

Public Hearing

August 24, 2006

Agenda: 20 Year Growth Plan

Printed Name

Signature

Sonja Clayton

City Recorder

Sonja Clayton

Edward Bush

City of
Henry
P.W.D.

Edward Bush

Georg Oum

~~Georg Oum~~

Georg Oum

Harry Walker

Harry Walker

Jaye Lewney, Mayor

Jaye Lewney, Mayor

Joe R. Qualls

Joe R. Qualls

Gary S. Beecham

Gary S. Beecham

Jeff Andros

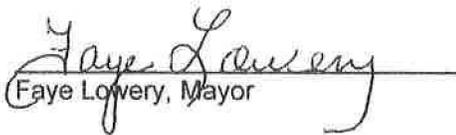
Jeff Andros

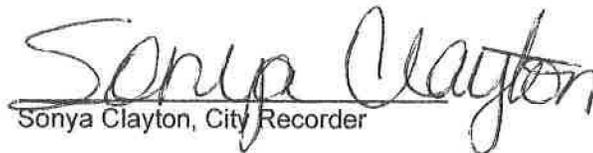
**CITY OF HENRY
PUBLIC HEARING
AUGUST 24, 2006
CITY HALL 4:30 P.M.**

TYPE OF MEETING: Public Hearing

ATTENDED BY: Refer to sign in sheet.

TWENTY YEAR GROWTH PLAN: Mr. Joe Qualls asked how the 20 Year Growth Plan would affect the Charlie Parker farm. Public Works Director Edward Bush responded that since the area we are working in is already in our 20 Year Growth Plan, the only way the Parker farm would not be annexed in would be if this was not accepted and approved by the state and/or the City of Henry.


Faye Lowery, Mayor


Sonya Clayton, City Recorder

**CITY OF HENRY
BOARD MEETING
AUGUST 24, 2006
CITY HALL 5 P.M.**

TYPE OF MEETING: Special Called

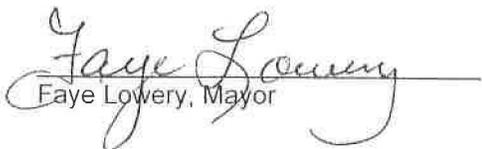
ATTENDED BY: Mayor Faye Lowery, Vice Mayor Cindy Rainey, Alderman George Owens, Alderman Lisa Olive and Alderman Bo Walker. Staff members present were City Recorder Sonya Clayton, and Public Works Director Edward Bush.

CALLED TO ORDER: Mayor Faye Lowery at 5:00 p.m.

2nd Reading of 20 Year Growth Plan Ordinance: Mayor Faye Lowery read aloud the 20 Year Growth Plan ordinance. Alderman Bo Walker made a motion to accept ordinance as presented on the second reading. Alderman Lisa Olive seconded the motion. Alderman George Owens stated this won't be final until it comes back from Nashville. Public Works Director advised the ordinance is the ordinance; the map will come back from Nashville. Vice Mayor Cindy Rainey questioned that when they got the land from Charlie Parker, if he was suppose to do the roads himself. Mayor Lowery responded that he was to put a culvert in to connect the two ends of the property. All ayes motion carried.

Industrial Board 100 Acre Property: Mr. Joe Qualls informed the board that the Industrial Board had contracted with Norwood to build an access road. Mr. Qualls stated that for another \$12,500 Norwood would go ahead and fix it like it should be (like a city street). Mr. Qualls advised that the Industrial Board does not have the additional funds for the work. Mr. Qualls stated they are asking the city council to put the up to go ahead and complete the road like it should be. Mr. Qualls said that once they were done and started selling property they could pay the money back. Mr. Harry Lee Walker advised there would never be a cheaper time to do it. Mayor Faye Lowery read aloud a letter from the Industrial Board Chairman, Tom Myers. Mayor Lowery advised that if she understood correctly they are simply asking for a loan, not for the City to "foot the bill". Mr. Joe Qualls stated that when they start selling property they would pay the loan back. Mayor Lowery advised when they did the loan to the water department they had to do that at 1% interest. Mayor Lowery asked if they were aware there has to be some interest charged according to comptrollers. Mr. Qualls stated that he didn't know that, but he didn't see a problem with it. Mr. Qualls advised they didn't know when the land was going to sell, might not ever sell. Alderman Bo Walker advised you can put terms on it to pay a certain percentage when the land sells. Mr. Qualls informed the board they are obligated to pay 80% of the land sales to Regions Bank. Vice Mayor Cindy Rainey made a motion to make the Industrial Board a loan of \$12,500, terms to be specified. Alderman George Owens seconded the motion. Alderman Bo Walker made a motion to amend the original motion to strike "terms to be specified", to read 5% of sale of land sales. Alderman George Owens seconded the motion; all ayes motion carried. Motion to make a loan to the Industrial Board for \$12,500 to be repaid at 5% of the sale price of the land as the land sales. Alderman Bo Walker stated that if we don't have to charge interest, then he says not to do it. Vice Mayor Cindy Rainey advised to call MTAS and that if we don't have to charge them, then don't. All ayes motion carried.

Meeting adjourned at 5:36 p.m.


Faye Lowery, Mayor


Sonya Clayton, City Recorder

ORDINANCE NO. 08082006-04

AN ORDINANCE OF THE HENRY, TENNESSEE
BOARD OF MAYOR AND ALDERMAN
TO APPROVE AN AMENDMENT TO THE HENRY COUNTY, TENNESSEE
20 YEAR GROWTH PLAN

WHEREAS, the Henry, Tennessee Mayor and Board of Aldermen has submitted an amendment to the Growth Plan for Henry, Tennessee, and

WHEREAS, Henry, Tennessee Mayor and Board of Alderman has certified that the plan has been ratified pursuant to Tennessee Code Annotated 6-58-104.

NOW, THEREFORE, BE IT ORDAINED by the Henry, Tennessee Board of Mayor and Aldermen, meeting in regular session on the 8th day of August, 2006, a majority of more of the membership concurring, that the Henry County 20 Year Growth Plan is hereby amended and becomes effective upon its second and final reading, the public welfare requiring it.

1st Reading: Aug. 8th. 2006

2nd Reading: Aug. 24th. 2006

Faye Lowery
Mayor, Faye Lowery

Sonya Clayton
City Recorder, Sonya Clayton

RESOLUTION 11142006-1

**RESOLUTION BY THE CITY OF HENRY RATIFYING
THE AMENDED HENRY COUNTY GROWTH PLAN**

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

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

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

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

WHEREAS, the City of Henry Mayor and Board of Aldermen held two public hearings on August 8, 2006 at 5 PM and on August 24, 2006 at 4:30 PM; and,

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

WHEREAS, the Henry County Coordinating Committee has approved the amended Henry 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 Henry County Growth Plan (dated _____).

Jared Judd
Mayor

11-14-06
Date

ATTEST

Sonja Clayton
City Recorder

11-14-06
Date

RESOLUTION 07-002

**RESOLUTION BY THE CITY OF MCKENZIE RATIFYING
THE AMENDED HENRY COUNTY GROWTH PLAN**

WHEREAS, the Henry County Coordinating Committee has approved the amended Henry County Growth Plan dated March 27, 2006; and,

WHEREAS, the City of McKenzie is not affected by the amendment to the Henry County Growth Plan.

NOW, THEREFORE, BE IT RESOLVED by the Board of Mayor and Council that this body ratifies the amended Henry County Growth Plan as shown on the attached map entitled Amended Henry County Growth Plan dated March 27, 2006.

Walter Winchester
WALTER WINCHESTER, MAYOR

02-22-07
Date

ATTEST:

Charlie Beal cnc
Charlie Beal, City Recorder

2/22/07
Date

Minutes of the
Henry Countywide Planning Committee
5:00 p.m.
Henry County Court House, Budget Committee Room
Thursday, May 13, 2004

Present: Brent Greer, Henry County Mayor
Bruce Reed, Chamber of Commerce Representative
Morris Jenkins, City of Puryear Representative
Faye Lowery, Henry City Mayor
Earl Anderson, Henry County Mayor Appointment
Clarence Clark, Paris Mayor Appointment
Dickie Brewer, Soil Conservation District
Jim Hayes, Paris Mayoral Appointment
Vicky Page, Proxy for Cottage Grove Mayor
Carl Holder, Paris City Manager, presiding

Absent: John Weiher, III, Cottage Grove Mayor
Gayle Griffith, Municipally Owned Utility
Glen O. Sarver, Non-Municipally Owned Utility
Rick Kriesky, Henry County School Board
Everett Moody, Henry County Mayor Appointment

Media Present: Glenn Tanner, The Paris Post-Intelligencer
Jan Anderson, WMUF

A quorum being present, Chairman Holder introduced the only item of business, being consideration of the City of Henry's request to expand its Urban Growth Boundary.

Chairman Holder explained the technical criteria for the establishment amendment of an Urban Growth Boundary, and called upon Mayor Lowery and Ed Bush of the City of Henry to present their request.

After lengthy consideration Member Reed moved that the committee approve the plan of the City of Henry as presented and recommended approval to the Henry County Commission; Member Anderson seconded the motion. Chairman Holder then called for a vote signified by raised hand.

Ten members vote aye in support of the motion.

No negative votes were cast.

There being no further business the meeting adjourned at 5:40 p.m.



Carl Holder, Chairman

I certify that this is a true and correct copy of the official minutes of the Henry Countywide Planning Committee Meeting of May 13, 2004.

Carl Holder

Carl Holder, Chairman

State of Tennessee
County of Henry



Lisa S. Rowlett

Notary

My Commission Expires: Aug 21, 2007

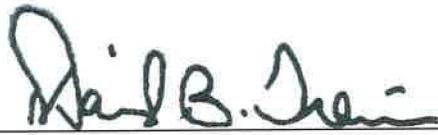
RESOLUTION NO. 1406

WHEREAS, the Henry County Coordinating Committee has approved the amended Henry County Growth Plan dated March 27, 2006; and,

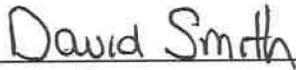
WHEREAS, the City of Paris is not affected by the amendment to the Henry County Growth Plan.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the City of Paris, Tennessee, that this body ratifies the amended Henry County Growth Plan as shown on the attached map entitled Amended Henry County Growth Plan dated (3-27-06).

This the 2nd day of November, 2006.



Mayor



Finance Director

RESOLUTION NO. 10-5-04

**A RESOLUTION OF THE BOARD OF COMMISSIONERS OF
HENRY COUNTY, TENNESSEE TO AMEND THE HENRY,
TENNESSEE PORTION OF THE HENRY COUNTY, TENNESSEE
20 YEAR GROWTH PLAN AS APPROVED THE HENRY COUNTY
COORDINATING COMMITTEE**

WHEREAS, Pursuant to Tennessee Code Annotated 6-58-101 through 6-58-115 the County of Henry County, in February 2000, has adopted a 20-year, countywide growth plan in conjunction with all municipalities within the County; and

WHEREAS, the Coordinating Committee has certified that the plan has been ratified pursuant to Tennessee Code Annotated 6-58-104; and

WHEREAS, the City of Henry wishes to amend its portion of the 20 year growth plan to enable them to annex areas not previously included in their 20 year growth plan; and

WHEREAS, the County-wide Coordinating Committee met with representatives of the City of Henry and reviewed its proposed changes to its 20 year growth plan; and

WHEREAS, the County-wide Coordinating Committee unanimously voted to recommend the amended urban growth boundary for Henry, Tennessee be accepted for inclusion in the overall county growth plan in July, 2004.

