental Health Hospital. The remaining acreage are occupied by the City's parks, churches, and other institutional uses.

Transportation System

The City of Bolivar benefits from its location in the heart of Southwest Tennessee. State Route's 18, 64, and 125 serve as the City's arterial roads. City streets, state routes, and highways occupy two hundred and eighty-eight (288) acres, which is seven percent (7%) of the total developed land. This number is typical of other cities in West Tennessee of similar size. With the eventual four-laning of State Route 64, Bolivar's present transportation system should be adequate to accommodate the needs of the projected growth for the next 20 years.

Improved Vacant Land

There are approximately one-hundred and fifty (150) acres of improved vacant land within the City of Bolivar. A large portion of Bolivar's improved vacant land is on vacant platted lots that are in developing subdivisions near or around the Country Club. The rest of the vacant parcels are scattered throughout the entire city, and are served by public sewer, water, and other municipal services. With the exception to the Country Club area, no particular area of the City contains a more significant number of improved vacant parcels than any other area.

Unimproved Vacant Land

Unimproved vacant land constitutes the largest land use category within the City of Bolivar. There are approximately 1,626 acres of unimproved vacant land. Unimproved vacant land accounts for forty-three percent (43%) of all land within the corporate limits of the City of Bolivar. These areas currently are not provided with the full spectrum of municipal services.

Analysis of Vacant Land Potential

With approximately 1,776 acres of vacant land suitable for development, the City of Bolivar is faced with the challenge of allocating future land uses to those vacant spaces that are most suitable. The most logical use for vacant land within the corporate limits of the City is for the continued development of current land use trends. The most significant area of vacant land is along the south side of State Route 18 North, near the northeastern edge of the City. This area is located in close proximity of Flood Hazard Areas and contains approximately two-hundred and twenty-seven (227) acres. This area housed the Bolivar Tannery for many years, and due to improper drainage and inadequate waste facilities, many chemicals were not disposed of properly by the industry. Recently, the Environmental Protection Agency has declared this area as a super-fund site, and has began the condemnation process of some of the older buildings in the area. The extent of the environmental damage has not fully been determined, therefore, any potential future use for this area is extremely questionable at this time. Any potential development of this area would most likely be costly, until the environmental concerns are addressed.

The second significant area of vacant land is north of Lucy Black Road along the northeastern edge of the City. This area contains approximately two-hundred (200) acres, and is currently being developed as the City Industrial Park. The City is presently proposing the subdivision of this industrial park, and is also seeking different types of industry to locate once the necessary infrastructure is established.

Another area with significant vacant land is along Sain Road near the southern edge of the City. This area will most likely be developed as residential.

The final area of significant vacant land is located along the north side of Tate Road. This area already has moderate to high-density residential development, and will most likely continue to develop residentially. The rest of the vacant land area is scattered throughout the City with no particular patterns occurring. The City will continue to develop policies that promote the use of land already contained within the current corporate limits, as future development occurs.

Findings

The City of Bolivar currently has 1,776 acres of vacant unrestricted land available for urban development densities. Approximately 277 vacant acres are restricted for development by regulatory flood plain. Additionally, portions of the 277 acres that are deemed physically constrained may be developed at lower densities and intensities depending on appropriate engineering mitigation. An estimated 150 unrestricted acres are vacant but improved land for urban type residential or commercial development. The remaining 1,626 acres can be improved to meet or exceed the towns urban street, water, and sewer standards. Therefore, the existing vacant acreage in the City of Bolivar could accommodate the population growth projected by the University of Tennessee.

EXISTING MUNICIPAL PUBLIC SERVICES ANALYSIS

In the process of identifying an urban growth boundary, Section 7 of Public Chapter 1101 requires that the City of Bolivar prepare an inventory and analysis of services currently provided within the municipality. In addition, the City of Bolivar must identify the current costs and projected costs of urban services to accommodate complete development within the municipality, as well as development throughout any area proposed for inclusion in its urban growth boundary.

In order to carry out sound fiscal policy and planning, municipal leaders must have a firm knowledge and understanding of the capital expenditures required to provide, improve, and maintain public services over the next 20 years. This section of the report will provide an analysis of those services that are currently provided by the City. Where data is available, cost projections of the continuation or expansion of these services over the 20 year planning period will be provided.

Utility Services – Bolivar Utility Department

The City of Bolivar currently provides a full range of municipal services, including natural gas, water, sewer, and a jointly funded city-county library. In addition to these capital-intensive services, fire and police protection are provided. The City of Bolivar provides electricity to its environs in cooperation with the Tennessee Valley Authority. In addition, the City of Bolivar provides street lighting, as well as solid waste collection.

Water Service Area

The City of Bolivar provides water service to an area encompassing the entire City, and some portions of Hardeman County. This service is provided by four wells serving 2,599 municipal customers, as well as 250 non-municipal customers. For the purpose of fire protection, 291 fire hydrants are located throughout Bolivar. This entire water system is capable of pumping 3,500,000 gallons per day and the capacity of its treatment plant is 4,000,000 gallons per day. The storage capacity of the Bolivar Utility Department's water service is 1,550,000 million gallons, while the average daily water use is 1,200,000 gallons.

Currently, water lines are available for tap throughout the entire City, and in most of the proposed UGB. Any residential, commercial, or industrial developments involving the construction of new streets will necessitate the provision of water service at the expense of the developer, in accordance with the City of Bolivar Subdivision Regulations.

A two percent (2%) population increase has been projected over the next twenty years. Based on the information provided by the community, the current level of water service should be sufficient to serve the current corporate limits with the increases in population forecasted through the year 2020.

Sewer Service Area

Sewer service is provided to 2,439 municipal customers and to 141 non-municipal customers by the Bolivar Utility Department. With an average daily flow rate of 788,000 gallons per day, the system operates a total of sixteen (24) pumping/lift stations. Current capacity is eighty-eight percent (88%) for the trickling filter system, and fifty percent (50%) for the lagoon. The Bolivar Public Works Department has disclosed no moratoria or restrictions imposed by the Tennessee Department of Environment and Conservation. In addition, information relative to the current capacity of the municipal sewer system was unavailable for analysis. Any new developments shall have sewer service lines and any related pumping devices provided at the expense of the developer.

Natural Gas Service Area

The City of Bolivar provides natural gas service to 3,400 municipal customers and 1,395 non-municipal customers. Of all 4,795 customers, 4,114 are residential consumers, 674 are commercial consumers, and only 7 are industrial consumers. The average daily sales rate for the winter period is 3,385,000 cubic feet, while the department averages purchasing 3,805,600 cubic feet to supply this demand. During the off-peak summer season, the average daily sales rate is 529,400 cubic feet, while the department averages purchasing 600,000 cubic feet during winter months to supply this demand.

Based upon information provided by the Public Works Department, natural gas service is available for hook-up throughout the entire City. Natural gas service in new residential, commercial, or industrial developments shall be provided at the expense of the developer. As such, the current infrastructure for natural gas distribution should be sufficient to accommodate projected population increases through the year 2020.

Public Safety

Police Protection

The City of Bolivar maintains twenty-one (21) full-time police officers. Eight (6) cruisers are currently in service along with six (6) additional vehicles. The Bolivar Police Department responds to in-house dispatching as well as dispatching from the Hardeman County Emergency 911 service. The Police

Department operates from one facility, which is sufficient to service the current population.

Based upon standards set by the International City Managers Association, cities in the East South Central geographic division of the United States should employ 2.65 police per 1000 population. According to this standard, the City of Bolivar exceeds an acceptable level of police protection, and should be prepared to service the expected growth in population by the year 2020

Fire Protection

With an ISO rating of 5, the City of Bolivar's Fire Department is operating at an acceptable level. Nine (9) full-time and twenty-five (25) volunteer firefighters are utilized, operating from one (1) fire station. The response area includes the entire City of Bolivar, as well as everything within a five-mile (5) radius of the corporate limits.

At current staff levels, the Bolivar Fire Department is sufficient to serve the fire protection needs of the entire City. The International City Managers Association recommends cities staff 2.16 firefighters per 1000 populations. Bolivar falls within this generally accepted standard for firefighter staffing. At this rate, current levels of fire protection staffing should be adequate to serve the anticipated population growth within the next twenty years. Information relative to the amount of capital outlay for the provision of fire safety was not readily available for analysis.

Solid Waste

At a cost of \$5.50 per month the City provides weekly solid waste collection for residential customers. Three (3) vehicles are utilized for solid waste collection by this department, while employing six (6) full time employees. This service is available only to customers inside the City of Bolivar. Information relative to the landfill capacity and disposition was not provided.

It is anticipated that the current level of capital outlay for the provision of solid waste collection should be sufficient to serve the existing population and the anticipated growth by the year 2020. Staff will be increased as needed, in order to serve the increasing population demands.

Roads and Streets

The City of Bolivar maintains a total of ninety-eight (98) miles of streets within its corporate limits. With an annual \$182,800 street maintenance budget, the Public Works Department resurfaces a yearly average of eight (8) lane miles. The Public Works Department currently maintains five (5) dump trucks, two (2) backhoes, one (1) grader, one (1) bulldozer, and a total of seven (7) employees.

It is assumed that new streets will be extended to serve the projected growth in population at the expense of those developing properties.

Parks and Recreation

Bolivar operates five (5) municipal parks totaling twenty-six (26) acres. The largest park comprises fourteen (14) acres, the smallest park includes only two (2) acres. The recreational programs of the Department include youth basketball for age groups ranging from youth groups through adults, a soccer program, as well as a nature trail network. The facilities include four (4) softball fields, one (1) baseball field, one (1) football field, two (2) soccer fields, and two (2) tennis courts. In addition, five (5) picnic areas with one pavilion, and one (1) swimming pool exist within the City's park system. Operating on a \$196,100.00 budget, the Department employs three (3) full-time personnel and ten (10) seasonal employees.

In order to assess the adequacy of existing recreational facilities on a more extensive level, standards for evaluation must be established. Based upon information provided by the community, the City of Bolivar provides an acceptable level of parks and recreational services for its citizens.

Findings

Urban services, facilities, and infrastructure are readily available to most of the residents of Bolivar, and to those residents living in areas adjacent to its corporate boundary. The City has a history of quality public service provision in those services for which it is the responsible provider. The City should concentrate on expanding its existing sanitary sewer service to all areas within the corporate limits. This would allow both commercial and residential densities to increase, and thereby decrease urban sprawl. This would also be more manageable in terms of budget allocation, as well as service coordination. The City already provides water, and sewer to some of the areas outside the corporate limits, and has demonstrated a strong commitment to provide a full range of services to any areas that are annexed over the next twenty years.

PROJECTED GROWTH NEEDS FOR LAND AND PUBLIC SERVICES

20-Year Population Projections

The population projections through the year 2020 were reported by the University of Tennessee-Knoxville's Center for Business and Economic Research. Section 7 of Public Chapter 1101 requires a City to forecast projected land needed in conjunction with the University of Tennessee's population projections. Over a period of twenty years, the population of Bolivar is projected to increase by two percent (2%) percent, growing from 6,202 to 6,370 residents. This is a total increase of 168 residents. The Future Projected Land Need Table depicts, by category, both the existing land use, and the projected land use by acreage needed, which was derived from the projected two percent (2%) increase of the population over the next 20 years.

Table 2

Future Projected Land Need

City of Bolivar	2000 population	6,202
Future Land Area Needs	2020 population	6,370
	2% increase	
Land Use Designations	Existing land area, Ac	Projected need, Ac
Residential	1,072	21
single family	999	20
multi-family	73	1
Commercial	151	3
Industrial	37	1
Public/Semi-public/Utilities	499	10
Transportation	288	6
Future land needed:		41

Justification of Urban Growth Boundary Proposal

Based solely on the projected land need table, the City of Bolivar cannot justify additional land outside its corporate limits. Table 2 depicts a future land need of only 41 acres over the next twenty years. The existing Land Use Inventory Table shows that approximately 1,776 acres are currently developable within the

corporate limits. These data seems to indicate that no additional land would be needed over the twenty-year planning period. However, there are factors that the existing land use survey did not address; such as the willingness of property owners to develop, or sale their land. Also, since the affects of certain market values on land cannot be accounted for, the availability of property for development will continue to have some uncontrollable market restraints that will prohibit or slow development. For example, vacant land with challenging topographical conditions may discourage development due to the high cost associated with the development. Therefore, the City of Bolivar has not based its UGB proposal solely upon population projections, or existing developable land as determined by the land use survey. Rather, the City has taken a comprehensive approach in the development of its proposed Urban Growth Boundary. The following **rationale** were considered in conjunction with the University of Tennessee population projections, while developing the proposed Urban Growth Boundary.