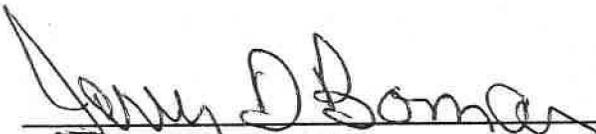
NOW, THEREFORE, BE IT RESOLVED by the Henry County, Tennessee Board of Commissioners, meeting in regular session on the 17th day of May, a majority or more of the membership concurring that the Henry, Tennessee 20 Year Growth Plan be amended as per the attached documents and be submitted to the State for inclusion in the overall county growth plan in July, 2004.

BE IT FINALLY RESOLVED that a true copy of this resolution be spread upon the Commission record of this date.

PASSED 51704



BRENT GREER, CHAIRMAN
HENRY COUNTY COMMISSION

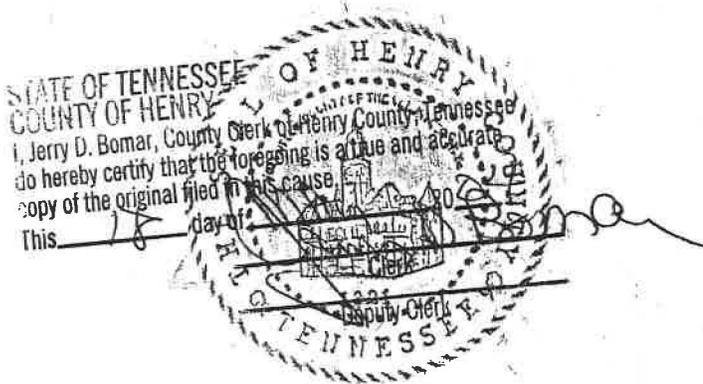


JERRY D. BOMAR
COUNTY CLERK

APPROVED 51804



BRENT GREER
HENRY COUNTY MAYOR



RESOLUTION NO. 06-08-04

A RESOLUTION OF THE MAYOR AND BOARD OF ALDERMEN OF HENRY, TENNESSEE TO AMEND THE HENRY, TENNESSEE PORTION OF THE HENRY COUNTY, TENNESSEE 20 YEAR GROWTH PLAN AS APPROVED BY THE HENRY COUNTY COORDINATING COMMITTEE

WHEREAS, Pursuant to Tennessee Code Annotated 6-58-101 through 6-58-115 the County of Henry County, in February 2000, has adopted a 20-year growth plan in conjunction with all municipalities within the County; and

WHEREAS, the Coordinating Committee has certified that the plan has been ratified pursuant to Tennessee Code Annotated 6-58-104; and

WHEREAS, the City of Henry wishes to amend its portion of the 20-year growth plan to enable them to annex areas not previously included in their 20-year growth plan; and

WHEREAS, the County-wide Coordinating Committee met with representatives of the City of Henry and received its proposed changes to its 20-year growth plan; and

WHEREAS, the County-wide Coordinating Committee unanimously voted to recommend the amended urban growth boundary for Henry, Tennessee be accepted for inclusion in the overall county growth plan in July, 2004.

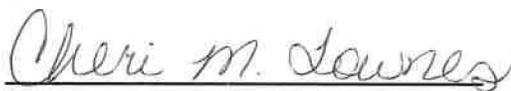
NOW, THEREFORE, BE IT RESOLVED by the Henry Mayor and Board of Aldermen, meeting in regular session on the 8th day of June, a majority or more of the membership concurring that the Henry, Tennessee 20-Year Growth Plan be amended as per the attached documents and be submitted to the state for inclusion in the overall county growth plan in July, 2004.

BE IT FINALLY RESOLVED that a true copy of this resolution be spread upon the Commission record of this date.

PASSED 5/11/04

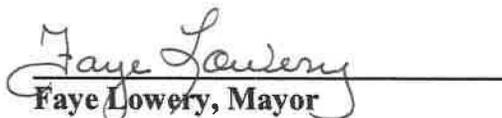


Michael Williams, Chairman
City of Henry, Zoning & Planning Commission



Cheri Townes, City Recorder
City of Henry

APPROVED 5/11/04



Faye Lowery, Mayor
City of Henry



TENNESSEE

Local Planning Assistance Office

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

May 4, 2000

The Honorable Brent Greer
County Executive of Henry County
P.O. Box 7
Paris, Tennessee 38242

Dear Mr. Greer:

The Local Government Planning Advisory Committee at its meeting January 26 approved the Henry County Growth Plan submitted by the Henry 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 cursive script that reads "Don Waller".

Don Waller
Director

DW/jw

Enclosure

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

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

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

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

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

Carl Boldes, Jr.
Chair, County Coordinating Committee

1-20-2000
Date

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

Whereas, the Henry County Coordinating Committee has submitted a County Growth Plan for Henry 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 Henry County Growth Plan is hereby approved and becomes effective this date.

Tom Stina
Chair, Local Government Planning Advisory Committee

January 26, 2000
Date



City of Paris, Tennessee

100 N. Caldwell • P.O. Box 970 • Paris, Tennessee 38242
Ph. (901) 641-1455 • Fax (901) 641-1424

February 7, 2000

Don Waller
Department of Economic & Community Development
Local Planning Assistance Office
6th Floor 320 6th Avenue North
Rachel Jackson State Office Building
Nashville TN 37243-0405

Dear Mr. Waller;

I understand that there was some concern over the discrepancies in the boundaries of our county-wide map versus the individual city maps that were submitted. I would like to clear up any misunderstanding or concerns that you might have on this issue. The overall map was drawn on our county 911 map which is not to scale. When we did the individual maps for each municipality we drew these up by tract lines. When the tract lines were applied to the map this changed the general outline quite a bit in some areas. We thought that having distinct boundary maps by tracts would be beneficial in the event of any annexation in the future. These maps were developed and approved by each municipality.

I am re-submitting them per instructions from David Carnes. It is my understanding that our Urban Growth Plan has been approved and these will now be put to record. Enclosed you will find two copies each of the Urban Growth Plan for the City of Paris, the City of Puryear, the City of Henry and the Planned Growth Area Map for the County of Henry. The only other town in Henry County is Cottage Grove. They chose to use their present city limits as their Urban Growth Boundary, therefore we did not draw up a new map for this town.

If you have any questions concerning any of the documents or their intent, please call my office at (901) 641-1455.

Respectfully;

A handwritten signature in cursive script, appearing to read "Carl Holder, Jr.".

Carl Holder, Jr.
Chairman, County Coordinating Committee
Paris, Henry County



City of Paris, Tennessee

100 N. Caldwell • P.O. Box 970 • Paris, Tennessee 38242
Ph. (901) 641-1455 • Fax (901) 641-1424

January 20, 2000

Don Waller
Department of Economic & Community Development
Local Planning Assistance Office
6th Floor
320 6th Avenue North
Rachel Jackson State Office Building
Nashville TN 37243-0405

Dear Mr. Waller;

Enclosed you will find two copies of the Urban Growth Plan for the County of Henry, the City of Paris, the City of Puryear, and the City of Henry. The only other town in Henry County is Cottage Grove. They chose to use their present city limits as their Urban Growth Boundary, therefore we did not draw up a new map for this town. I have also enclosed two copies of the Resolutions from each municipality ratifying the plan. The Submittal of County Growth Plan and Certificate of Ratification is also included.

Please consider the ratification of our plan at your scheduled January 26, 2000 meeting. I would like to add that we have had wonderful cooperation between all municipalities and the county government in the compilation of this plan.

If I have forgotten anything or if you have any questions concerning any of the documents, please give me a call at (901) 641-1410.

Respectfully;

A handwritten signature in cursive script that reads "Linda Brown".

Linda Brown
Community Development Director
City of Paris

RESOLUTION
A RESOLUTION OF THE PURYEAR, MAYOR AND BOARD
OF ALDERMAN TO APPROVE THE HENRY COUNTY,
TENNESSEE 20 YEAR GROWTH PLAN

WHEREAS, the Henry County Coordinating Committee has submitted a County Growth Plan for Henry County and its municipalities;
And

WHEREAS, the Coordinating Committee has certified that the plan has been ratified pursuant to Tennessee Code Annotated 6-58-1104.

NOW, THEREFORE, BE IT RESOLVED by the Puryear, Tennessee Mayor and Board of Alderman, meeting in regular session on the 11th day of January, 2000, a majority or more of the membership concurring, that the Henry County 20 Year Growth Plan is hereby approved and becomes effective this date as per the attached document.

BE IT FURTHER RESOLVED that a true copy of this Resolution be spread upon the minutes of the Mayor and Board meeting of this date.

W. Smith


MAYOR

CITY RECORDER

**A RESOLUTION OF THE HENRY, TENNESSEE
BOARD OF MAYOR AND ALDERMEN
TO APPROVE THE HENRY COUNTY, TENNESSEE
20 YEAR GROWTH PLAN**

WHEREAS, the Henry County Coordinating Committee has submitted a County Growth Plan for Henry County and its municipalities;
and

WHEREAS, the Coordinating Committee has certified that the plan has been ratified pursuant to Tennessee Code Annotated 6-58-104.

NOW, THEREFORE, BE IT RESOLVED by the Henry, Tennessee Board of Mayor and Aldermen, meeting in regular session on the 11th day of January, 2000, a majority of more of the membership concurring, that the Henry County 20 Year Growth Plan is hereby approved and becomes effective this date as per the attached document.

BE IT FURTHER RESOLVED that a true copy of the Resolution be spread upon the minutes of the Board meeting of this date.



Mayor



City Recorder

RESOLUTION NO. 8

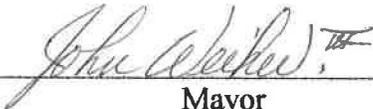
**A RESOLUTION OF THE COTTAGE GROVE, TENNESSEE
BOARD OF COMMISSIONERS
TO APPROVE THE HENRY COUNTY, TENNESSEE
20 YEAR GROWTH PLAN**

WHEREAS, the Henry County Coordinating Committee has submitted a County Growth Plan for Henry County and its municipalities;
and

WHEREAS, the Coordinating Committee has certified that the plan has been ratified pursuant to Tennessee Code Annotated 6-58-104.

NOW, THEREFORE, BE IT RESOLVED by the Cottage Grove, Tennessee Board of Commissioners, meeting in regular session on the 11th day of January, 2000, a majority or more of the membership concurring, that the Henry County 20 Year Growth Plan is hereby approved and becomes effective this date as per the attached document.

BE IT FURTHER RESOLVED that a true copy of this Resolution be spread upon the minutes of the Commission meeting of this date.



Mayor

RESOLUTION NO. 1303

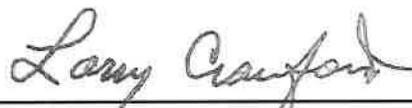
**A RESOLUTION OF THE PARIS, TENNESSEE BOARD OF COMMISSIONERS
TO APPROVE THE HENRY COUNTY, TENNESSEE
20 YEAR GROWTH PLAN**

WHEREAS, the Henry County Coordinating Committee has submitted a County Growth Plan for Henry County and its municipalities;
and

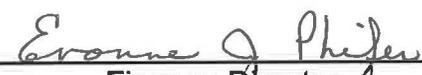
WHEREAS, the Coordinating Committee has certified that the plan has been ratified pursuant to Tennessee Code Annotated 6-58-104.

NOW, THEREFORE, BE IT RESOLVED by the Paris, Tennessee Board of Commissioners, meeting in regular session on the 4th day of January, 2000, a majority or more of the membership concurring, that the Henry County 20 Year Growth Plan is hereby approved and becomes effective this date as per the attached document.

BE IT FURTHER RESOLVED that a true copy of this Resolution be spread upon the minutes of the Commission meeting of this date.



Mayor



Finance Director

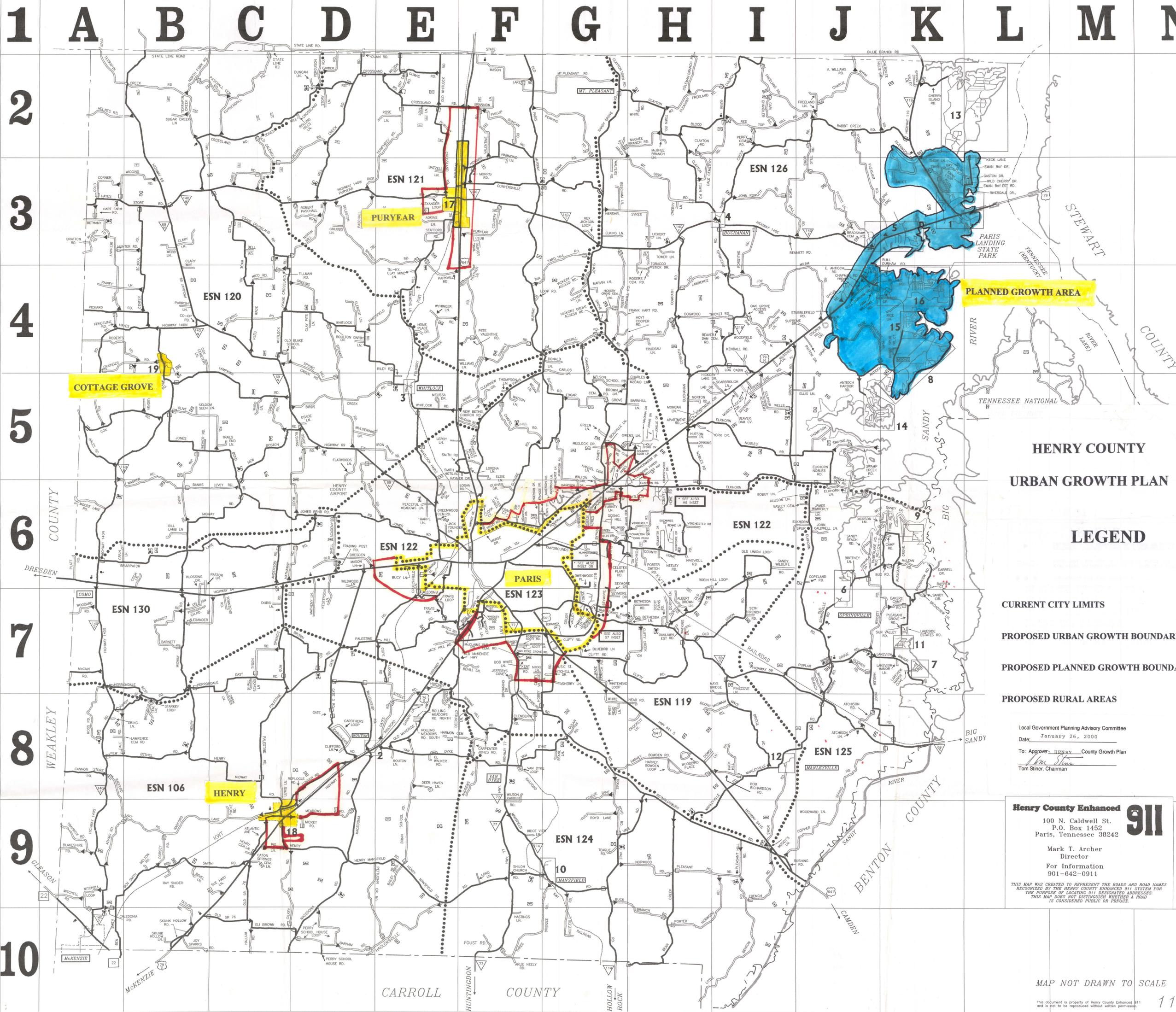


**PROPOSED URBAN GROWTH AREA
BOUNDARY MAP
PURYEAR, TENNESSEE**

- LEGEND
- PURYEAR CORPORATE LIMITS
 - PROPOSED URBAN GROWTH AREA

Local Government Planning Advisory Committee
 Date: January 26, 2000
 To: Approve HENRY County Growth Plan
 Tom Sline, Chairman





**HENRY COUNTY
URBAN GROWTH PLAN
LEGEND**

- CURRENT CITY LIMITS
- PROPOSED URBAN GROWTH BOUNDARY
- PROPOSED PLANNED GROWTH BOUNDARY
- PROPOSED RURAL AREAS

Local Government Planning Advisory Committee
 Date: January 26, 2000
 To: Approve Henry County Growth Plan
Mark Stiner
 Tom Stiner, Chairman

Henry County Enhanced 911
 100 N. Caldwell St.
 P.O. Box 1452
 Paris, Tennessee 38242

Mark T. Archer
 Director

For Information
 901-642-0911

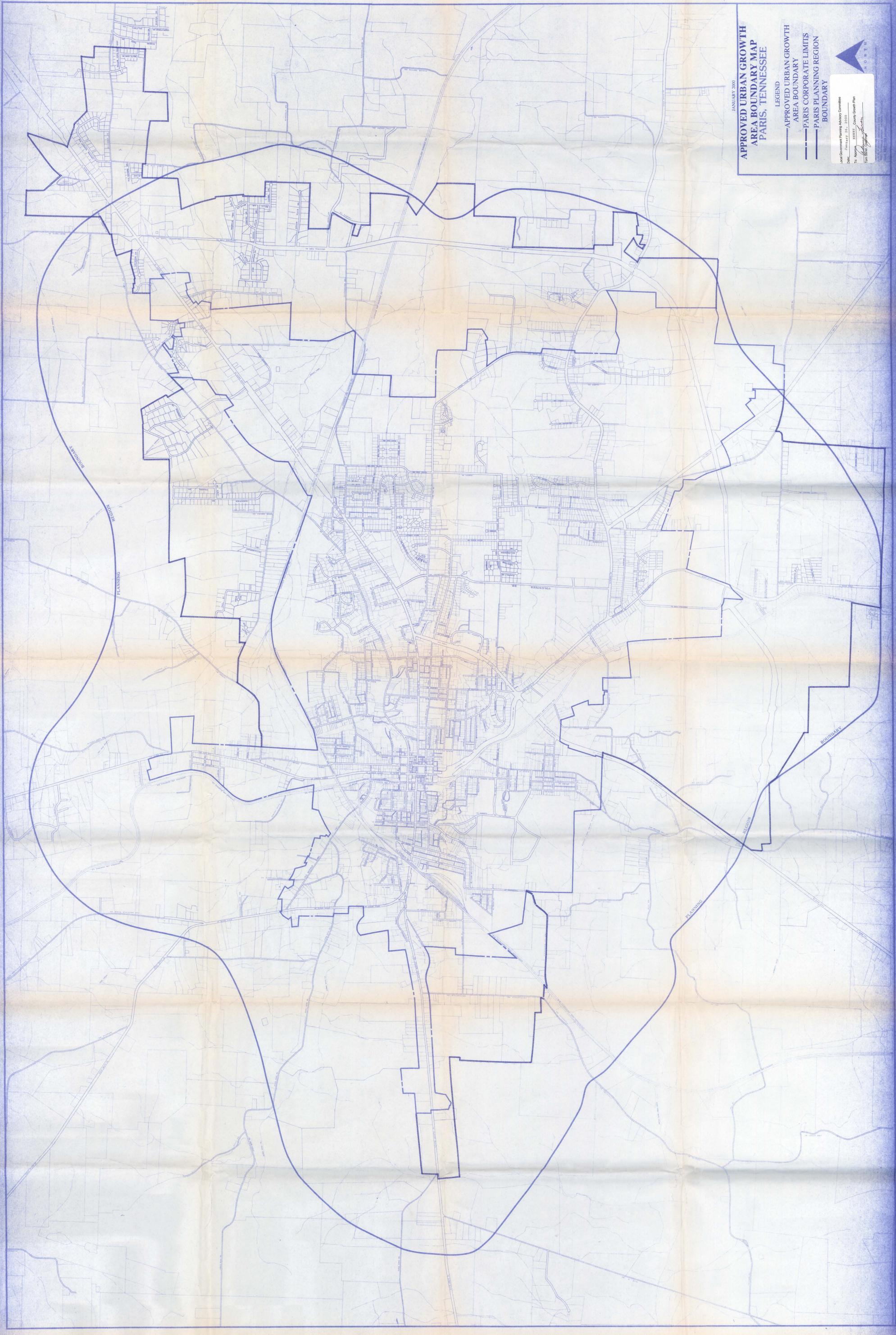
THIS MAP WAS CREATED TO REPRESENT THE ROADS AND ROAD NAMES RECOGNIZED BY THE HENRY COUNTY ENHANCED 911 SYSTEM FOR THE PURPOSES OF LOCATING 911 DESIGNATED ADDRESSES. THIS MAP DOES NOT DISTINGUISH WHETHER A ROAD IS CONSIDERED PUBLIC OR PRIVATE.

JANUARY 2000
**APPROVED URBAN GROWTH
AREA BOUNDARY MAP
PARIS, TENNESSEE**

- LEGEND
- APPROVED URBAN GROWTH AREA BOUNDARY
 - PARIS CORPORATE LIMITS
 - PARIS PLANNING REGION BOUNDARY



Local Government Planning Advisory Committee
Date: 7/11/99 11:14:25 AM
To: Approval Board, County Growth Plan
Tom Miller, Chairman