- 1. The City of Bolivar is the only municipality equipped to provide urban type services to areas within the proposed Urban Growth Boundary.**

City gas and water have been made available to most of the proposed Urban Growth Boundary area, with some areas south of the City along Highway 18 that are already being provided with sewer services. This area is also the location of the Hardeman County Industrial Park and the Hardeman County Airport. The Industrial Park is administered through the County Industrial Board, which also maintains a close relationship with Bolivar Economic Development Board. The City also provides Subdivision Regulations in the Planning Region which promotes orderly development throughout the Region. The Fire Department has a response area of five miles around the City. The Bolivar Police Department also responds to calls in many areas within the proposed Urban Growth Boundary.

- 2. Some areas of the proposed UGB are inundated with poor soils for septic systems.**

Poor soils are dominant in the fringes areas south of the City of Bolivar. Small lots often do not percolate, and the Dixie Hills Subdivision already has moderate density residential development that has occurred. This area will eventually require a sanitary sewer service. The areas in the proposed UGB that lie between Highway 64 East and Highway 125 South, as well as land west of Highway 125 South will probably require sanitary sewer service within the next 20 years. As commercial and residential density increases in this area, public health and welfare could eventually become an issue unless the

development around the fringe areas of the City has the accessibility to a sanitary sewer service.

3. The City of Bolivar anticipates increasing development in an around the new Highway 64 West.

The new four-lane of Highway 64 West between Bolivar and Whiteville has increased the potential for both commercial and residential development. Most of this area has been projected to develop as residential, which dictates that the commercial sites develop at a moderate to high density. Commercial development is already locating around the fringe area along Highway 64 West, just west of the Bolivar Corporate Limits. To ensure the maximum commercial and residential development of this area, the City must have the ability to deliver the necessary services such as water, gas, and sewer. This area is also home to the Hardeman County Landfill that is located just west of Bolivar along the West Side of Walton Lane. The City operates this facility for the County, and is presently making substantial improvements to modernize this facility. Recent modernization efforts include installation of a recycling and bailing operation, which will make the landfill more environmentally compliant, as well as enhance the appearance of the landfill.

Needs to be updated!

Special Land Management Concerns: Forest, Agriculture, and Wildlife Management

Residential, commercial, and industrial growth continues at a moderate rate in and around the Bolivar vicinity. Some of the land is currently forested and will likely remain forested throughout the twenty-year planning period. Agricultural areas exist throughout the proposed urban growth boundary, with many farms lying fallow or used as pasture. No formal wildlife management areas exist inside the area proposed for the urban growth boundary. The Hatchie River borders Bolivar on the North and East Side. This river and its habitat should not be adversely affected by the potential development in or around Bolivar's proposed Urban Growth Boundary.

COST PROJECTIONS FOR CITY AND UGB INFRASTRUCTURE

Community Facilities / Municipal Infrastructure

The City of Bolivar currently provides acceptable levels of community services and public safety services to the existing population. Furthermore, municipal utilities are provided to most areas of the City. All areas have access to public water. There are some areas that do not have sewer trunk lines. The largest and most significant of these areas is along the north and south side of the new Highway 64 West. The corporate limits runs along Lucy Black Road, and the City Industrial Park is located along the north side of this road. For the industrial park to be properly developed, sanitary sewer service will have to be extended. The City has already proposed utility plans to accomplish this action. Projected cost for this expansion has not fully been determined. The area along the new Highway 64 West is also experiencing some rapid commercial development, which will expedite providing sanitary sewer to this area.

The second largest area without sewer lies between Old Somerville Road and Highway 18 South. Most of this area is occupied with moderate size homes on four to five acre lots. These homes are on individual septic systems. Residential density has not increased in this area to the point where public health issues requires sanitary sewer service.

Another area without sewer trunk lines is along the north side of Tate Road. This area is within the corporate limits but is open and undeveloped at this point. With both the area around Highway 18 South and Tate Road being primarily residential land uses, the expansion of sewer service would be the responsibility of the developer as residential development occurred on undeveloped lots. This is based upon the assumption that the Subdivision Regulations and other methods of land use control are utilized to lessen the impact on public facilities. Also, it is assumed that the current density within the developed land area of the corporate limits is held constant over the twenty year planning period.

Municipal Infrastructure/Cost Projections

Most of the areas within the City of Bolivar are currently provided with a full range of municipal services, with the exceptions of those areas without sanitary sewer already noted. The City has not provided cost projections for the expansion of sanitary sewer trunk lines into these areas. However, the City realizes that the potential for development will be significantly altered if sanitary sewer is not provided. As development occurs in vacant areas of the City, all developers will be required to install improvements such as roads, sewer, water, and gas extensions in accordance with the Bolivar Subdivision Regulations. The City will continue expansion of the Police and Fire Departments as required to accommodate the needs of an increasing population.

Urban Growth Boundary (UGB) Infrastructure /Cost projections

All cost estimates for the improvements and extensions of city protective services such as police, and fire, or core infrastructure to include sewer, water, gas, street lighting, solid waste disposal, or any other municipal services have been provided by the City of Bolivar. Table 3 provides projected cost estimates for the following services in the proposed UGB.

Table 3

Projected Infrastructure Cost for UGB

Type of Service	Projected Cost Estimate	Comments:
Police		No Data provided by the Municipality
Fire		No Data provided by the Municipality
Sewer	\$3,700,000.00	Data provided by the City of Bolivar
Water	\$200,000.00	Data provided by the City of Bolivar
Gas		No Data provided by the Municipality
Roads and Streets		No Data provided by the Municipality
Solid Waste		No Data provided by the Municipality
Total Cost	\$3,900,000.00	

CONCLUSION

Tennessee Public Chapter 1101 states that municipalities should fully utilize the land currently inside their corporate limits before annexing additional land. Furthermore, the law makes it clear that urban services should not be extended into undeveloped areas until those areas currently inside the corporate limits are provided with the full array of municipal services.

The existing Bolivar Planning Region covers a vast area which encompasses approximately 36,306 acres. The City of Bolivar has exercised prudence in retracting large portions of land within the existing Planning Region, when compared with the proposed UGB land acreage. The proposed Urban Growth Boundary is comprised of approximately 4,348 acres. This is only eleven percent (11%) of the total acreage included in the existing Planning Region. The most desired area within the proposed UGB is the land along the north and south side of new Highway 64 West. This area will most likely see an increase of development in the future, and the City of Bolivar will be greatly affected by this process. As previously noted, much of the existing Planning Region was retracted. This will allow the city to encourage orderly growth and development through better enforcement along the major roads, as well as the land adjacent to them.

The City of Bolivar sought to develop its report in compliance with Section 7 of Public Chapter 1101. The City did not propose its Urban Growth Boundary based on population projections alone, or the potential developable land available as depicted by the land use survey. Rather, the City has introduced the rationale it considered while developing its UGB proposal as already noted in this report. The proper development of the proposed Urban Growth Boundary will enhance the City of Bolivar's ability to continue providing its residents and the surrounding environs with adequate and effective services during the next 20 years. The establishment of the proposed UGB will allow the City to control future development levels so that water service, and fire protection are not overburdened. The City of Bolivar can also influence the location and timing of future development through its sewer extension policies. Proper public service management will allow these areas to develop more efficiently with the benefit of police protection, street maintenance, drainage control, and other municipal services that will be provided by the City, as development occurs, and in accordance with current policy.

A map of the proposed Urban Growth Boundary is shown attached herewith. The Urban Growth Boundary Map was drawn based on topographic features and public rights-of-way that surround the city. Where practical, parcel lines were followed in developing the proposed Urban Growth Boundary as well as natural landmarks and boundaries.

PROPOSED AMENDMENT TO:

– PROJECTED GROWTH NEEDS FOR LAND AND PUBLIC SERVICES CHAPTER, PAGES 20-21

4. The City of Bolivar anticipates new development around the proposed Highway 64 Southern Bypass.

Originally four (4) routes were proposed by the Tennessee Department of Transportation for a Highway 64 Bypass around the City of Bolivar. Alternate "B" was approved for the bypass route around Bolivar's southern edge in 2003. While this project has yet to begin, it is pertinent to the well being of Bolivar, to establish control of future development in this area. While this area has been used primarily for residential uses during Bolivar's history, the construction of the southern bypass could make parts of this area suitable for commercial or industrial development. Currently, the planning and land use controls, for most of this area, are governed by Hardeman County's Zoning Resolution and Subdivision Regulations. It is apparent that the City of Bolivar is in the best possible position to provide the utility services, necessary for commercial and industrial development, such as water, gas and sanitary sewer service.

5. Areas north of Bolivar and to the west of Highway 18 will need access to city streets and utilities in order to develop.

This area includes several vacant parcels, which adjoin the corporate limits of Bolivar, which could reasonably be developed in the near future. A lack of through streets in this area would necessitate the extension of Bolivar city streets to accommodate any development in this area. It is important that connectivity in Bolivar be improved by planning a future street extension through this area to Nuckolls Road. Therefore it is essential that future subdivisions and street extensions in this area be reviewed and approved by the Bolivar Municipal/Regional Planning Commission. This area is also bounded by the Hatchie River to the north, which ensures that Bolivar would be the only municipality that could feasibly provide utility services. The Hatchie River also serves as a natural boundary line for the future northward expansion of Bolivar. These reasons make it essential that

the future development of this area is controlled by the City of Bolivar.

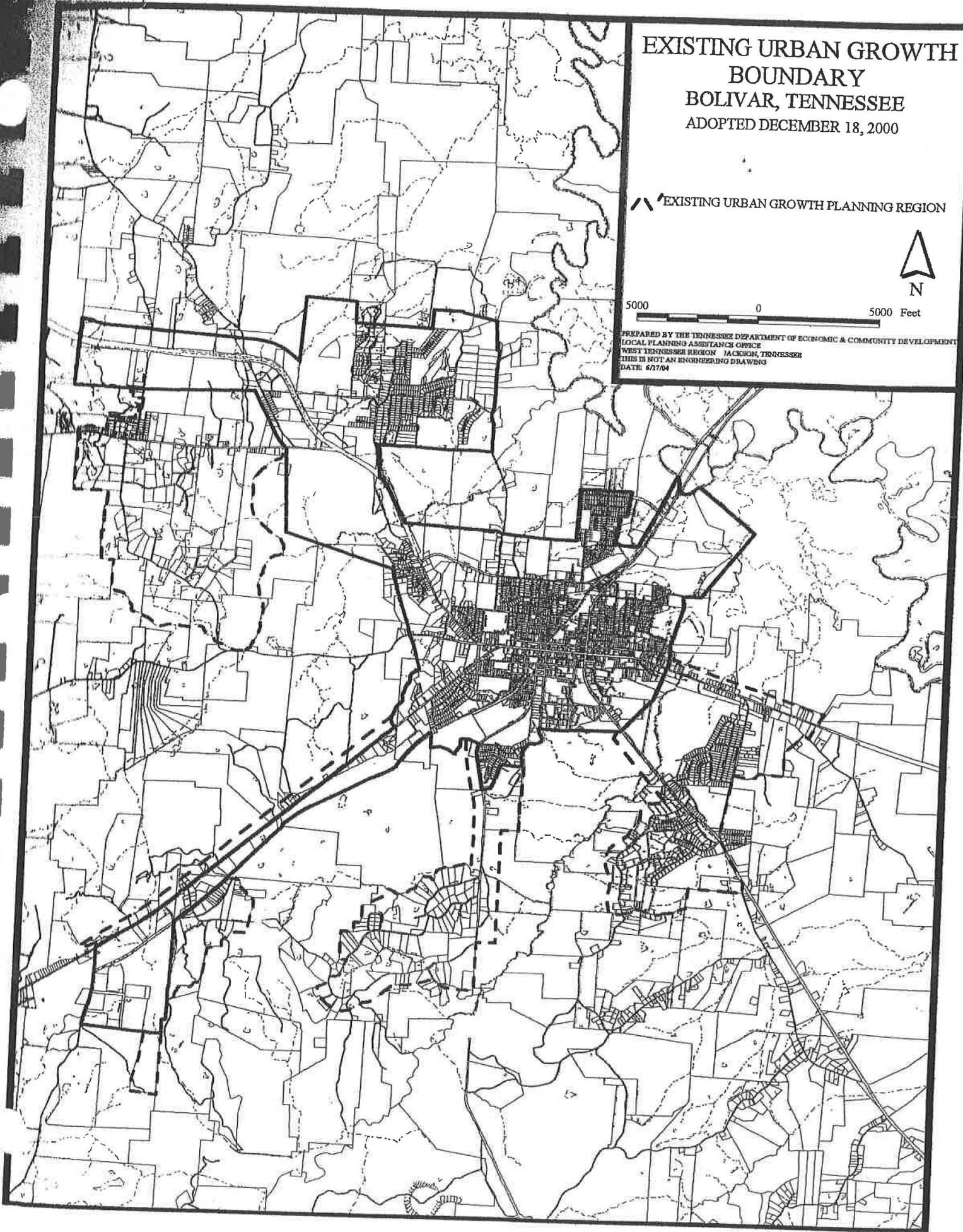
**EXISTING URBAN GROWTH
BOUNDARY
BOLIVAR, TENNESSEE
ADOPTED DECEMBER 18, 2000**

 EXISTING URBAN GROWTH PLANNING REGION



5000 0 5000 Feet

PREPARED BY THE TENNESSEE DEPARTMENT OF ECONOMIC & COMMUNITY DEVELOPMENT
LOCAL PLANNING ASSISTANCE OFFICE
WEST TENNESSEE REGION JACKSON, TENNESSEE
THIS IS NOT AN ENGINEERING DRAWING
DATE: 6/17/04

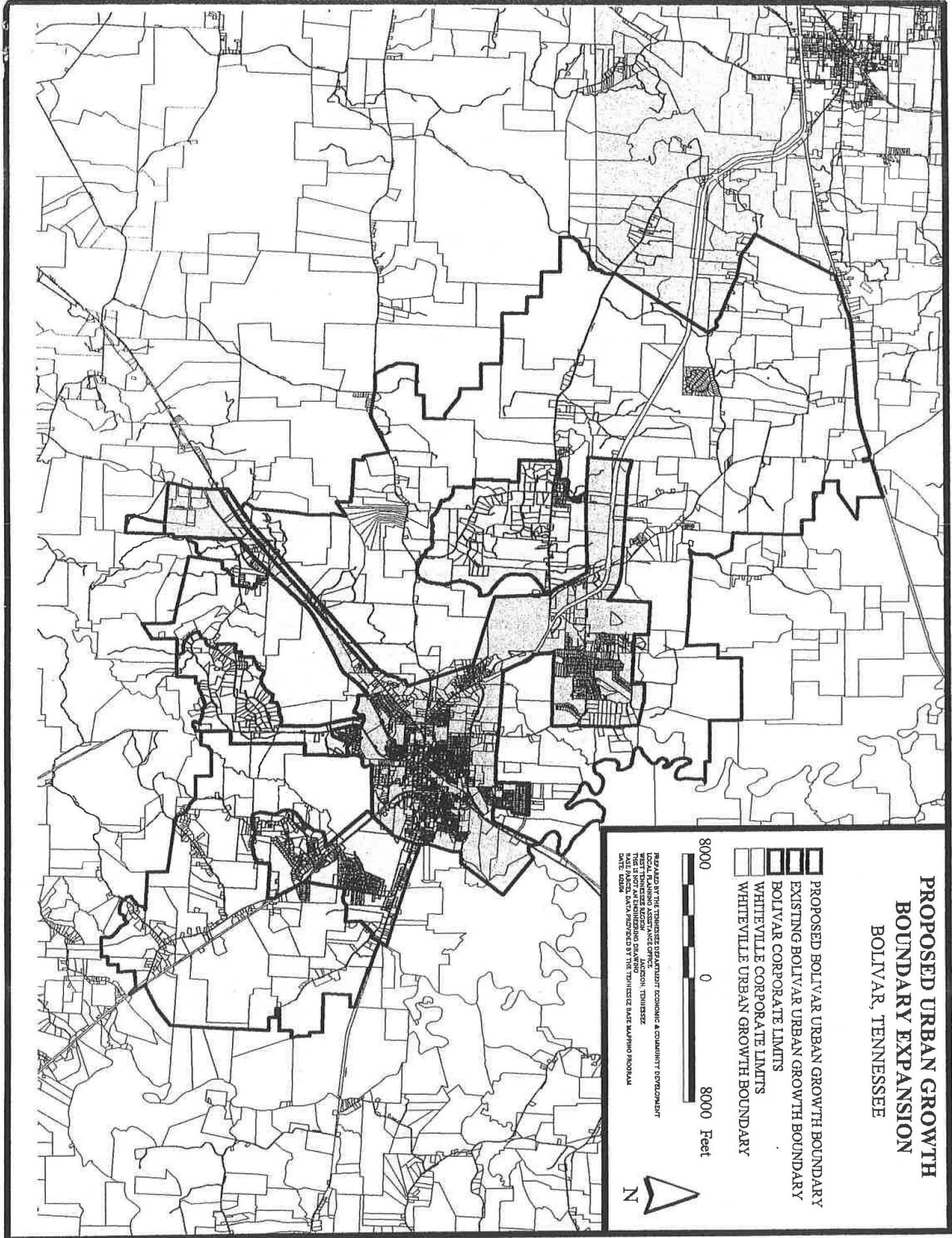
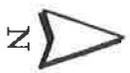


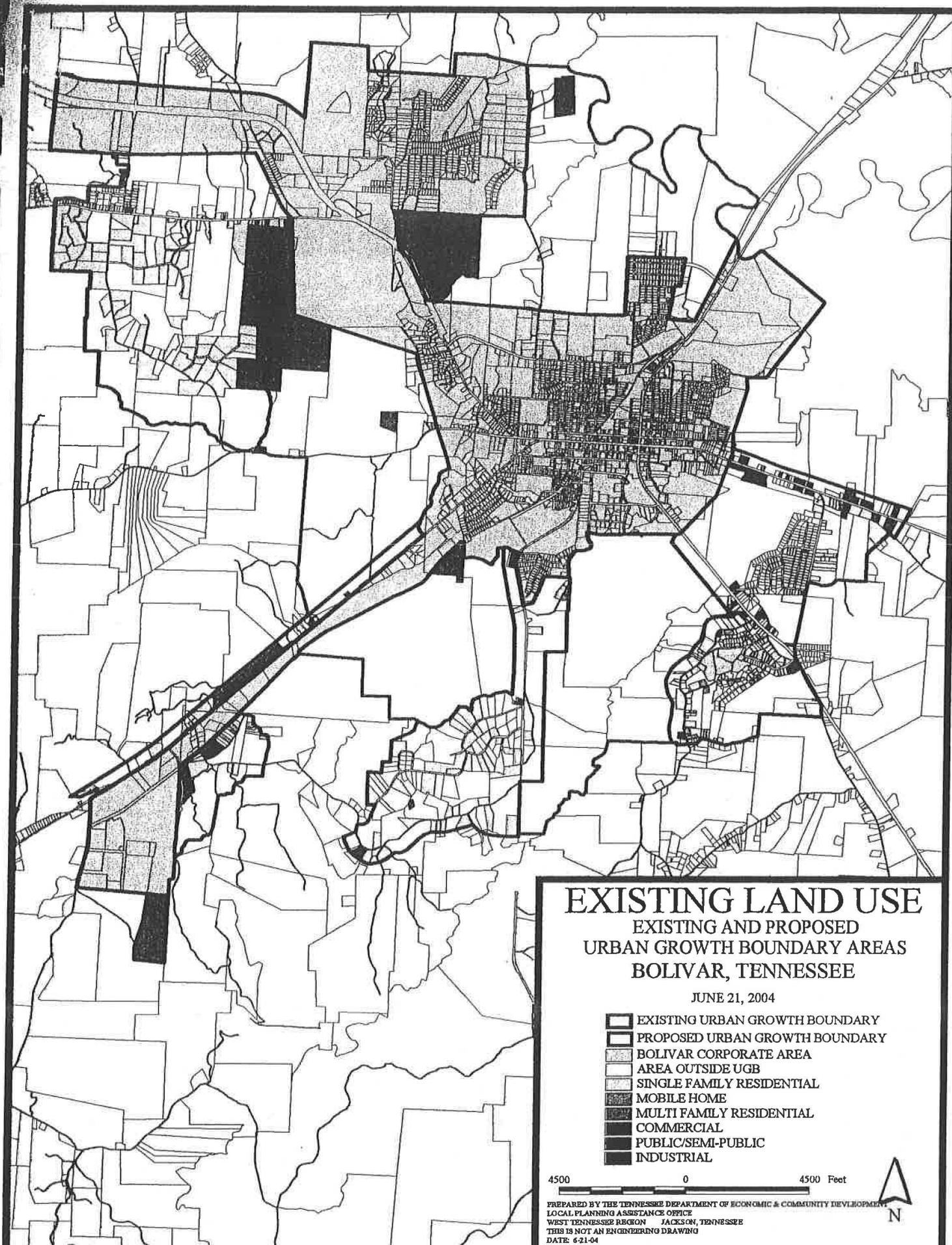
PROPOSED URBAN GROWTH BOUNDARY EXPANSION BOLIVAR, TENNESSEE

-  PROPOSED BOLIVAR URBAN GROWTH BOUNDARY
-  EXISTING BOLIVAR URBAN GROWTH BOUNDARY
-  BOLIVAR CORPORATE LIMITS
-  WHITEVILLE CORPORATE LIMITS
-  WHITEVILLE URBAN GROWTH BOUNDARY



PREPARED BY THE TENNESSEE DEPARTMENT OF ECONOMIC & COMMUNITY DEVELOPMENT
LOCAL PLANNING ASSISTANCE OFFICE
WEST TENNESSEE REGION
JACKSON, TENNESSEE
DATE: 02/28/88
THIS PLAN IS A PLAN PROVIDED BY THE TENNESSEE SAFE MAPPING PROGRAM