**APPROVED PLANNED
GROWTH AREA
BOUNDARY MAP**

HENRY COUNTY, TENNESSEE

JANUARY 2000
LEGEND

- APPROVED PLANNED GROWTH AREA BOUNDARY
- STATE BOUNDARY
- HENRY COUNTY BOUNDARY

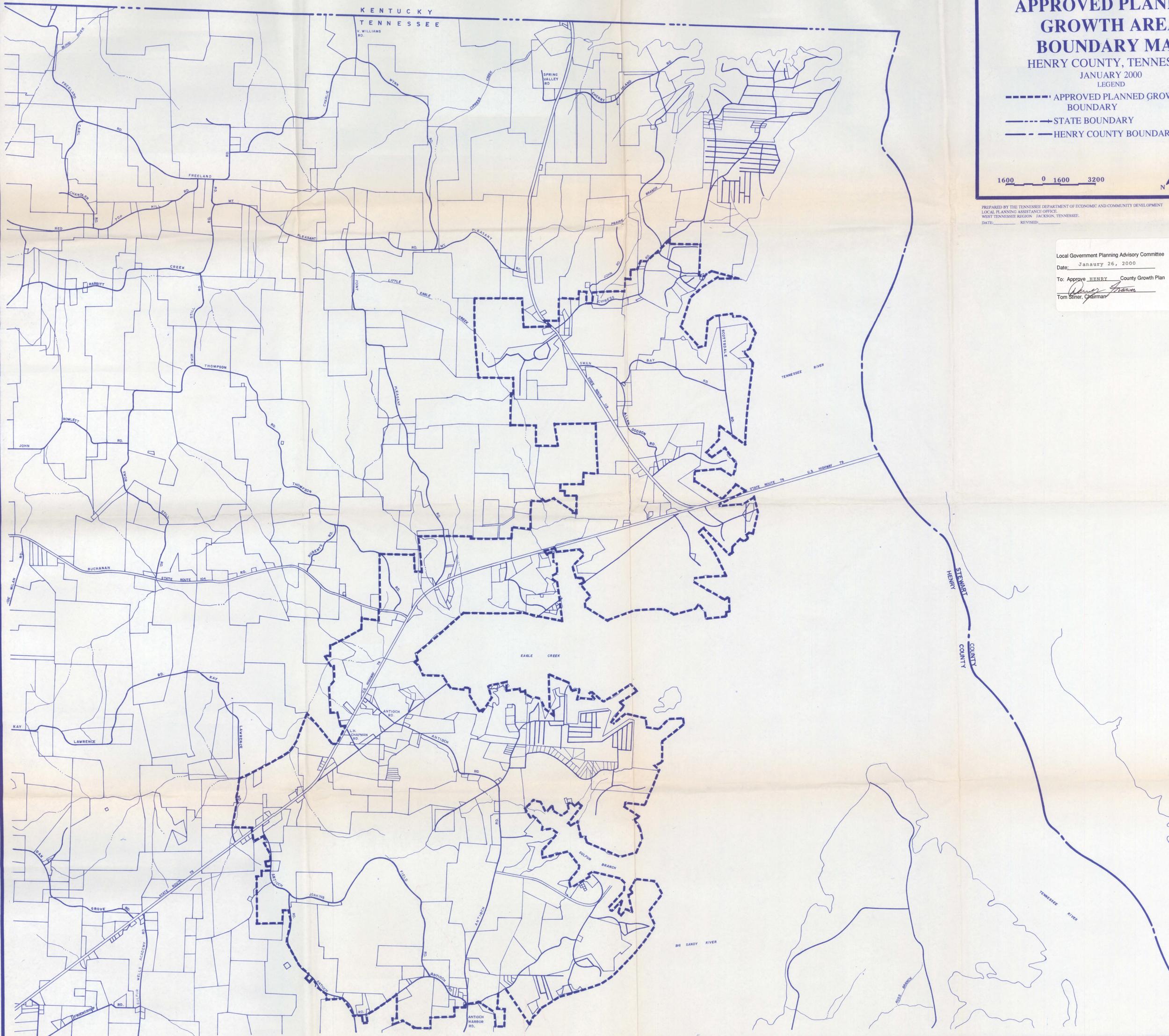
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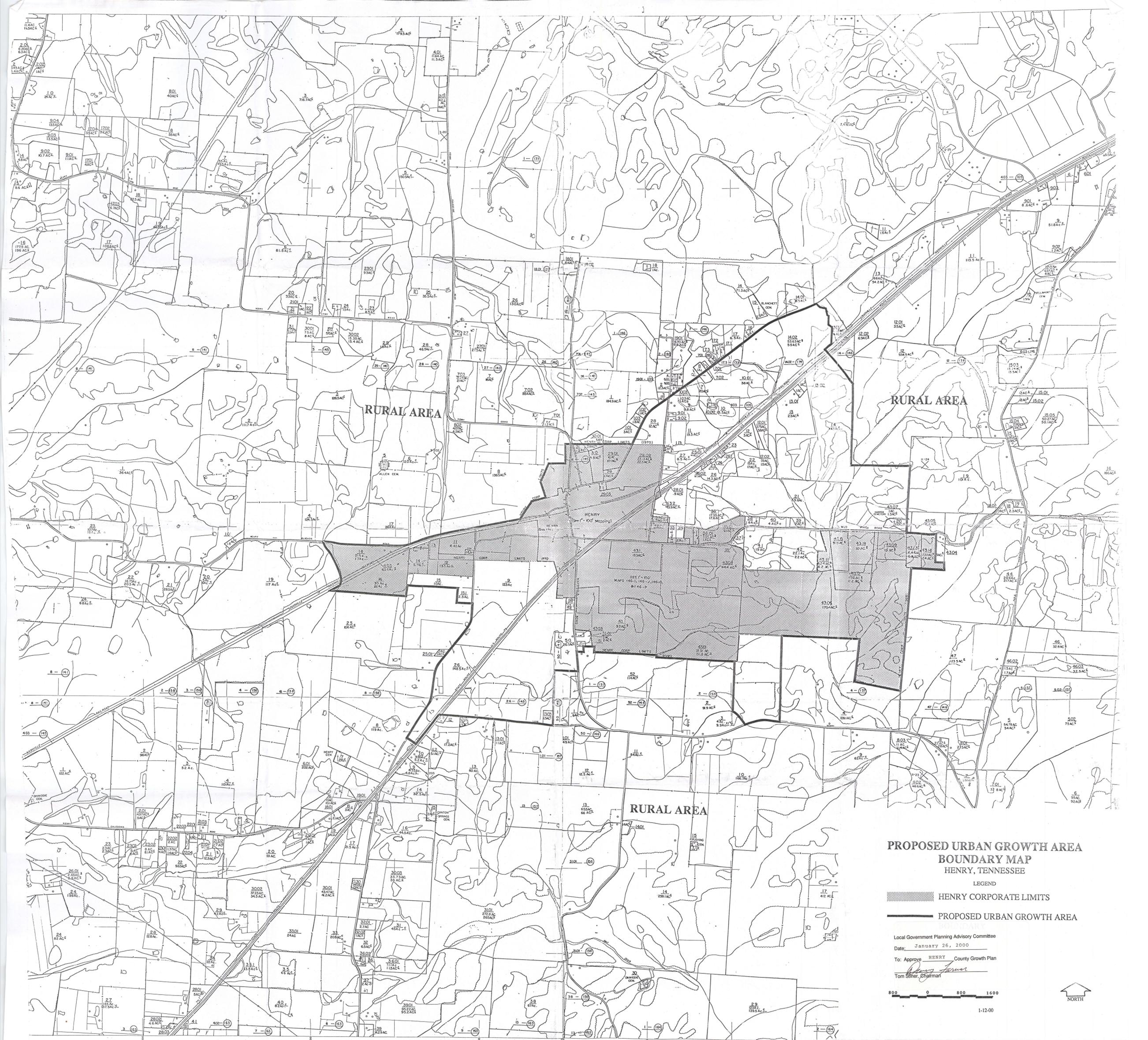


PREPARED BY THE TENNESSEE DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT
LOCAL PLANNING ASSISTANCE OFFICE
WEST TENNESSEE REGION - JACKSON, TENNESSEE
DATE: _____ REVISED: _____

Local Government Planning Advisory Committee
Date: January 26, 2000

To: Approve HENRY County Growth Plan
Tom Stiner
Tom Stiner, Chairman





RURAL AREA

RURAL AREA

RURAL AREA

**PROPOSED URBAN GROWTH AREA
BOUNDARY MAP
HENRY, TENNESSEE**

- LEGEND
-  HENRY CORPORATE LIMITS
 -  PROPOSED URBAN GROWTH AREA

Local Government Planning Advisory Committee
Date: January 26, 2000
To: Approve HENRY County Growth Plan
Tom Simer, Chairman





State of Tennessee
Department of Economic and Community Development

Local Planning Assistance Office
William Snodgrass/Tennessee Tower Building-10th Floor
312 8th Avenue North
Nashville, Tennessee 37243-0405
615-741-2211

April 26, 2007

The Honorable Brent Greer
Henry County Mayor
P.O. Box 7
Paris, TN 38242

Dear Mayor Greer:

The Local Government Planning Advisory Committee approved the amended Growth Plan for Henry County submitted by the Henry 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 April 25, 2007.

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

WHEREAS, The Paris, Henry, Puryear, Cottage Grove and McKenzie municipal legislative bodies and the Henry County legislative body have ratified the amendment to the Henry County Growth Plan as required by TCA 6-58-104; and

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

NOW, THEREFORE the Henry County Coordinating Committee submits to the Local Government Planning Advisory Committee the Henry County Growth Plan dated March 3, 2006 for its approval pursuant to TCA 6-58-104.

Cal Brady

Chair
Henry County Coordinating Committee

4/16/07

Date

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

WHEREAS, the Henry County Coordinating Committee has submitted an amendment to the County Growth Plan for Henry 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 Henry County Growth Plan is hereby approved and becomes effective this date.

Kathryn G. Baldwin

Chair

4/25/07

Date

RESOLUTION 11142006-1

RESOLUTION BY THE CITY OF HENRY RATIFYING THE AMENDED HENRY COUNTY GROWTH PLAN

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

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

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

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

WHEREAS, the City of Henry Mayor and Board of Aldermen held two public hearings on August 8, 2006 at 5 PM and on August 24, 2006 at 4:30 PM; and,

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

WHEREAS, the Henry County Coordinating Committee has approved the amended Henry 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 Henry County Growth Plan (dated 3-27-06)

Jane Smith 11-14-06
Mayor Date

ATTEST
Sandra Clayton 11-14-06
City Recorder Date

RESOLUTION
RESOLUTION BY THE CITY OF PURYEAR RATIFYING
THE AMENDED HENRY COUNTY GROWTH PLAN

WHEREAS, the Henry County Coordinating Committee has approved the amended Henry County "Growth Plan dated 2006 and,

WHEREAS, the City of Puryear is not affected by the amendment to the Henry County Growth Plan.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Board of Alderman that this body ratified the amended Henry County Growth Plan as shown on the attached map entitled Amended Henry County Growth Plan dated 3-27-06.

Kenny Paschall
Mayor

14 Nov. 06
Date

ATTEST

Wendy Smith
City Recorder

11-14-06
Date

RESOLUTION 2007-1

**RESOLUTION BY THE CITY OF Cottage Grove RATIFYING
THE AMENDED HENRY COUNTY GROWTH PLAN**

WHEREAS, the Henry County Coordinating Committee has approved the amended Henry County Growth Plan dated 3.27, 2006.; and,

WHEREAS, the City of Cottage Grove is not affected by the amendment to the Henry County Growth Plan.

NOW, THEREFORE, BE IT RESOLVED by the Board of Mayor and Aldermen that this body ratifies the amended Henry County Growth Plan as shown on the attached map entitled Amended Henry County Growth Plan dated (...3...27...06...).

Shirley Wickard
Mayor

1/9/07
Date

ATTEST

Paul Schuch
City Recorder

1/8/07
Date

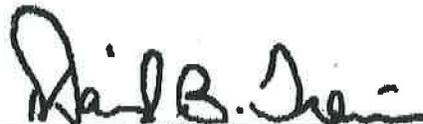
RESOLUTION NO. 1406

WHEREAS, the Henry County Coordinating Committee has approved the amended Henry County Growth Plan dated March 27, 2006; and,

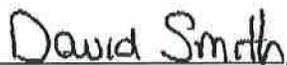
WHEREAS, the City of Paris is not affected by the amendment to the Henry County Growth Plan.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the City of Paris, Tennessee, that this body ratifies the amended Henry County Growth Plan as shown on the attached map entitled Amended Henry County Growth Plan dated (3-27-06).

This the 2nd day of November, 2006.



Mayor



Finance Director

**RESOLUTION
RESOLUTION BY THE CITY OF PURYEAR RATIFYING
THE AMENDED HENRY COUNTY GROWTH PLAN**

WHEREAS, the Henry County Coordinating Committee has approved the amended Henry County "Growth Plan dated 2006 and,

WHEREAS, the City of Puryear is not affected by the amendment to the Henry County Growth Plan.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Board of Alderman that this body ratified the amended Henry County Growth Plan as shown on the attached map entitled Amended Henry County Growth Plan dated 3-27-06.

Kenny Paschall
Mayor

14 Nov. 06
Date

ATTEST

Debbie Smith
City Recorder

11-14-06
Date

RESOLUTION 2007-1

**RESOLUTION BY THE CITY OF Cottage Grove RATIFYING
THE AMENDED HENRY COUNTY GROWTH PLAN**

WHEREAS, the Henry County Coordinating Committee has approved the amended Henry County Growth Plan dated 3-27, 2006.; and,

WHEREAS, the City of Cottage Grove is not affected by the amendment to the Henry County Growth Plan.

NOW, THEREFORE, BE IT RESOLVED by the Board of Mayor and Aldermen that this body ratifies the amended Henry County Growth Plan as shown on the attached map entitled Amended Henry County Growth Plan dated (3-27-06).



Mayor

1/9/07

Date

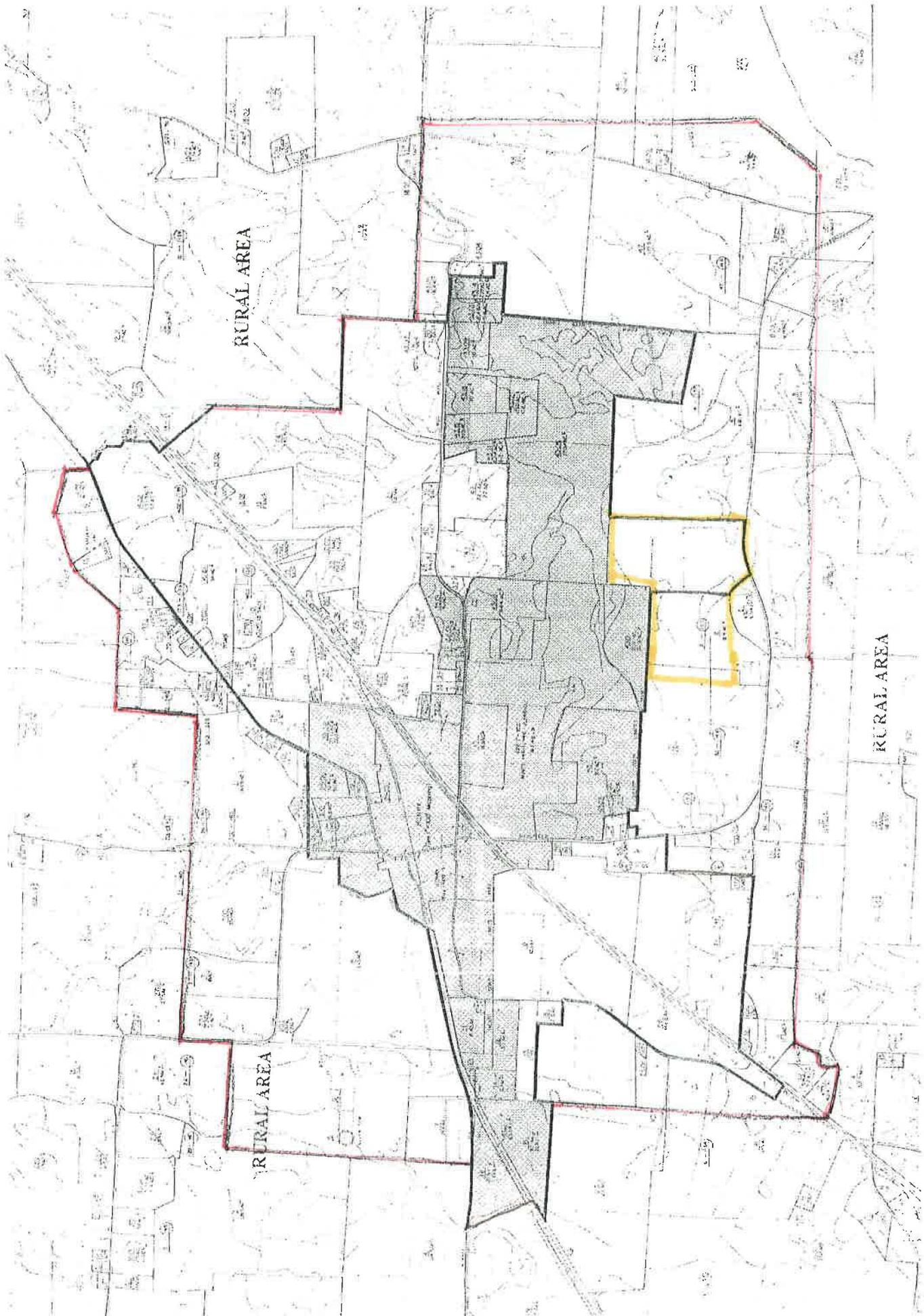
ATTEST



City Recorder

1/8/07

Date



RURAL AREA

RURAL AREA

RURAL AREA

**RESOLUTION
RESOLUTION BY THE CITY OF PURYEAR RATIFYING
THE AMENDED HENRY COUNTY GROWTH PLAN**

WHEREAS, the Henry County Coordinating Committee has approved the amended Henry County "Growth Plan dated 2006 and,

WHEREAS, the City of Puryear is not affected by the amendment to the Henry County Growth Plan.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Board of Alderman that this body ratified the amended Henry County Growth Plan as shown on the attached map entitled Amended Henry County Growth Plan dated 3-27-06.

Kenny Paschall
Mayor

14 Nov. 06
Date

ATTEST

Debra Smith
City Recorder

11-14-06
Date

Mayor, Faye N. Lowery

City Recorder, Cheri Thomas

Alderman, Gordon McFadden

City of Henry

1232 Pioneer Road

Henry, Tennessee 38231

Phone (731) 243-4094

Fax (731) 243-4095

Vice Mayor, Robert Winston

Alderman, George Armstrong

Alderman, Scottie Rainey

April 26, 2004

Mr. Carl Holder
Coordinating Committee for Henry County
City of Paris
P.O. Box 970
Paris, Tennessee 38242

Dear Mr. Chairman;

On behalf of the City of Henry, I am requesting permission to present our revised 20 year growth plan to enable us to annex areas not previously included in our 20 year growth plan.

First request would be for approximately 100 acres south of Mockingbird Avenue to Henry Mansfield road. The Economic & Industrial Board purchased this property from Charles and Lisa Parker in October 2003 for the purpose of industrial use or housing.

Second request would be for approximately 800 feet south east of Macedonia Road.

In the area north west of Henry city limits, we would like to be able to include an area approximately 1600 foot from the existing city limits.

In the area north east of our city limits we would include approximately 1600 foot of Old Highway 79. This area is at this time a residential area with more "Ready Space" for possible housing growth. We are projecting to stay within 2800 foot of our previous 20 year growth plan.

In the last 20 years the City of Henry has expanded both southeast and west roughly 600 acres. The future of the city looks to be north and south along Bypass 79 or Highway 79. As for utilities, we have adequate inter-surface and power. The electric is power is provided from BPU at Paris and the natural gas is provided from Huntingdon, Tennessee by West Tennessee Public Utility. Charter Communications and Peoples Telephone Co. provides cable, internet, and telephone service. The inter-surface utilities is provided by the City of Henry. We have just finished a new pump station for water distribution and are capable of storing 350,000 gallons of treated water with 100,000 for use at any given time, this is four times the water needed at any given day at our present usage.

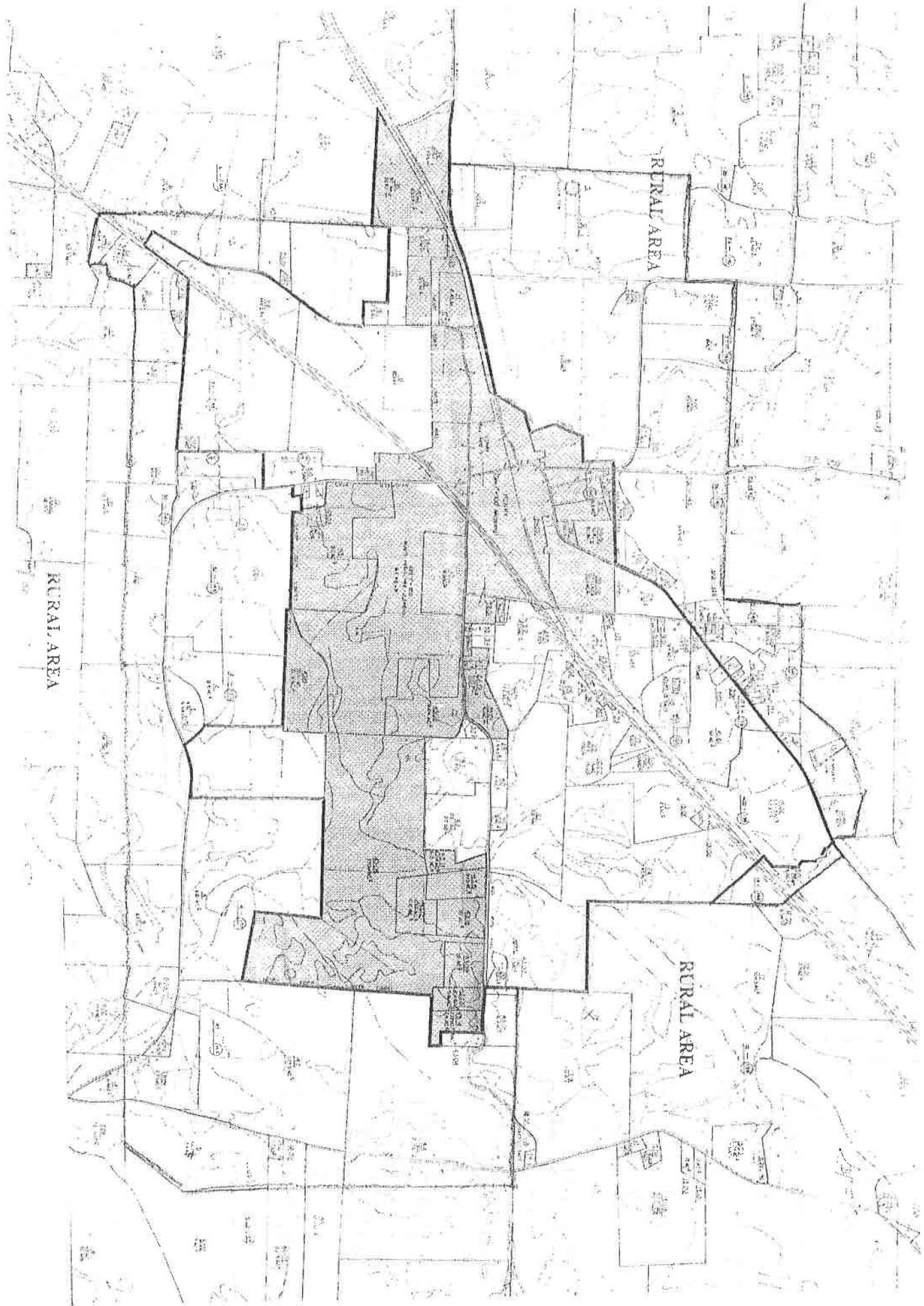
We are also presently in the process of providing a major sewer system for the city and outlying areas.

We are now in the process of annexing certain properties within the existing 20 year growth plan, this due to the new sewer system. The Henry Elementary School has asked to be included in this project as have eleven residents north of the school. The present acreage of the city limits at this time is approximately 600 acres. In our previous 20 year growth plan we requested an additional 650 acres. (immediate annexation will cover 150 acres) At this time we are requesting to add an additional 1200 acres for the next 20 years.

The City of Henry is looking forward to helping in the growth of the Henry County area and we hope you can fit our plan into your schedule soon.

Sincerely,


Faye Lowery, Mayor
City of Henry

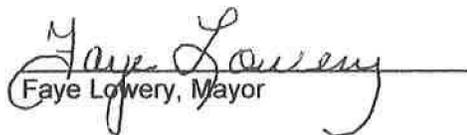


**CITY OF HENRY
PUBLIC HEARING
AUGUST 8, 2006
CITY HALL**

TYPE OF MEETING: Public Hearing

ATTENDED BY: Refer to sign in sheet.

TWENTY YEAR GROWTH PLAN: No public comments.


Faye Lowery, Mayor


Sonya Clayton, City Recorder

**CITY OF HENRY
BOARD MEETING
AUGUST 8, 2006
CITY HALL 7 P.M.**

TYPE OF MEETING: Regularly Scheduled

ATTENDED BY: Mayor Faye Lowery, Vice Mayor Cindy Rainey, Alderman George Owens, Alderman Lisa Olive and Alderman Bo Walker. Staff members present were City Recorder Sonya Clayton, Public Works Director Edward Bush, Chief Jim Sanders, and Fire Chief Keith Qualls.

CALLED TO ORDER: Mayor Faye Lowery at 7:00 p.m.