EXISTING LAND USE

EXISTING AND PROPOSED
URBAN GROWTH BOUNDARY AREAS
BOLIVAR, TENNESSEE

JUNE 21, 2004

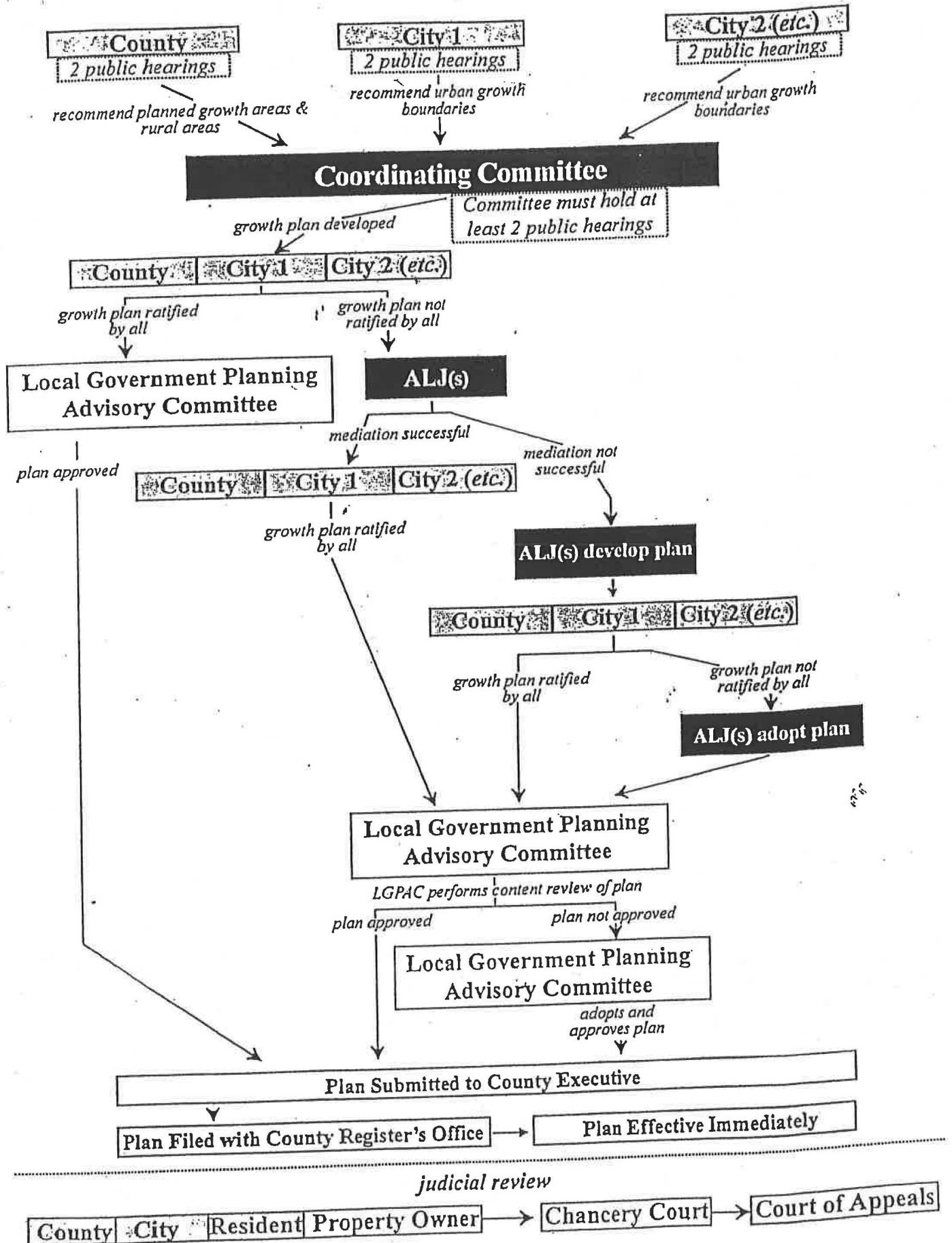
-  EXISTING URBAN GROWTH BOUNDARY
-  PROPOSED URBAN GROWTH BOUNDARY
-  BOLIVAR CORPORATE AREA
-  AREA OUTSIDE UGB
-  SINGLE FAMILY RESIDENTIAL
-  MOBILE HOME
-  MULTI FAMILY RESIDENTIAL
-  COMMERCIAL
-  PUBLIC/SEMI-PUBLIC
-  INDUSTRIAL

4500 0 4500 Feet



PREPARED BY THE TENNESSEE DEPARTMENT OF ECONOMIC & COMMUNITY DEVELOPMENT
LOCAL PLANNING ASSISTANCE OFFICE
WEST TENNESSEE REGION JACKSON, TENNESSEE
THIS IS NOT AN ENGINEERING DRAWING
DATE: 6-21-04

Flow Chart of Growth Plan Development under Public Chapter 1101



June 21, 2004

Willie Spencer
County Mayor
P. O. Box 250
Bolivar, TN 38008

Dear Mr. Spencer:

The letter is to notify you of the City of Bolivar's intention to propose an amendment to the County's Growth Plan. Hardeman County's previous growth plan was approved June 28, 2000. Pursuant to Public Chapter 1101, this plan may be amended three (3) years after its passage.

The city requests that the Hardeman County Coordinating Committee be reconvened in order to negotiate the amendment process. Two (2) public hearings will be held prior to the City of Bolivar's proposed amendment being formally sent to the Coordinating Committee. *See attached **

Sincerely,

(Mayor or City Administrator)

RESOLUTION 06-009

**CITY OF BOLIVAR: BOARD OF MAYOR AND COUNCIL:
RESOLUTION TO AMEND THE HARDEMAN COUNTY URBAN
GROWTH PLAN**

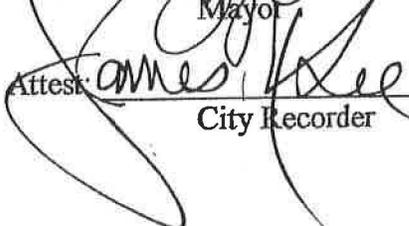
WHEREAS, the City of Bolivar Municipal Planning Commission has adopted a resolution requesting the Local Government Planning Advisory Committee, pursuant to Section 13-3-102, Tennessee Code, to create a Bolivar Planning Region comprising the area delineated on the **attached map** and consents to the Local Government Planning Advisory Committee (LGPAC) designation that the Bolivar Municipal/Regional Planning Commission serve as the Bolivar Regional Planning Commission for the entire region; and

WHEREAS, planning and control of development beyond the corporate limits is of vital interest to the City of Bolivar, and is in accordance with Section 6-58-101 through 6-58-115, Tennessee Code; and

NOW, THEREFORE, BE IT RESOLVED by the Board of Mayor and Council that this body endorses the request of the Bolivar Municipal/Regional Planning Commission to the Local Government Planning Advisory Committee (LGPAC) that a Bolivar Planning Region, as shown on the attached map entitled Bolivar Planning Region, be created and that the Bolivar Municipal Planning Commission be designated the Bolivar Regional Planning Commission for the entire region.

Public Hearing #1 August 8, 2006

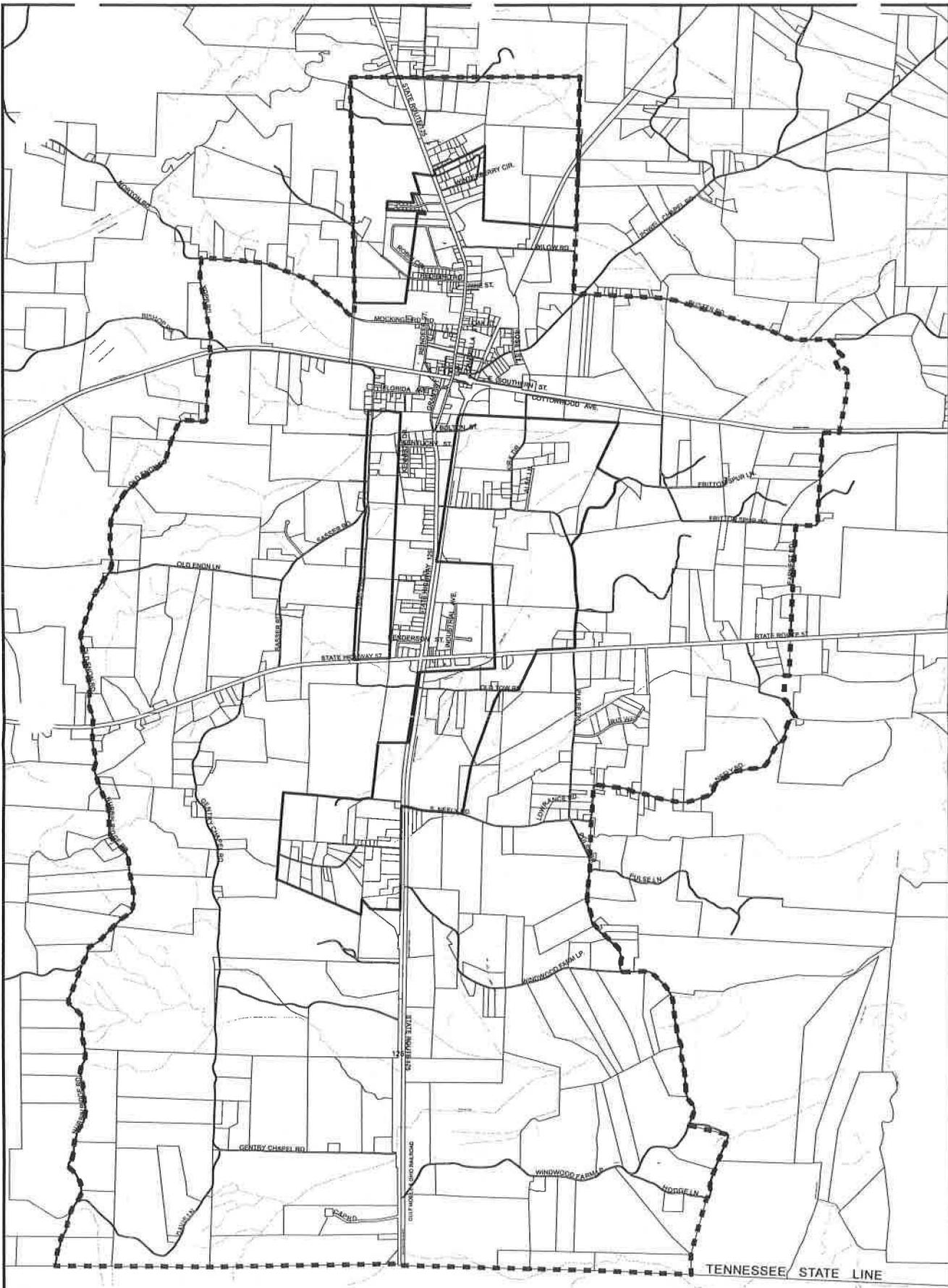
Public Hearing #2 September 12, 2006

Adoption 
Mayor
Attest 
City Recorder

Sept. 12, 2006
Date

10/31/06
Date

MIDDLETON



**PROPOSED URBAN GROWTH BOUNDARY MAP
MIDDLETON, TENNESSEE
SEPTEMBER 30, 2009**

LEGEND

-  PROPOSED URBAN GROWTH BOUNDARY
-  EXISTING URBAN GROWTH BOUNDARY
-  CORPORATE LIMITS
-  PARCELS

PREPARED BY THE TENNESSEE DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT
LOCAL PLANNING ASSISTANCE OFFICE
WEST TENNESSEE REGION JACKSON, TENNESSEE
DATE: 9/30/09 DATA PROVIDED BY THE TENNESSEE RATE MAPPING PROGRAM



SERVICE REQUIREMENTS

The City of Middleton currently provides the following services throughout its corporate limits. Police, fire, water, wastewater, electricity, refuse collection, public works, inspection and codes enforcement, planning and zoning, and some miscellaneous services.

POLICE

Patrol, radio responses to calls, and other routine police services, using present personnel and equipment, will be provided on the effective date of annexation. Traffic signals, traffic signs, street markings, and other control devices will be installed as the need is established by appropriate study and traffic engineering standards.

FIRE SERVICES

Fire protection by the present personnel and the equipment for the fire department, within the limitations of available water and distances from fire stations, will be provided on the effective date of annexation. The needs of this area can be met with the existing personnel and facilities.

WATER SERVICES

Middleton Water currently owns and maintains a six-inch water main just south of the area in question, located along Highway 125 Right of Way. The anticipated cost to extend the existing line is estimated to be \$2,060,625.00.

WASTEWATER

A sewer line is already in existence along Highway 125. This line will serve as the future sewer connection point should development warrant. In the interim, Middleton Water may, at its discretion, install individual septic systems as the area develops until customer density warrants connection to the interceptor line.

ELECTRIC SERVICES

Tippah Electric Power Association provides service to the area.

REFUSE COLLECTION

Refuse collection services now provided within the City of Middleton will be extended to the annexed area within one month after the effective date of annexation and/or as development occurs. The needs of this proposed annexation area can be met with existing personnel and facilities.

INSPECTION AND ENFORCEMENT SERVICES

Any inspection service now provided by the city (building, electrical, plumbing, gas, housing, sanitation, etc.) will begin in the annexation area on the effective date of annexation. The needs of the area can be met with existing personnel and facilities.

PLANNING AND ZONING

The planning and zoning jurisdiction of the City of Middleton will extend to the annexed area on the effective date of annexation. City planning will thereafter encompass the annexed area. Appendix B illustrates the proposed zoning for the annexation area; however, the city board of mayor and aldermen must approve any zoning plan prior to it becoming effective.

STREET LIGHTING

Street lighting will be installed in substantially developed areas in accordance with the established policies of the city.

RECREATION

Residents of the annexed area may use all existing recreational facilities, parks, etc. on the effective date of annexation. The same standards and policies now used in the present city will be followed in expanding the recreation program and facilities in the enlarged city. The recreational needs of this area can be met with the existing personnel and facilities.

MISCELLANEOUS

Street name signs will be installed where needed within approximately six months after the effective date of annexation. Additional street name signs will be installed as streets are built.