INVOCATION GIVEN BY: Alderman Bo Walker

PUBLIC COMMENTS: Ms. Pam Pugh asked if the mayor had found out anything about the railroad crossings. Mayor Faye Lowery replied that we have, and that when Tennessee Asphalt comes in to do paving for grant projects they will go ahead and run a strip of paving across the railroad. Mayor Lowery advised that they are aware of the problem; she stated that she informed them it had to be done by Pioneer Day.

COMMISSIONERS COMMENTS: Mayor Lowery read aloud an email from Ron Watkins regarding the rabies campaign.

APPROVAL OF MINUTES: Alderman Bo Walker made a motion to approve July's minutes as presented. Alderman Lisa Olive seconded the motion; all ayes motion carried. Alderman Bo Walker made a motion to approve July 13th's minutes as presented. Vice Mayor Cindy Rainey seconded the motion; all ayes motion carried. Alderman Bo Walker made a motion to approve August 1st's minutes as presented. Vice Mayor Cindy Rainey seconded the motion; all ayes motion carried.

FINANCIAL REPORTS: Mayor Faye Lowery briefly went over July's financial reports. Alderman Bo Walker made a motion to approve general fund's July financials as presented. Alderman Lisa Olive seconded the motion; all ayes motion carried. Alderman Bo Walker made a motion to accept water fund's financials as presented. Alderman George Owens seconded the motion; all ayes motion carried. Mayor Lowery advised that the G & C Supply bill is part of a grant and asked that we don't pay that until we get the grant funds. City Recorder Sonya Clayton added these bills to the accounts payable: WTPUD for \$38.34, Owen Auto Repair for \$42.78, and Galls Inc for \$179.54. Alderman Bo Walker made a motion to pay the bills as presented with the exception of G & C Supply. Vice Mayor Cindy Rainey seconded the motion; all ayes motion carried.

STAFF REPORTS:

Fire Department: Fire Chief Keith Qualls stated there had not been any fires. Chief Qualls advised that the Fire Department would like to close Pioneer Road, Atlantic Avenue, and Main Street for Pioneer Day. Chief Qualls informed the board that Johnny Campbell had resigned from the fire department, and Ron Wyatt would replace him. Alderman Lisa Olive made a motion to close the roads for Pioneer Day Parade. Alderman Bo Walker seconded the motion; all ayes motion carried.

Water Department: Public Works Director Edward Bush had nothing to add to his report.

Public Works: Public Works Director Edward Bush had nothing to add to his report.

Police Department: Chief Jim Sanders had nothing to add to his report. Alderman Bo Walker asked who is doing the school traffic. Chief Sanders replied it is Ms. Tammy Bell and she had 30 hours training prior to starting.

Sewer: Public Works Director Edward Bush advised that we are in the process of setting a date for public comments for the sewer. Alderman Lisa Olive asked if they had set a date for completion. Mayor Lowery stated that we have a letter that still states September 15th. Mayor Lowery advised there is a clause in the contract that states we can charge him for every day he is over the deadline. Mayor Lowery stated that she was going to delay signing pay request as long as she could until the concerns are resolved.

Recorder's Office: City Recorder Sonya Clayton informed the board that in talking with Verizon Wireless she had gotten a new price for cell phones in the amount of \$1329.87 for a year. Ms. Clayton advised that would be a two

ear contract and with one additional phone. Vice Mayor Cindy Rainey made a motion to change from our present phones to the Verizon system. Alderman George Owens seconded the motion; all ayes motion carried.

Zoning: Edward Bush informed the board that they had one permit this month.

Industrial: No representative present.

TABLED BUSINESS:

Financial Reports: Alderman Bo Walker made a motion to accept the June general fund financial statements as presented. Alderman George Owens seconded the motion; all ayes motion carried. Alderman Walker made a motion to accept the June water fund financials. Alderman Lisa Olive seconded the motion; all ayes motion carried.

OLD BUSINESS:

THDA Grant: Mr. Bob Thornton advised that the City was required to pass resolutions to continue with the THDA program. Alderman Bo Walker made a motion to approve resolution number 0808200601 as presented. Alderman Lisa Olive seconded the motion; all ayes motion carried. Mr. Thornton went over the housing rehabilitation program outline. Mayor Faye Lowery stated that the required \$500 from the property owner could restrict some people from applying. Mr. Bob Thornton advised that he has never had anyone not come up with that money. Alderman Bo Walker made a motion to accept resolution number 0808200602. Vice Mayor Cindy Rainey seconded the motion; all ayes motion carried.

New Building Decision: Mayor Lowery informed the board that she put this on the agenda again based on her conversation with Ms. Brenda Horner. Mayor Lowery stated that Mr. Horner advised grant money is really tight for these types of buildings. Mayor Lowery advised that we can't even submit the application nor have decisions being made until January 2007. Mayor Lowery stated that we would have to do engineering reports, which could be reimbursed. Mayor Lowery said that if work is started on the building then that would not be reimbursed. Mayor Lowery said if we do not get the grant then we will still have to pay the engineering report out of pocket. Mayor Lowery advised that board that it is almost a sure thing that one of these days someone is going to say we are in violation of American with Disabilities Act. Mayor Lowery stated that she was told if we weren't handicap accessible it could affect grants we would get. Alderman Bo Walker stated if we do it now or not, it's still going to be January. Alderman Bo Walker made a motion to wait for a more definitive answer on the grant. Alderman George Owens seconded the motion; all ayes motion carried. As a matter of record, Mayor Lowery opposed the motion.

NEW BUSINESS:

J.D. Meadows Quit Claim Deed: Mayor Faye Lowery stated that Mr. Meadows has asked for a quit claim deed on the alley adjoining his property. Mayor Lowery questioned if that property was in use by the city at all. Public Works Director Edward advised that we don't use the property and that we don't need it. Mayor Lowery stated that in the past the expense of recording those deeds as been on the property owner. Alderman Bo Walker made a motion to quit claim deed to Mr. Meadows at no expense to the City of Henry. Vice Mayor Cindy Rainey seconded the motion; all ayes motion carried.

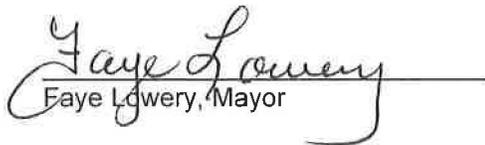
1st Reading of 20 Year Growth Plan Ordinance: Mayor Lowery informed the board that in 2004 all the steps were taken to have the 20 Year Growth Plan approved. Mayor Lowery stated that some of the paperwork was lost and didn't get to the state. Mayor Lowery said no changes were made to the 20 Year Growth Plan, we just have to pass an ordinance. Alderman Bo Walker made a motion to accept the ordinance as presented on the first reading. Alderman George Owens seconded the motion; all ayes motion carried.

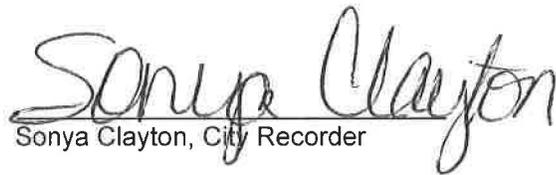
Packaged Beer Sales: Mayor Faye Lowery informed the board that Alderman Owens had asked for this to be put on the agenda. Mayor Lowery stated that she was assuming it was for off premises consumption. Alderman George Owens stated that he would like for it to be on or off premises. Alderman Bo Walker asked if anyone had expressed interest. Alderman Owens responded, "Not really". Mayor Lowery stated that she would like to see more research done on the matter. Alderman Bo Walker made a motion to table until next month's meeting with documented research. Vice Mayor Cindy Rainey seconded the motion; all ayes motion carried.

Building Condemnation: Mayor Lowery stated that there are at least two buildings that she could think of. Mayor Lowery advised that one was downtown and the other was in McBride's Trailer Park. Mayor Lowery said that they hope the owners will take some action, if not the city would have to. Alderman Bo Walker made a motion to table until the next meeting pending research. Alderman George Owens seconded the motion; all ayes motion carried.

Compensated Employee Hiring Policy and Procedures: Mayor Lowery advised that Alderman Owens had asked for hiring policies to be put on the agenda. Mayor Lowery stated there is nothing in the city ordinance book pertaining to the guidelines for hiring a police officer. Chief Sanders read aloud TCA 38-8-106. Alderman George Owens asked why were we hiring under those guidelines (document from Mr. Owens) if they weren't right. Mayor Lowery replied that we find no proof that it was actually voted on. Mayor Lowery stated that could be part of what Chief Reeves declared a police manual. Mayor Lowery advised we could find no minutes where the board voted on that police manual. Mayor Lowery informed the board that we called Mr. David Angerer and asked him to come up with a proper hiring procedure for compensated employees. Mayor Lowery read aloud the resolution from Mr. Angerer. Vice Mayor Cindy Rainey made a motion to accept the resolution as presented. Alderman Bo Walker stated that we need a resolution –this resolution doesn't solve the problems. Vice Mayor Cindy Rainey stated that we need job descriptions for each position. City Recorder Sonya Clayton advised that MTAS does have job descriptions. Motion died for lack of a second. Alderman Bo Walker made a motion to consult MTAS on the qualifications and make that a part of this resolution and bring before the next board meeting. Vice Mayor Cindy Rainey seconded the motion; all ayes motion carried.

Meeting adjourned at 9:00 p.m.


Faye Lowery, Mayor


Sonya Clayton, City Recorder

**CITY OF HENRY
BOARD MEETING
AUGUST 24, 2006
CITY HALL 5 P.M.**

TYPE OF MEETING: Special Called

ATTENDED BY: Mayor Faye Lowery, Vice Mayor Cindy Rainey, Alderman George Owens, Alderman Lisa Olive and Alderman Bo Walker. Staff members present were City Recorder Sonya Clayton, and Public Works Director Edward Bush.

CALLED TO ORDER: Mayor Faye Lowery at 5:00 p.m.

2nd Reading of 20 Year Growth Plan Ordinance: Mayor Faye Lowery read aloud the 20 Year Growth Plan ordinance. Alderman Bo Walker made a motion to accept ordinance as presented on the second reading. Alderman Lisa Olive seconded the motion. Alderman George Owens stated this won't be final until it comes back from Nashville. Public Works Director advised the ordinance is the ordinance; the map will come back from Nashville. Vice Mayor Cindy Rainey questioned that when they got the land from Charlie Parker, if he was suppose to do the roads himself. Mayor Lowery responded that he was to put a culvert in to connect the two ends of the property. All ayes motion carried.

Industrial Board 100 Acre Property: Mr. Joe Qualls informed the board that the Industrial Board had contracted with Norwood to build an access road. Mr. Qualls stated that for another \$12,500 Norwood would go ahead and fix it like it should be (like a city street). Mr. Qualls advised that the Industrial Board does not have the additional funds for the work. Mr. Qualls stated they are asking the city council to put the up to go ahead and complete the road like it should be. Mr. Qualls said that once they were done and started selling property they could pay the money back. Mr. Harry Lee Walker advised there would never be a cheaper time to do it. Mayor Faye Lowery read aloud a letter from the Industrial Board Chairman, Tom Myers. Mayor Lowery advised that if she understood correctly they are simply asking for a loan, not for the City to "foot the bill". Mr. Joe Qualls stated that when they start selling property they would pay the loan back. Mayor Lowery advised when they did the loan to the water department they had to do that at 1% interest. Mayor Lowery asked if they were aware there has to be some interest charged according to comptrollers. Mr. Qualls stated that he didn't know that, but he didn't see a problem with it. Mr. Qualls advised they didn't know when the land was going to sell, might not ever sell. Alderman Bo Walker advised you can put terms on it to pay a certain percentage when the land sells. Mr. Qualls informed the board they are obligated to pay 80% of the land sales to Regions Bank. Vice Mayor Cindy Rainey made a motion to make the Industrial Board a loan of \$12,500, terms to be specified. Alderman George Owens seconded the motion. Alderman Bo Walker made a motion to amend the original motion to strike "terms to be specified", to read 5% of sale of land sales. Alderman George Owens seconded the motion; all ayes motion carried. Motion to make a loan to the Industrial Board for \$12,500 to be repaid at 5% of the sale price of the land as the land sales. Alderman Bo Walker stated that if we don't have to charge interest, then he says not to do it. Vice Mayor Cindy Rainey advised to call MTAS and that if we don't have to charge them, then don't. All ayes motion carried.