RESOLUTION NUMBER _____

**RESOLUTION BY THE CITY OF MIDDLETON TO AMEND THE HARDEMAN
COUNTY URBAN GROWTH BOUNDARY**

WHEREAS, Hardeman County's Growth Plan on file at the Register of Deeds Office was completed in accordance with TCA 6-58-106 and TCA 6-58-107; and

WHEREAS, the City of Middleton has recommended to the City Commission an amendment to the County Growth Plan dated March 15, 2010 which complies with TCA 6-58-106; and

WHEREAS, the City of Middleton has held the requisite public hearings pursuant to TCA 6-58-104;

NOW, THEREFORE, BE IT RESOLVED, the City of Middleton submits to the City Commission a recommendation that the Urban Growth Boundary for Hardeman County Tennessee be amended as outlined in the Middleton, Tennessee Urban Growth Boundary Report dated March 15, 2010.

James Maxwell

James Maxwell
Mayor

Jerry Mills

Attest: Jerry Mills, Recorder

3-15-10
Date

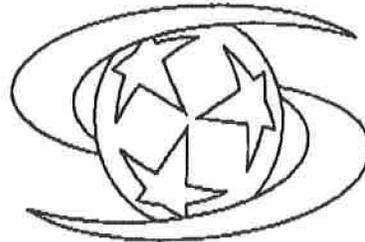
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fr

HORNSBY

URBAN GROWTH BOUNDARY REPORT

HORNSBY, TENNESSEE

PREPARED FOR
HORNSBY, TENNESSEE

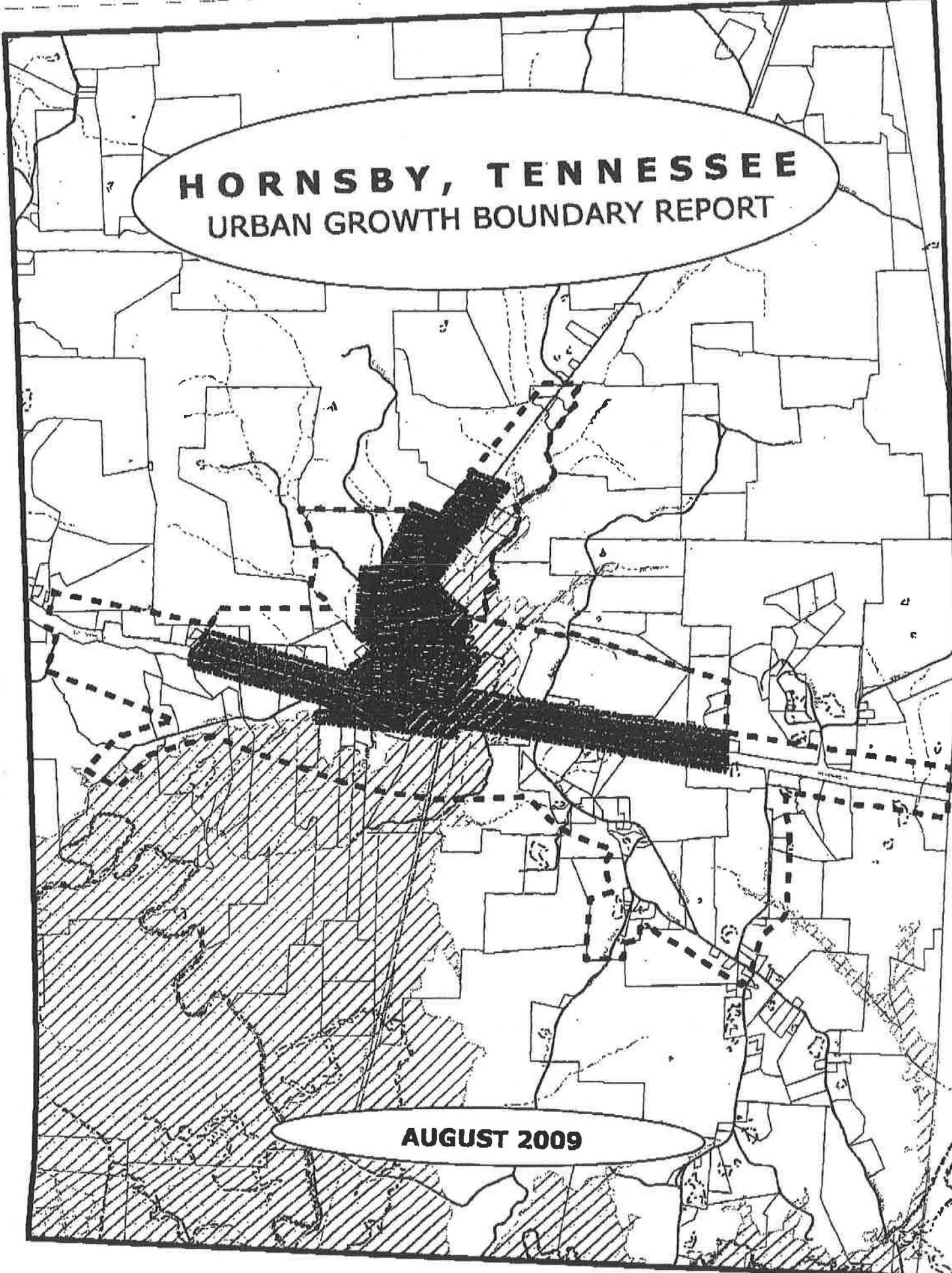


BY

BRENDA T. SCOTT, COMMUNITY PLANNER II

THE STATE OF TENNESSEE
DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT
LOCAL PLANNING ASSISTANCE OFFICE
WEST TENNESSEE REGION
JACKSON, TENNESSEE

August 2009



HORNSBY, TENNESSEE
URBAN GROWTH BOUNDARY REPORT

AUGUST 2009

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INFRASTRUCTURE.....18**

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URBAN GROWTH BOUNDARY REPORT

INTRODUCTION

Purpose

The widening of Highway 64 has caused the Town of Hornsby to lose approximately 10 households and the property tax associated with these properties which has been detrimental to the Town's financial stability. Most of the homes were relocated further back on the properties which caused the homes to be located just outside of the corporate limits. Although five houses have been built on the south side of town, the Town would like to annex these properties back into the corporate limits but the corporate limits for the Town of Hornsby are the same as the Urban Growth Boundary (UGB).

This plan and the accompanying maps have been prepared for the purpose of amending the adopted Hardeman County Growth Plan to create an Urban Growth Boundary to accommodate the future growth of the Town of Hornsby. This plan has been structured to meet the guidelines established pursuant to the statutory requirements of Tennessee Code Annotated 6-58-101 through 6-58-118 as adopted through Public Chapter 1101 of 1998. In preparing this document, existing land use analysis, population projections, and community facilities data were used for the purpose of evaluating present and future needs for the proposed Urban Growth Boundary.

According to the criteria established in PC1101, "Urban Growth Boundaries" are to include territory:

- That is reasonably compact yet sufficiently large to accommodate residential and nonresidential growth projected to occur during the next 20 years;
- That is contiguous to the existing municipal boundaries;
- That is reasonable likely to experience growth over the next 20 years, based upon history, economic and population trends and topographical characteristics;
- Where the municipality is better able than other municipalities to efficiently and effectively provide urban services; and
- That reflects the municipality's duty to fully develop the area within the current boundaries, while controlling and managing growth outside those boundaries, taking into account the impact on agriculture, forests, recreation, and wildlife.

Definitions

Included in this report are a number of terms that have been used in the collection and analysis of data to meet the requirements of Section 7, Public Chapter 1101. For the purposes of this report, these terms have been defined as follows:

Land Use - The technique of identifying and categorizing the purpose for which land is being used. In this report, land use will include residential use of varying densities, commercial uses, public and semi-public uses such as schools, parks and churches, land allocated to transportation facilities, land identified as having physical restrictions on development, improved vacant land, and unimproved vacant land.

Commercial - Land on which retail or wholesale trade activities and or services occur; Land on which an array of private firms providing special services are located. This category includes banks, professional offices, personal services, etc., as well as vacant floor space.

Flooding - A general and temporary condition of partial or complete inundation of normally dry land areas from the unusual and rapid accumulation or runoff of surface waters from any source.

Population Projection - The technique of forecasting population counts into the future. For the purposes of this report, University of Tennessee population projections have been prepared and Hornsby will use these counts in conjunction with more specific local information to determine future growth needs.

Public Services - Police and fire protection; water, electrical and sewer services; road and street construction and repair; recreation facilities and programs; street lighting; and planning, zoning, and building inspection services.

Rural Area - All territory in a county that is not in a municipality, a municipal urban growth boundary, or a planned growth area in the county.

Urban Growth Boundary - A line that encompasses territory reserved for municipal growth that must meet the requirements of TCA 6-58-106.

Planned Growth Area - Territory identified in the county outside of municipal urban growth boundaries that must meet the requirements of TCA 6-58-106.

Floodplain/Flood Hazard Area - Any land area susceptible to inundation by water from any source (see flooding).

Public/Semi-Public - Land on which educational, federal, state, and governmental uses are located; Land where museums, libraries, parks, and similar uses are located. This also includes cemeteries.

Residential - Land on which one or more dwelling units are located. This includes all single-family and multi-family residences, mobile homes and public housing.

Transportation - Land on which municipal streets, county roads, and state and/or federal highways are located, including rights-of way. Also included in this category are railroad rights-of-way.

Unimproved Developable Land - Vacant unimproved land (see definition below) without natural or other constraints, which is suitable, with the necessary infrastructure, to accommodate future high-density residential, commercial, or industrial development

Utilities - Land on which utility structures or uses are located.

Vacant Land - Land which either has not been developed or can not be developed. Vacant land can be divided into three general categories:

1. Vacant Unimproved - Land that currently lies idle or is used for agricultural or open space purposes and lacks the infrastructure necessary for development.
2. Vacant Improved - Land located along streets, which currently have adequate water and sewer infrastructure available to support development such as vacant subdivision lots.

Methodology

As a prerequisite to preparing the urban growth boundary, a survey and analysis of the existing land use, transportation patterns, and characteristics was completed. Data from existing analyses were then integrated with information pertaining to natural factors affecting development, the population, economic factors, transportation facilities, and municipal public services data in determining which areas in the municipality could be used, reused or redeveloped to meet future land use needs. The same methodology was then used in defining an urban growth boundary with an area best suited to meet the additional land and public facilities needs over a twenty-year planning period. An analysis of the land use and physical land restrictions identified the available unrestricted vacant land for future development. The University of Tennessee has provided population projections through the year 2020 and that data was utilized in this report.

EXISTING MUNICIPAL LAND USE ANALYSIS

Before a municipality can determine its future land use requirements, it is necessary that an inventory and analysis of existing land uses be completed. This land use inventory identified and analyzes the various uses by categories and the amounts of land devoted to each.

To facilitate the above process, an Existing Land Use Inventory (Table 1) was developed as a spreadsheet method of displaying and incorporating all existing land use and population. The Existing Land Use Inventory (Table 1) and the Existing Land Use Distribution Pie Graph (Chart 1) depicts the various land uses in the Town of Hornsby, as determined by a recent land use survey completed by the Local Planning Assistance Office.

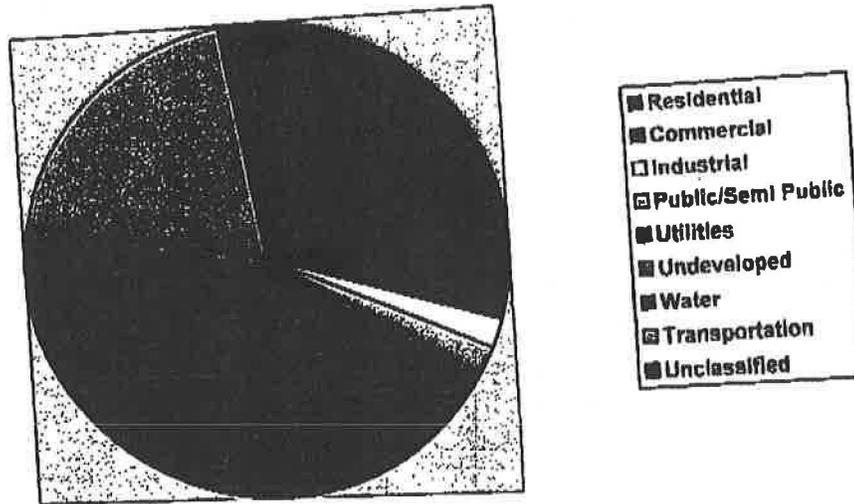
Table 1

Existing Land Use Inventory

Town of Hornsby		2000 population: 308
Land Use Designations	Gross land area, Ac	Percent of Total
Total Municipal Acreage	670	
Residential Acres	195.3	29.1%
Commercial Acres	44.96	6.7%
Industrial Acres	12.88	1.9%
Public/Semi Public Acres	13.59	2.0%
Utilities	0.7	0.1%
Undeveloped Acres	270.52	40.4%
Water	---	---
Transportation	132.1	19.7%
		100.00%

Chart 1

Existing Land Use Distribution Pie Graph



Land Use Inventory

Land with Physical Constraints - Flood Plain

The Town of Hornsby's location is north and northeast of the Hatchie River. Fortunately, the Town does not have large land areas within the hundred-year floodplain. The areas most susceptible to flooding are an area northeast of the town along Wade Creek, an area south of Hornsby along the Hatchie River, and another area just south of US Highway 64 along an unnamed tributary of Fish Branch off of the Little Hatchie River. A total of 0.46 acres are designated as flood hazard areas within the corporate limits (see Appendix A).

For the purposes of this land use analysis, those properties in use within the flood hazard area are considered unsuitable for future development, thereby encouraging the return to vacant unobstructed floodplain.

Residential

Like most communities of comparable size, residential use is by far the most predominant land use within Hornsby, with the exception of undeveloped land. Residential land uses account for twenty-six percent (29.1%) of all land currently in use.

Single-family - Being located throughout the Town, single-family residential comprises the largest portion of all residential uses. There are currently one hundred and seventy-one (171.16) acres of single-family usage within the corporate limits. Single-family residential uses are primarily located on small to medium lots. However, more recent developments have larger size lots in the Town.

Multi-family - The Town of Hornsby contains no multi-family housing.

Mobile Homes - Hornsby contains twenty-four (24.14) acres of land in use for mobile homes. Mobile homes are found scattered throughout the community.

Commercial

With approximately forty-five (44.96) acres of the Town devoted to commercial use, Hornsby's commercial development patterns are similar when compared to most of the small towns in West Tennessee. This is approximately eight tenths (.8) of total land within the corporate limits. The western edge of the Town is beginning to experience some commercial growth along the newly expanded four-lane Highway 64 West. This area should thrive with commercial activity once the four-lane project of Highway 64 West is completed. Hornsby's potential future commercial development should remain high over the next 20 years with vacant land along the arterial roads.

Industrial

Industrial land use presently occupies approximately thirteen (12.88) acres of the total Town acreage; therefore, industrial uses are two percent (1.9%) of the total developed land area within the Town. Of the thirteen (12.88) acres presently occupied by industrial uses, no acreage is located within the floodplain. The lack of industrial development is a concern for the Town.

Public/Semi-public

Hornsby's parks, churches, cemeteries and other Public/Semi Public uses, as well as public utilities comprise approximately fourteen (14.29) acres. The remaining acreage is occupied by the Town's other institutional uses.

Transportation System

The Town of Hornsby benefits from its location in the heart of Southwest Tennessee. Highway 64 serves as the Town's arterial road. Town streets and the highway occupy one hundred and thirty-two (132.1) acres, which is approximately twenty percent (19.7%) of the total land. This number is typical of other cities in West Tennessee of similar size. With the widening of Highway 64 into a four-lane Highway, Hornsby's present transportation system should be adequate to accommodate the needs of the projected growth for the next 20 years.

Improved Vacant Land

There are approximately one-hundred and fifty (149.16) acres of improved vacant land within the Town of Hornsby. Most of the vacant parcels are scattered throughout the entire town and are served by water and other municipal services.

Unimproved Vacant Land

There are approximately one hundred and twenty-one (121.36) acres of unimproved vacant land. Unimproved vacant land accounts for eighteen percent (18.1%) of all land within the corporate limits of the Town of Hornsby. These areas currently are not provided with the full spectrum of municipal services.

Analysis of Vacant Land Potential

With approximately two hundred and seventy-one (270.52) acres of vacant land suitable for development, the Town of Hornsby is faced with the challenge of allocating future land uses to those vacant spaces that are most suitable. The most logical use for vacant land within the corporate limits of the Town is for the continued development of current land use trends.

Findings

The Town of Hornsby currently has approximately two hundred and seventy-one (270.52) acres of vacant unrestricted land available for urban development densities. A small portion of the vacant acres are restricted for development by regulatory flood plain. Additionally, portions of the acres that are deemed physically constrained may be developed at lower densities and intensities depending on appropriate engineering mitigation. The remaining acres can be improved to meet or exceed the Town's urban street and water standards. Therefore, the existing vacant acreage in the Town of Hornsby could accommodate the population growth projected.

EXISTING MUNICIPAL PUBLIC SERVICES ANALYSIS

In the process of identifying an urban growth boundary, Section 7 of Public Chapter 1101 requires that the Town of Hornsby prepare an inventory and analysis of services currently provided within the municipality. In addition, the Town of Hornsby must identify the current costs and projected costs of urban services to accommodate complete development within the municipality, as well as development throughout any area proposed for inclusion in its urban growth boundary.

In order to carry out sound fiscal policy and planning, municipal leaders must have a firm knowledge and understanding of the capital expenditures required to provide, improve, and maintain public services over the next 20 years. This section of the report will provide an analysis of those services that are currently provided by the Town. Where data is available, cost projections of the continuation or expansion of these services over the 20 year planning period will be provided.

Utility Services – Hornsby Utility Department

The Town of Hornsby currently provides water to the citizens of Hornsby. Fire and police protection are also provided. The City of Bolivar provides natural gas and electricity to the town. In addition, the Town of Hornsby provides solid waste collection, as well as street lighting.

Water Service Area

The Town of Hornsby provides water service to an area encompassing the entire Town, and some portions of Hardeman County. This service is provided by the Town of Hornsby purchasing water from Bolivar and serving approximately 306 municipal customers, as well as 109 non-municipal customers. For the purpose of fire protection, 10 fire hydrants are located throughout Hornsby. This entire water system is capable of pumping 150,000 gallons per day. The storage capacity of the Hornsby Utility Department's water service is 175,000 gallons, while the average daily water use is 75,000 gallons.

Currently, water lines are available for tap throughout the entire Town, and in most of the proposed UGB. Any residential, commercial, or industrial developments involving the construction of new streets will necessitate the provision of water service at the expense of the developer.

A less than one percent (0.035%) population increase has been projected over the next twenty years. Based on the information provided by the community, the

current level of water service should be sufficient to serve the current corporate limits with the increases in population forecasted through the year 2020.

Sewer Service Area

Septic tanks are utilized throughout the Town for sewer services. Any new developments shall have septic tanks installed and any related pumping devices provided at the expense of the developer.

Natural Gas Service Area

The City of Bolivar provides natural gas service to municipal customers and non-municipal customers.

Natural gas service is available for hook-up throughout the entire Town. Natural gas service in new residential, commercial, or industrial developments shall be provided at the expense of the developer. As such, the current infrastructure for natural gas distribution should be sufficient to accommodate projected population increases through the year 2020.

Public Safety

Police Protection

The Town of Hornsby maintains two (2) part-time police officers. One (1) cruiser is currently in service. The Hornsby Police Department responds to in-house dispatching as well as dispatching from the Hardeman County Emergency 911 service. The Police Department operates from one facility, which is sufficient to service the current population.

Based upon standards set by the International Town Managers Association, cities in the East South Central geographic division of the United States should employ 2.65 police per 1000 population. According to this standard, the Town of Hornsby exceeds an acceptable level of police protection, and should be prepared to service the expected growth in population by the year 2020.

Fire Protection

With an ISO rating of 8/9, the Town of Hornsby's Fire Department is operating at an acceptable level. Fifteen (15) volunteer firefighters are utilized, operating from one (1) fire station. The response area includes the entire Town of Hornsby, as well as everything within a five-mile (5) radius of the corporate limits.

At current staff levels, the Hornsby Fire Department is sufficient to serve the fire protection needs of the entire Town. The International Town Managers

Association recommends cities staff 2.16 firefighters per 1000 populations. Hornsby falls within this generally accepted standard for firefighter staffing. At this rate, current levels of fire protection staffing should be adequate to serve the anticipated population growth within the next twenty years. Information relative to the amount of capital outlay for the provision of fire safety was not readily available for analysis.

Solid Waste

At no cost to residential customers, the Town provides weekly solid waste collection. No (0) vehicle is utilized for solid waste collection by this department, while employing one (1) contract employee. This service is available only to customers inside the Town of Hornsby. Information relative to the landfill capacity and disposition was not provided.

It is anticipated that the current level of capital outlay for the provision of solid waste collection should be sufficient to serve the existing population and the anticipated growth by the year 2020. Staff will be increased as needed, in order to serve the increasing population demands.

Roads and Streets

The Town of Hornsby maintains a total of approximately seven (7.2) miles of streets within its corporate limits. The Town of Hornsby does not have a public works department. These services are contracted out on an as needed basis.

It is assumed that new streets will be extended to serve the projected growth in population at the expense of those developing properties.

Parks and Recreation

Hornsby operates one (1) municipal park totaling less than one (<1) acre. The town does not have recreational programs. The citizens utilize facilities in Bolivar and other areas in Hardeman County for recreation. In addition, a picnic area with one pavilion exists within the Town's park system.

In order to assess the adequacy of existing recreational facilities on a more extensive level, standards for evaluation must be established. Based upon information provided by the community, the Town of Hornsby provides an acceptable level of parks and recreational services for its citizens.

Findings

Urban services, facilities, and infrastructure are readily available to most of the residents of Hornsby, and to those residents living in areas adjacent to its

corporate boundary. This allows both commercial and residential densities to increase, and thereby decrease urban sprawl. The Town already provides water to some of the areas outside the corporate limits, and has demonstrated a strong commitment to provide a full range of services to any areas that are annexed over the next twenty years.

PROJECTED GROWTH NEEDS FOR LAND AND PUBLIC SERVICES

20-Year Population Projections

The population projections through the year 2020 were reported by the University of Tennessee-Knoxville's Center for Business and Economic Research. Section 7 of Public Chapter 1101 requires a Town to forecast projected land needed in conjunction with the University of Tennessee's population projections. Over a period of twenty years, the population of Hornsby is projected to increase by 0.035 %, growing from 306 to 317 residents. This is a total increase of 11 residents. The Future Projected Land Need Table depicts, by category, both the existing land use, and the projected land use by acreage needed, which was derived from the projected 0.035 % increase of the population over the next 20 years.

Table 2

Future Projected Land Need

Town of Hornsby	2000 population*	306
Future Land Area Needs	2020 population*	317
	0.035 % Increase	
Land Use Designations	Existing land area, Ac	Projected need, Ac
Total Municipal Acreage	670	0
Residential	195	0
Commercial	44.96	0
Industrial	12.88	0
Public/Semi-public/Utilities	14.29	0
Undeveloped Acres	270.52	0
Water	---	---
Transportation	132.1	0
Future land needed:		

Justification of Urban Growth Boundary Proposal

Based solely on the projected land need table, the Town of Hornsby requires additional land outside its corporate limits. Table 2 shows that approximately 270.52 acres are currently within the Town's corporate limits. The existing land use survey shows that approximately 270.52 acres are currently within the Town's corporate limits. This data seems to indicate that the Town will need additional land over the twenty-year planning period. However, the existing land use survey did not address; such as the loss of property tax associated with these properties or the impact on property owners to develop and/or sale their land. Also, since the existing land use values on land cannot be accounted for, the Town's development will continue to have some uncontrolled development that may prohibit or slow development. For example, various topographical conditions may discourage development associated with the development. Therefore, the Town's UGB proposal is based solely upon population projections, as determined by the land use survey. Rather than a comprehensive approach in the development of the Urban Growth Boundary. The following rationale was considered based on the University of Tennessee population projections, which are used to determine the Urban Growth Boundary.

- 1. The Town of Hornsby is the best municipality to provide urban type services to areas within the Urban Growth Boundary.**

Town water and solid waste collection is provided to most of the proposed Urban Growth Boundary. The Fire Department has a response area of five miles and the Hornsby Police Department also responds to the area within the proposed Urban Growth Boundary. The Town has experienced the loss of revenue due to the loss of twelve (12) percent of the residents being located outside the corporate limits because of the widening of the Urban Growth Boundary.

- 2. The Town of Hornsby anticipates increased development around the new Highway 64 West.**

Highway 64 West in Hornsby has been identified as a potential for both commercial and residential development.