Meeting adjourned at 5:36 p.m.


Faye Lowery, Mayor


Sonya Clayton, City Recorder

ORDINANCE No. 08082006-04

AN ORDINANCE OF THE HENRY, TENNESSEE
BOARD OF MAYOR AND ALDERMAN
TO APPROVE AN AMENDMENT TO THE HENRY COUNTY, TENNESSEE
20 YEAR GROWTH PLAN

WHEREAS, the Henry, Tennessee Mayor and Board of Aldermen has submitted an amendment to the Growth Plan for Henry, Tennessee, and

WHEREAS, Henry, Tennessee Mayor and Board of Alderman has certified that the plan has been ratified pursuant to Tennessee Code Annotated 6-58-104.

NOW, THEREFORE, BE IT ORDAINED by the Henry, Tennessee Board of Mayor and Aldermen, meeting in regular session on the 8th day of August, 2006, a majority of more of the membership concurring, that the Henry County 20 Year Growth Plan is hereby amended and becomes effective upon its second and final reading, the public welfare requiring it.

1st Reading: Aug. 8th. 2006

2nd Reading: Aug. 24th. 2006



Mayor, Faye Lowery



City Recorder, Sonya Clayton

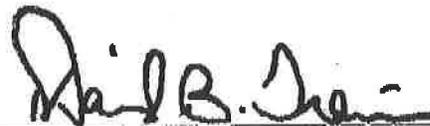
RESOLUTION NO. 1406

WHEREAS, the Henry County Coordinating Committee has approved the amended Henry County Growth Plan dated March 27, 2006; and,

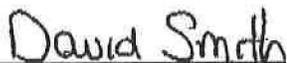
WHEREAS, the City of Paris is not affected by the amendment to the Henry County Growth Plan.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the City of Paris, Tennessee, that this body ratifies the amended Henry County Growth Plan as shown on the attached map entitled Amended Henry County Growth Plan dated (3-27-06).

This the 2nd day of November, 2006.



Mayor



Finance Director

Mayor, Faye W. Lowery

City Recorder, Cheri Townes

Alderman, Gordon McFadden

City of Henry

1232 Pioneer Road

Henry, Tennessee 38231

Phone (731) 243-4091

Fax (731) 243-4095

Vice Mayor, Robert Winstead

Alderman, George Armstrong

Alderman, Scottie Rainey

April 26, 2004

Mr. Carl Holder
Coordinating Committee for Henry County
City of Paris
P.O. Box 970
Paris, Tennessee 38242

Dear Mr. Chairman;

On behalf of the City of Henry, I am requesting permission to present our revised 20 year growth plan to enable us to annex areas not previously included in our 20 year growth plan.

First request would be for approximately 100 acres south of Mockingbird Avenue to Henry Mansfield road. The Economic & Industrial Board purchased this property from Charles and Lisa Parker in October 2003 for the purpose of industrial use or housing.

Second request would be for approximately 800 feet south east of Macedonia Road.

In the area north west of Henry city limits, we would like to be able to include an area approximately 1600 foot from the existing city limits.

In the area north east of our city limits we would include approximately 1600 foot of Old Highway 79. This area is at this time a residential area with more "Ready Space" for possible housing growth. We are projecting to stay within 2800 foot of our previous 20 year growth plan.

In the last 20 years the City of Henry has expanded both southeast and west roughly 600 acres. The future of the city looks to be north and south along Bypass 79 or Highway 79. As for utilities, we have adequate inter-surface and power. The electric is power is provided from BPU at Paris and the natural gas is provided from Huntingdon, Tennessee by West Tennessee Public Utility. Charter Communications and Peoples Telephone Co. provides cable, internet, and telephone service. The inter-surface utilities is provided by the City of Henry. We have just finished a new pump station for water distribution and are capable of storing 350,000 gallons of treated water with 100,000 for use at any given time, this is four times the water needed at any given day at our present usage.

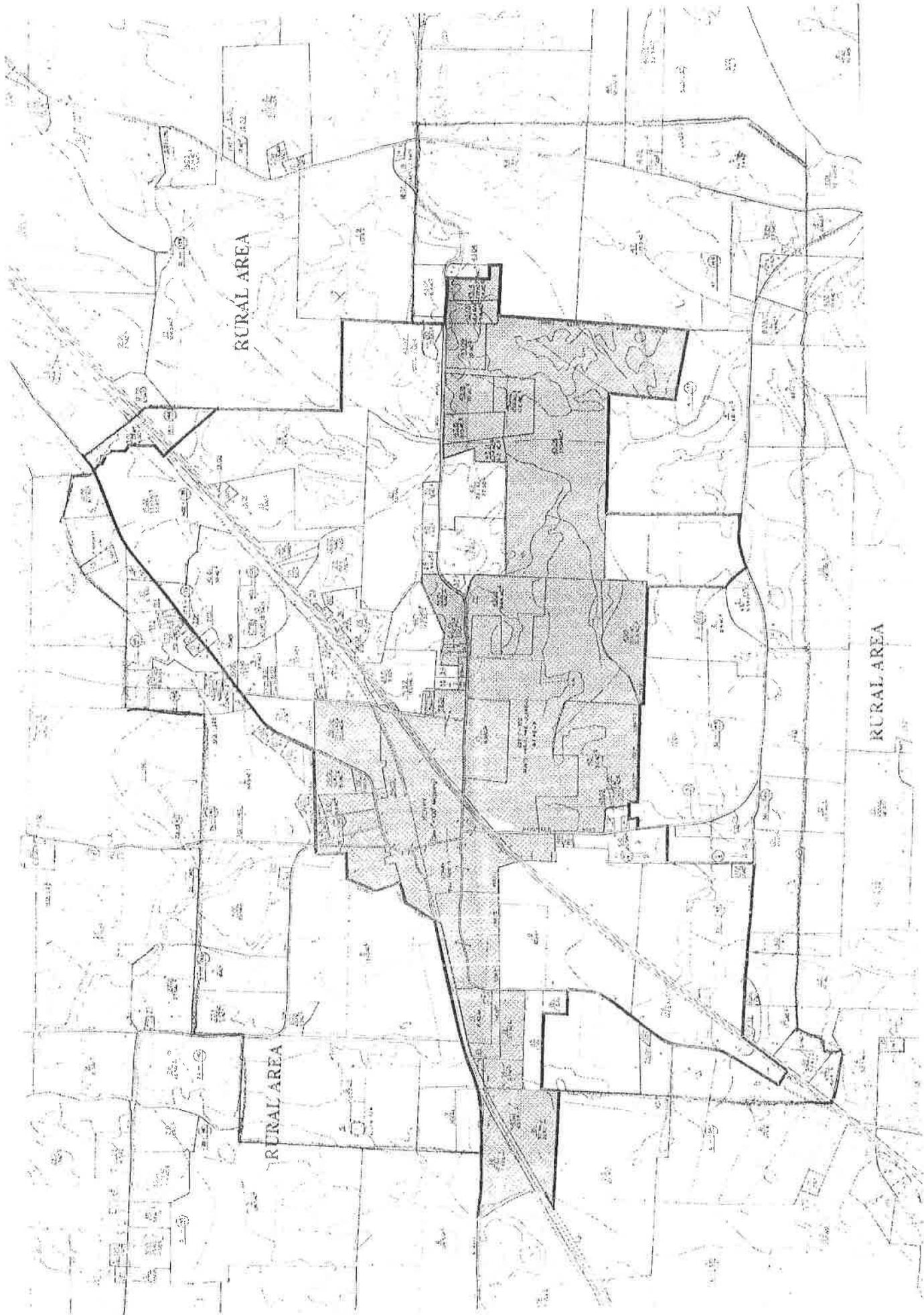
We are also presently in the process of providing a major sewer system for the city and outlying areas.

We are now in the process of annexing certain properties within the existing 20 year growth plan, this due to the new sewer system. The Henry Elementary School has asked to be included in this project as have eleven residents north of the school. The present acreage of the city limits at this time is approximately 600 acres. In our previous 20 year growth plan we requested an additional 650 acres. (immediate annexation will cover 150 acres) At this time we are requesting to add an additional 1200 acres for the next 20 years.

The City of Henry is looking forward to helping in the growth of the Henry County area and we hope you can fit our plan into your schedule soon.

Sincerely,


Faye Lowery, Mayor
City of Henry



RURAL AREA

RURAL AREA

RURAL AREA

Public Hearing

August 8, 2006

Agenda: 20 Year Growth Plan

Printed Name

Signature

Faye Lowery

Faye Lowery

Sonya Clayton

Sonya Clayton

Edward D Bush

City of Henry

Edward D Bush

George Owens

CITY OF HENRY

George Owens

Jerry Bierly

PLANNING &
ZONING

JERRY BIERLY

George Armstrong

George Armstrong

Jeff Andres

Jeff Andres

Gary S Beechan

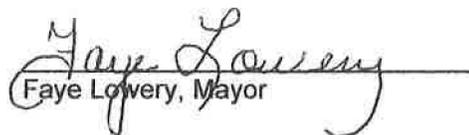
Gary S Beechan

**CITY OF HENRY
PUBLIC HEARING
AUGUST 8, 2006
CITY HALL**

TYPE OF MEETING: Public Hearing

ATTENDED BY: Refer to sign in sheet.

TWENTY YEAR GROWTH PLAN: No public comments.


Faye Lowery, Mayor


Sonya Clayton, City Recorder

**CITY OF HENRY
BOARD MEETING
AUGUST 8, 2006
CITY HALL 7 P.M.**

TYPE OF MEETING: Regularly Scheduled

ATTENDED BY: Mayor Faye Lowery, Vice Mayor Cindy Rainey, Alderman George Owens, Alderman Lisa Olive and Alderman Bo Walker. Staff members present were City Recorder Sonya Clayton, Public Works Director Edward Bush, Chief Jim Sanders, and Fire Chief Keith Qualls.

CALLED TO ORDER: Mayor Faye Lowery at 7:00 p.m.

INVOCATION GIVEN BY: Alderman Bo Walker

PUBLIC COMMENTS: Ms. Pam Pugh asked if the mayor had found out anything about the railroad crossings. Mayor Faye Lowery replied that we have, and that when Tennessee Asphalt comes in to do paving for grant projects they will go ahead and run a strip of paving across the railroad. Mayor Lowery advised that they are aware of the problem; she stated that she informed them it had to be done by Pioneer Day.

COMMISSIONERS COMMENTS: Mayor Lowery read aloud an email from Ron Watkins regarding the rabies campaign.

APPROVAL OF MINUTES: Alderman Bo walker made a motion to approve July's minutes as presented. Alderman Lisa Olive seconded the motion; all ayes motion carried. Alderman Bo Walker made a motion to approve July 13th's minutes as presented. Vice Mayor Cindy Rainey seconded the motion; all ayes motion carried. Alderman Bo Walker made a motion to approve August 1st's minutes as presented. Vice Mayor Cindy Rainey seconded the motion; all ayes motion carried.

FINANCIAL REPORTS: Mayor Faye Lowery briefly went over July's financial reports. Alderman Bo Walker made a motion to approve general fund's July financials as presented. Alderman Lisa Olive seconded the motion; all ayes motion carried. Alderman Bo Walker made a motion to accept water fund's financials as presented. Alderman George Owens seconded the motion; all ayes motion carried. Mayor Lowery advised that the G & C Supply bill is part of a grant and asked that we don't pay that until we get the grant funds. City Recorder Sonya Clayton added these bills to the accounts payable: WTPUD for \$38.34, Owen Auto Repair for \$42.78, and Galls Inc for \$179.54. Alderman Bo Walker made a motion to pay the bills as presented with the exception of G & C Supply. Vice Mayor Cindy Rainey seconded the motion; all ayes motion carried.