Justification of Urban Growth Boundary Proposal

Based solely on the projected land need table, the Town of Hornsby cannot justify additional land outside its corporate limits. Table 2 depicts a future land need of no acres over the next twenty years. The existing Land Use Inventory Table shows that approximately 270.52 acres are currently developable within the corporate limits. This data seems to indicate that no additional land would be needed over the twenty-year planning period. However, there are factors that the existing land use survey did not address; such as the widening of Highway 64 which caused the Town of Hornsby to lose approximately 10 households and the property tax associated with these properties or the willingness of property owners to develop and/or sale their land. Also, since the affects of certain market values on land cannot be accounted for, the availability of property for development will continue to have some uncontrollable market restraints that will prohibit or slow development. For example, vacant land with challenging topographical conditions may discourage development due to the high cost associated with the development. Therefore, the Town of Hornsby has not based its UGB proposal solely upon population projections, or existing developable land as determined by the land use survey. Rather, the Town has taken a comprehensive approach in the development of its proposed Urban Growth Boundary. The following rationale was considered in conjunction with the University of Tennessee population projections, while developing the proposed Urban Growth Boundary.

- 1. The Town of Hornsby is the best municipality equipped to provide urban type services to areas within the proposed Urban Growth Boundary.**

Town water and solid waste collection have been made available to most of the proposed Urban Growth Boundary area. The Fire Department has a response area of five miles around the Town. The Hornsby Police Department also responds to calls in many areas within the proposed Urban Growth Boundary. In addition, the Town has experienced the loss of revenue due to the fact of approximately twelve (12) percent of the residents being relocated just outside of the corporate limits because of the widening of Highway 64.

- 2. The Town of Hornsby anticipates increasing development in an around the new Highway 64 West.**

Highway 64 West in Hornsby has been expanded and increases the potential for both commercial and residential development.

Commercial development is already locating around the fringe area along Highway 64 West, just west of the Hornsby Corporate Limits. To ensure the maximum commercial and residential development of this area, the Town must have the ability to deliver the necessary services such as water and gas.

Special Land Management Concerns: Forest, Agriculture, and Wildlife Management

Residential, commercial, and industrial growth continues at a slow rate in and around the Hornsby vicinity. Some of the land is currently forested and will likely remain forested throughout the twenty-year planning period. Agricultural areas exist throughout the proposed urban growth boundary, with many farms lying fallow or used as pasture. No formal wildlife management areas exist inside the area proposed for the urban growth boundary. The Hatchie River lies south and southwest, and has a tributary to the south of Hornsby. This river and its habitat should not be adversely affected by the potential development in or around Hornsby's proposed Urban Growth Boundary.

COST PROJECTIONS FOR TOWN AND UGB INFRASTRUCTURE

Community Facilities / Municipal Infrastructure

The Town of Hornsby currently provides acceptable levels of community services and public safety services to the existing population. Furthermore, municipal utilities are provided to most areas of the Town. All areas have access to public water. It is assumed that the current density within the developed land area of the corporate limits is held constant over the twenty year planning period.

Municipal Infrastructure/Cost Projections

Most of the areas within the Town of Hornsby are currently provided with municipal services. As development occurs in vacant areas of the Town, all developers will be required to install improvements such as roads, water, and gas extensions. The Town will continue expansion of the Police and Fire Departments as required accommodating the needs of an increasing population.

Urban Growth Boundary (UGB) Infrastructure /Cost projections

All cost estimates for the improvements and extensions of town protective services such as police, and fire, or core infrastructure to include water, street lighting, solid waste disposal, or any other municipal services have been provided by the Town of Hornsby. Table 3 provides projected cost estimates for the following services in the proposed UGB.

Table 3

Projected Infrastructure Cost for UGB

Type of Service	Projected Cost Estimate	Comments:
Police	\$0.00	Data provided by the Town of Hornsby
Fire	\$0.00	Data provided by the Town of Hornsby
Sewer		No Data provided by the Municipality
Water	\$0.00	Data provided by the Town of Hornsby
Gas		No Data provided by the Municipality
Roads and Streets		No Data provided by the Municipality
Solid Waste		No Data provided by the Municipality
Total Cost	\$0.00	

CONCLUSION

Tennessee Public Chapter 1101 states that municipalities should fully utilize the land currently inside their corporate limits before annexing additional land. Furthermore, the law makes it clear that urban services should not be extended into undeveloped areas until those areas currently inside the corporate limits are provided with the full array of municipal services.

The proposed Urban Growth Boundary is comprised of approximately two thousand nine hundred and two (2902.50) acres. The most desired area within the proposed UGB is the land along the north and south side of the newly expanded Highway 64. This area will most likely see an increase of development in the future, and the Town of Hornsby will be greatly affected by this process. This will allow the town to encourage orderly growth and development along the major roads, as well as the land adjacent to them.

The Town of Hornsby sought to develop its report in compliance with Section 7 of Public Chapter 1101. The Town did not propose its Urban Growth Boundary based on population projections alone, or the potential developable land available as depicted by the land use survey. Rather, the Town has introduced the rationale it considered while developing its UGB proposal as already noted in this report. The proper development of the proposed Urban Growth Boundary will enhance the Town of Hornsby's ability to continue providing its residents and the surrounding environs with adequate and effective services during the next 20 years. The establishment of the proposed UGB will allow the Town to control future development levels so that water service, police protection, and fire protection are not overburdened. Proper public service management will allow these areas to develop more efficiently with the benefit of police and fire protection, street maintenance, drainage control, and other municipal services that will be provided by the Town, as development occurs, and in accordance with current policy.

A map of the proposed Urban Growth Boundary is shown in the appendix. The Urban Growth Boundary Map was drawn based on topographic features and public rights-of-way that surround the town. Where practical, parcel lines were followed in developing the proposed Urban Growth Boundary as well as natural landmarks and boundaries.

APPENDIX

Hornsby, Tennessee Proposed Urban Growth Boundary Description

Beginning at a point, said point being the southwestern most corner of parcel #020.00, Hardeman County Tax Map #092, base parcel data provided by the Tennessee Base Mapping Program, dated 2008, said point also being located in the northern right of way boundary of U.S. Highway 64, thence; in a northeasterly direction following the western boundaries of parcels #020.00 and #008.02 to a point, said point being the northeastern most corner of parcel #013.00, also being the southeastern most corner of parcel #008.01 of said Hardeman County Tax Map #092, thence; in a southeasterly direction following an imaginary projected line to a point, said point being the northwestern most corner of parcel #001.01, Hardeman County Tax Map #093, base parcel data provided by the Tennessee Base Mapping Program, dated 2008, said point also being the northeastern most corner of parcel #001.03, of said Hardeman County Tax Map #093, thence, following an imaginary projected line off the western in a northeasterly direction for a distance of 500 feet, thence; following a straight imaginary projected line passing through parcel #001.02, Hardeman County Tax Map #073 and parcel #009.07; Hardeman County Tax Map #076, till the intersection with Dog Trail Creek, thence; in a northwesterly, then northeasterly, then northwesterly direction to a point, said point being the southwestern most corner of parcel #001.02, Hardeman County Tax Map #073 and said Dog Trail Creek, thence, in an easterly direction following the southern boundary of parcel #001.02, Hardeman County Tax Map #076, till the intersection of the existing Hornsby, Tennessee corporate limits, thence; in a northeasterly, then southeasterly, then northeasterly direction following the existing Hornsby, Tennessee corporate limits to a point, said point being the northwestern most corner of parcel #009.03, Hardeman County Tax Map #076, thence; in a northeasterly direction, following an imaginary projected line to a point, said point being the intersection of said imaginary projected line with the northern boundary of parcel #006.03, Hardeman County Tax Map #076, thence; in an easterly direction following the northern boundary of parcel #006.03, Hardeman County Tax Map #076, crossing Pine Top Road and continuing to follow the northern boundary of said parcel to a point, said point being the intersection with Wade Creek, thence; in a southwesterly direction following the boundary of Wade Creek, to a point, said point being the intersection of said point and a westerly imaginary projected line from the northern boundary of parcel #021.03, Hardeman County Tax Map #093, thence; in an easterly direction following said imaginary projected line to a point, said point being the northwestern most corner of parcel #021.03, Hardeman County Tax Map #093, thence; continuing in an easterly direction following the northern boundary of parcel #021.03, Hardeman County Tax Map #093, to a point, said point being the northwestern most corner of said parcel, thence, to continue said eastern imaginary projected line to the centerline of Hornsby Road, thence; in a northerly direction to a point, said point being the intersection of said line and an westerly imaginary projected line from the north boundary of parcel #021.05, Hardeman County Tax Map #093, thence; in a southeasterly direction following said westerly imaginary projected line to a point, said point being the northwestern most corner of parcel #021.05, Hardeman County Tax Map #093, thence; continuing in a southeasterly direction following the north boundary of parcel #021.05, Hardeman County Tax Map #093, thence; continuing in a southeasterly direction following an imaginary projected line from the northern boundary of parcel #021.05, Hardeman County Tax Map #093, until the intersection with the eastern boundary of parcel #010.02, Hardeman County Tax Map #094, thence; in a southerly direction following the eastern boundary of parcel #010.02, Hardeman County Tax Map #094, to a point, said point being located 500 feet north of the southern most corner of parcel #010.01, Hardeman County Tax Map #094, said point also being located in the northern boundary of the U.S. Highway 64, thence; in a southeasterly direction from said point, follow an imaginary projected line parallel with the northern right of way boundary of U.S. Highway 64, till the intersection of the Hardeman County Line, thence; in a southwesterly direction following the Hardeman County Line and continue past the southern right of way boundary for a distance of 500 feet, thence; in a northwesterly direction, following an imaginary projected line, 500 feet from the southern right of way boundary of U.S. Highway 64, to a point, said point being located 500 feet from the eastern right of way boundary of Crafts Road and the intersection with a northerly imagery projected line running parallel, 500 feet from the eastern right of way boundary of Crafts Road, thence; in a southwesterly direction following said imagery projected line located 500 feet from the eastern right of way boundary of Crafts Road to the intersection of an imagery projected line running in a southeasterly direction located 500 feet from Troy Road, thence; in a northwesterly direction following said imaginary projected line, located 500 feet from the southern right of way boundary of Troy Road to a point, said point being, located in the southern boundary of parcel #015.02, Hardeman County Tax Map #095, thence; in a westerly direction following the southern boundary of parcel #015.02, Hardeman County Tax Map #095 to a point, said point being the southwestern most corner of parcel #015.02, Hardeman County Tax Map #095, thence; in a southerly, then easterly, then southerly direction following the eastern boundary of parcel #009.01, Hardeman County Tax Map #096, thence; in an easterly direction following the southern boundary of said parcel, crossing through Little Hatchie Road right of way to a point, said point being the southeastern most corner of parcel #009.00, Hardeman County Tax Map #096, thence; in a southwesterly direction following the southern boundary of parcel #009.00, Hardeman County Tax Map #096, then in a northeasterly direction follow the western boundary of said parcel to a point, said point being the intersection of one of the western boundary and another western boundary of said parcel, thence; in a northeasterly direction following an imaginary projected line from said point to the point of parcel #009.03, Hardeman County Tax Map #096, till the intersection with another imaginary projected line located 500 feet running parallel from the western right of way boundary of Troy Road, thence; at said point in a northerly direction following said imaginary projected line located 500 feet from and running parallel with the western right of way boundary of Troy Road to a point, said point being located 700 feet from the southern right of way boundary of Powell Charles Road, thence; at said point in a northwesterly direction following said imaginary projected line located 700 feet from and running parallel with the southern right of way boundary of Powell Charles Road to a point, said point being projected from an southerly imaginary projected line, located 2000 feet from the center line of U.S. Highway 64, thence; at said point of intersection in following an westerly imaginary projected line running parallel, a distance of 2000 feet from the center line of U.S. Highway 64, then continuing in a southwesterly

Hornsby, Tennessee Proposed Urban Growth Boundary Description

direction on the By-Pass to a point, said point being in the centerline of the Gulf Mobile & Ohio Railroad right of way, thence; from said point, continuing in a westerly direction gradually decreasing distance to 1600 feet from the center line of the By-Pass, in the partial southern section of the By-Pass, then gradually increase after passing through parcel 037.00, 039.19 and 041.00, Hardeman county Tax map #093 to 2300 feet to the intersection with an northerly imaginary projected line of a distance of 500 feet from and running parallel with the southern right of way boundary of Donaldson Lane road, thence; at said point of intersection, in a southwesterly direction following said imaginary projected line, 500 feet from and running parallel with the southern right of way boundary of Donaldson Lane road for a distance of 1300 feet, then in a northwesterly direction for a distance of 500 feet to the southern right of boundary of Donaldson Lane road, then continuing to the northern right of way boundary of Donaldson Lane road, then continuing in a northwesterly direction for a distance of 500 feet from the northern right of way boundary of Donaldson Lane road, thence; in a northeasterly direction following an imaginary projected line 500 feet from and running parallel with the northern right of way boundary of Donaldson Lane road till the intersection with an imaginary northwesterly projected line, projected from the intersecting point from existing line located 500 feet from the southern right of way boundary of Donaldson Lane road, thence; at said point of intersection following said northwesterly imaginary projected line to a point, said point being the southwestern most corner of parcel 045.04, Hardeman County Tax map 093 and unnamed driveway eastern right of way boundary, thence; in a northeasterly direction following the eastern right of way boundary of unnamed driveway to a point, said point being the northwestern most corner of parcel#045.04, Hardeman County Tax map #093, also being located in the southern boundary of U.S. Highway 64, thence; in a northwesterly direction following an imaginary projected line to a point, said point being a northwestern corner of parcel #045.00, Hardeman County Tax map#093, also located in the southern boundary of U.S. Highway 64, thence; in a northeasterly direction following an imaginary projected line, crossing U.S. Highway 64 to the point of beginning.

RESOLUTION NUMBER 090109

RESOLUTION BY THE CITY OF HORNSBY TO AMEND THE HARDEMAN COUNTY URBAN GROWTH BOUNDARY

WHEREAS, Hardeman County's Growth Plan on file at the Register of Deeds Office was completed in accordance with TCA 6-58-106 and TCA 6-58-107; and

WHEREAS, the City of Hornsby has recommended to the City Commission an amendment to the County Growth Plan dated 09-01-09 which complies with TCA 6-58-106; and

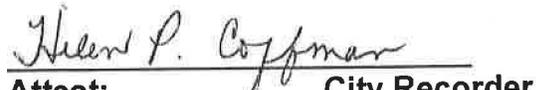
WHEREAS, the City of Hornsby has held the requisite public hearings pursuant to TCA 6-58-104 on:

Public Hearing #1 08-04-09 and
Date

Public Hearing #2 09-01-09.
Date

NOW THEREFORE, BE IT RESOLVED, the City of Hornsby submits to the Hardeman County Commission a recommendation that the Urban Growth Boundary for Hardeman County Tennessee be amended as outlined in the Hornsby, Tennessee Urban Growth Boundary Report dated August 2009.


Billy Johnson
Mayor


Attest: **Helen P. Coffman**
City Recorder

April 2011
URBAN GROWTH BOUNDARY
BOLIVAR, TENNESSEE

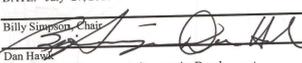
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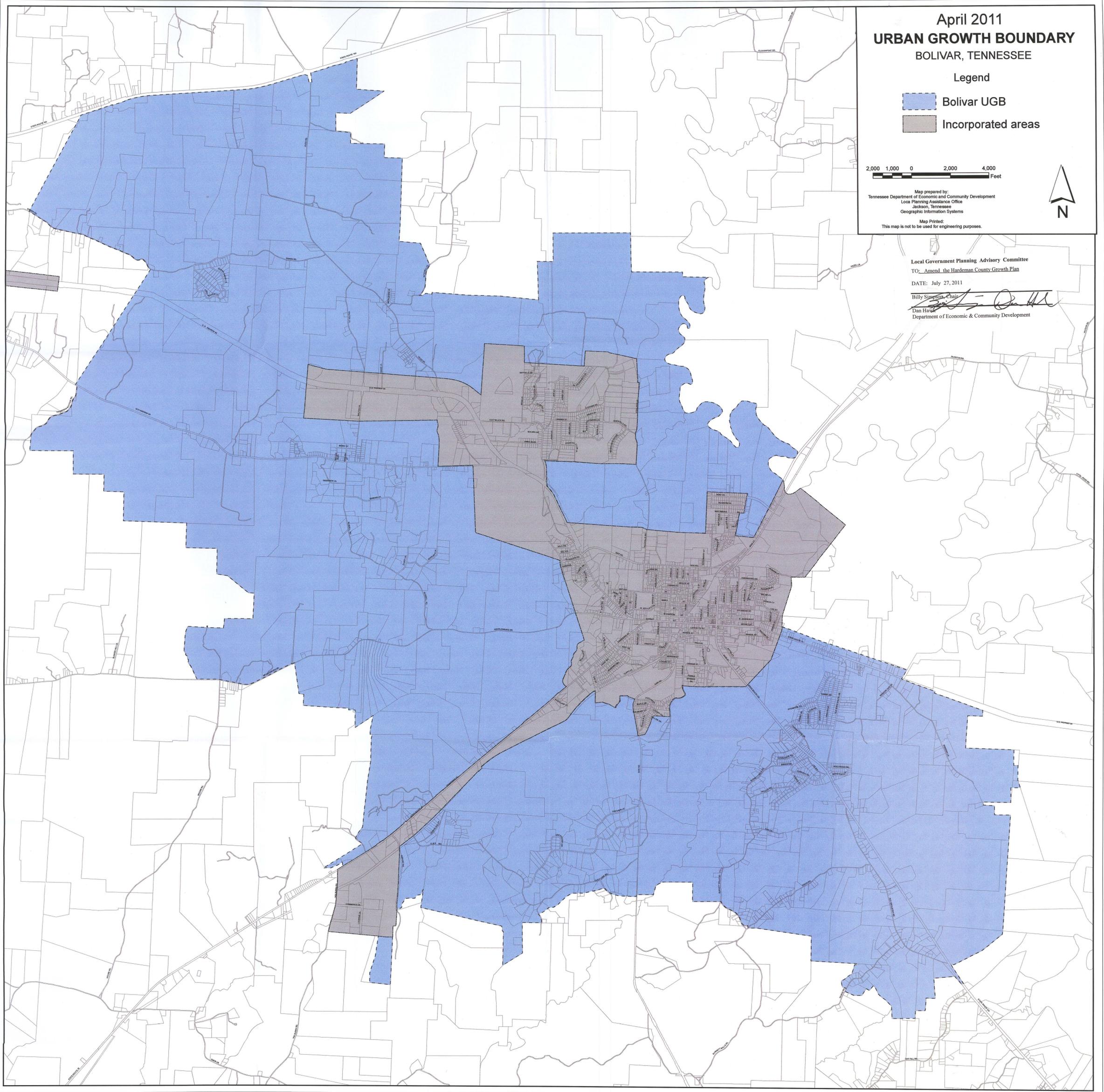
-  Bolivar UGB
-  Incorporated areas



Map prepared by:
Tennessee Department of Economic and Community Development
Local Planning Assistance Office
Jackson, Tennessee
Geographic Information Systems

Map Printed:
This map is not to be used for engineering purposes.

Local Government Planning Advisory Committee
TO: Amend the Hartman County Growth Plan
DATE: July 27, 2011
Billy Simpson, Chair

Dan Hawk
Department of Economic & Community Development



April 2011

GROWTH PLAN

HARDEMAN COUNTY, TENNESSEE

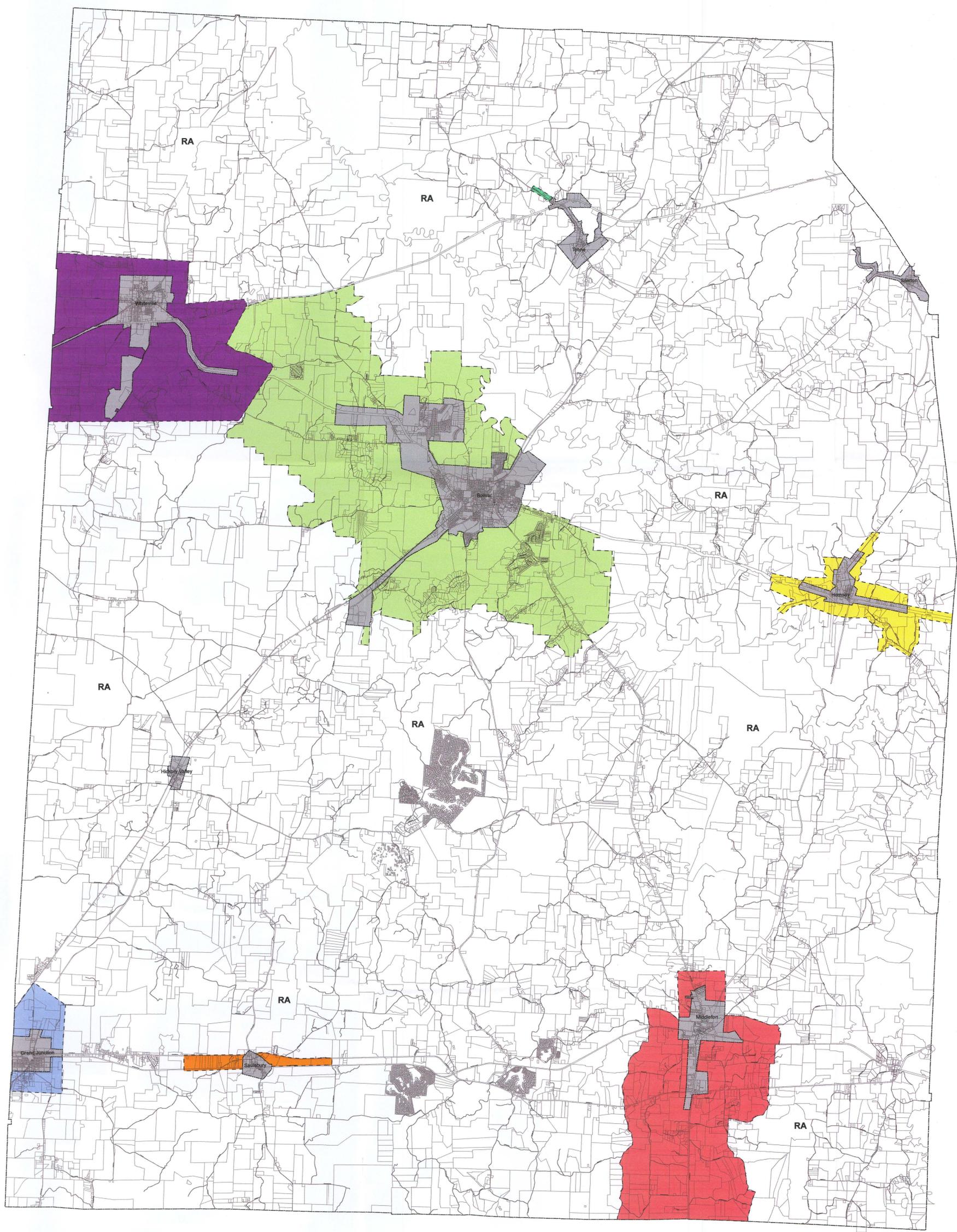
Legend

-  Bolivar UGB
-  Grand Junction UGB
-  Hornsby UGB
-  Middleton UGB
-  Saulsby UGB
-  Toone UGB
-  Whiteville UGB
- RA** Rural Area
-  Incorporated areas



Map prepared by:
Tennessee Department of Economic and Community Development
Local Planning Assistance Office
Jackson, Tennessee
Geographic Information Systems

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Local Government Planning Advisory Committee
TO: Amend the Hardeman County Growth Plan
DATE: 4/11/11
Billy Sorenson, Chair
Dan Hawk
Department of Economic & Community Development

April 2011
URBAN GROWTH BOUNDARY
MIDDLETON, TENNESSEE

Legend

-  Middleton UGB
-  Incorporated areas



Map prepared by:
Tennessee Department of Economic and Community Development
Local Planning Assistance Office
Jackson, Tennessee
Geographic Information Systems

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Local Government Planning Advisory Committee
TO: Amend the Hardeman County Growth Plan
DATE: July 27, 2011
Billy Simmons, Chair

Dan Harlan
Department of Economic & Community Development