STAFF REPORTS:

Fire Department: Fire Chief Keith Qualls stated there had not been any fires. Chief Qualls advised that the Fire Department would like to close Pioneer Road, Atlantic Avenue, and Main Street for Pioneer Day. Chief Qualls informed the board that Johnny Campbell had resigned from the fire department, and Ron Wyatt would replace him. Alderman Lisa Olive made a motion to close the roads for Pioneer Day Parade. Alderman Bo Walker seconded the motion; all ayes motion carried.

Water Department: Public Works Director Edward Bush had nothing to add to his report.

Public Works: Public Works Director Edward Bush had nothing to add to his report.

Police Department: Chief Jim Sanders had nothing to add to his report. Alderman Bo Walker asked who is doing the school traffic. Chief Sanders replied it is Ms. Tammy Bell and she had 30 hours training prior to starting.

Sewer: Public Works Director Edward Bush advised that we are in the process of setting a date for public comments for the sewer. Alderman Lisa Olive asked if they had set a date for completion. Mayor Lowery stated that we have a letter that still states September 15th. Mayor Lowery advised there is a clause in the contract that states we can charge him for every day he is over the deadline. Mayor Lowery stated that she was going to delay signing pay request as long as she could until the concerns are resolved.

Recorder's Office: City Recorder Sonya Clayton informed the board that in talking with Verizon Wireless she had gotten a new price for cell phones in the amount of \$1329.87 for a year. Ms. Clayton advised that would be a two

ear contract and with one additional phone. Vice Mayor Cindy Rainey made a motion to change from our present phones to the Verizon system. Alderman George Owens seconded the motion; all ayes motion carried.

Zoning: Edward Bush informed the board that they had one permit this month.

Industrial: No representative present.

TABLED BUSINESS:

Financial Reports: Alderman Bo Walker made a motion to accept the June general fund financial statements as presented. Alderman George Owens seconded the motion; all ayes motion carried. Alderman Walker made a motion to accept the June water fund financials. Alderman Lisa Olive seconded the motion; all ayes motion carried.

OLD BUSINESS:

THDA Grant: Mr. Bob Thornton advised that the City was required to pass resolutions to continue with the THDA program. Alderman Bo Walker made a motion to approve resolution number 0808200601 as presented. Alderman Lisa Olive seconded the motion; all ayes motion carried. Mr. Thornton went over the housing rehabilitation program outline. Mayor Faye Lowery stated that the required \$500 from the property owner could restrict some people from applying. Mr. Bob Thornton advised that he has never had anyone not come up with that money. Alderman Bo Walker made a motion to accept resolution number 0808200602. Vice Mayor Cindy Rainey seconded the motion; all ayes motion carried.

New Building Decision: Mayor Lowery informed the board that she put this on the agenda again based on her conversation with Ms. Brenda Horner. Mayor Lowery stated that Mr. Horner advised grant money is really tight for these types of buildings. Mayor Lowery advised that we can't even submit the application nor have decisions being made until January 2007. Mayor Lowery stated that we would have to do engineering reports, which could be reimbursed. Mayor Lowery said that if work is started on the building then that would not be reimbursed. Mayor Lowery said if we do not get the grant then we will still have to pay the engineering report out of pocket. Mayor Lowery advised that board that it is almost a sure thing that one of these days someone is going to say we are in violation of American with Disabilities Act. Mayor Lowery stated that she was told if we weren't handicap accessible it could affect grants we would get. Alderman Bo Walker stated if we do it now or not, it's still going to be January. Alderman Bo Walker made a motion to wait for a more definitive answer on the grant. Alderman George Owens seconded the motion; all ayes motion carried. As a matter of record, Mayor Lowery opposed the motion.

NEW BUSINESS:

J.D. Meadows Quit Claim Deed: Mayor Faye Lowery stated that Mr. Meadows has asked for a quit claim deed on the alley adjoining his property. Mayor Lowery questioned if that property was in use by the city at all. Public Works Director Edward advised that we don't use the property and that we don't need it. Mayor Lowery stated that in the past the expense of recording those deeds as been on the property owner. Alderman Bo Walker made a motion to quit claim deed to Mr. Meadows at no expense to the City of Henry. Vice Mayor Cindy Rainey seconded the motion; all ayes motion carried.

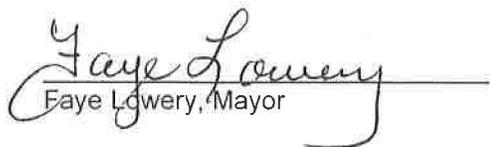
1st Reading of 20 Year Growth Plan Ordinance: Mayor Lowery informed the board that in 2004 all the steps were taken to have the 20 Year Growth Plan approved. Mayor Lowery stated that some of the paperwork was lost and didn't get to the state. Mayor Lowery said no changes were made to the 20 Year Growth Plan, we just have to pass an ordinance. Alderman Bo Walker made a motion to accept the ordinance as presented on the first reading. Alderman George Owens seconded the motion; all ayes motion carried.

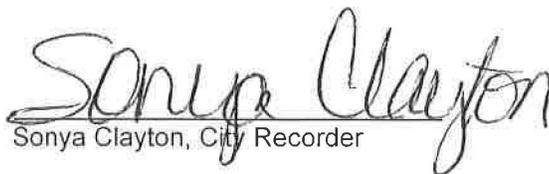
Packaged Beer Sales: Mayor Faye Lowery informed the board that Alderman Owens had asked for this to be put on the agenda. Mayor Lowery stated that she was assuming it was for off premises consumption. Alderman George Owens stated that he would like for it to be on or off premises. Alderman Bo Walker asked if anyone had expressed interest. Alderman Owens responded, "Not really". Mayor Lowery stated that she would like to see more research done on the matter. Alderman Bo Walker made a motion to table until next month's meeting with documented research. Vice Mayor Cindy Rainey seconded the motion; all ayes motion carried.

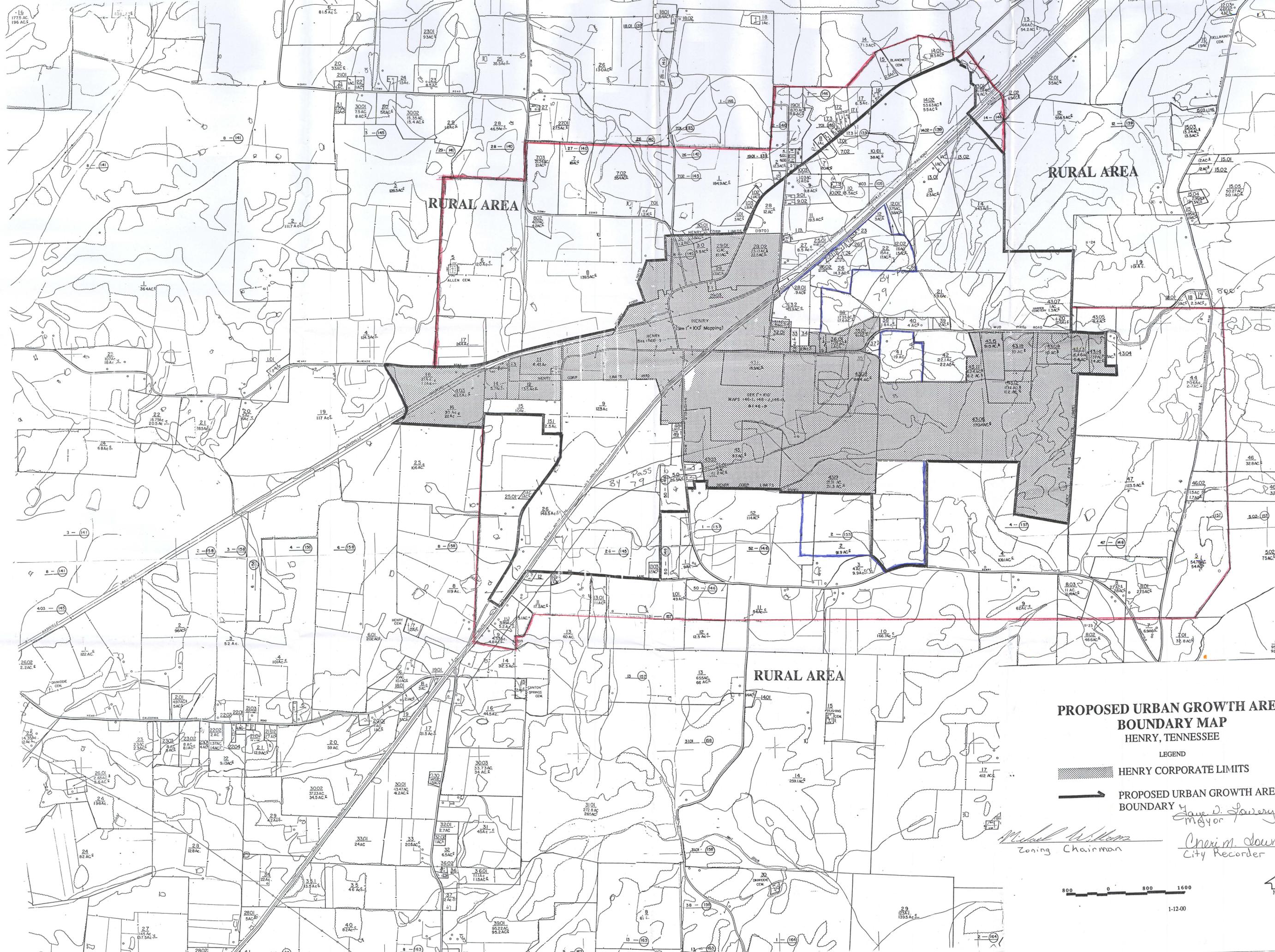
Building Condemnation: Mayor Lowery stated that there are at least two buildings that she could think of. Mayor Lowery advised that one was downtown and the other was in McBride's Trailer Park. Mayor Lowery said that they hope the owners will take some action, if not the city would have to. Alderman Bo Walker made a motion to table until the next meeting pending research. Alderman George Owens seconded the motion; all ayes motion carried.

Compensated Employee Hiring Policy and Procedures: Mayor Lowery advised that Alderman Owens had asked for hiring policies to be put on the agenda. Mayor Lowery stated there is nothing in the city ordinance book pertaining to the guidelines for hiring a police officer. Chief Sanders read aloud TCA 38-8-106. Alderman George Owens asked why were we hiring under those guidelines (document from Mr. Owens) if they weren't right. Mayor Lowery replied that we find no proof that it was actually voted on. Mayor Lowery stated that could be part of what Chief Reeves declared a police manual. Mayor Lowery advised we could find no minutes where the board voted on that police manual. Mayor Lowery informed the board that we called Mr. David Angerer and asked him to come up with a proper hiring procedure for compensated employees. Mayor Lowery read aloud the resolution from Mr. Angerer. Vice Mayor Cindy Rainey made a motion to accept the resolution as presented. Alderman Bo Walker stated that we need a resolution –this resolution doesn't solve the problems. Vice Mayor Cindy Rainey stated that we need job descriptions for each position. City Recorder Sonya Clayton advised that MTAS does have job descriptions. Motion died for lack of a second. Alderman Bo Walker made a motion to consult MTAS on the qualifications and make that a part of this resolution and bring before the next board meeting. Vice Mayor Cindy Rainey seconded the motion; all ayes motion carried.

Meeting adjourned at 9:00 p.m.


Faye Lowery, Mayor


Sonya Clayton, City Recorder



**PROPOSED URBAN GROWTH AREA
BOUNDARY MAP
HENRY, TENNESSEE**

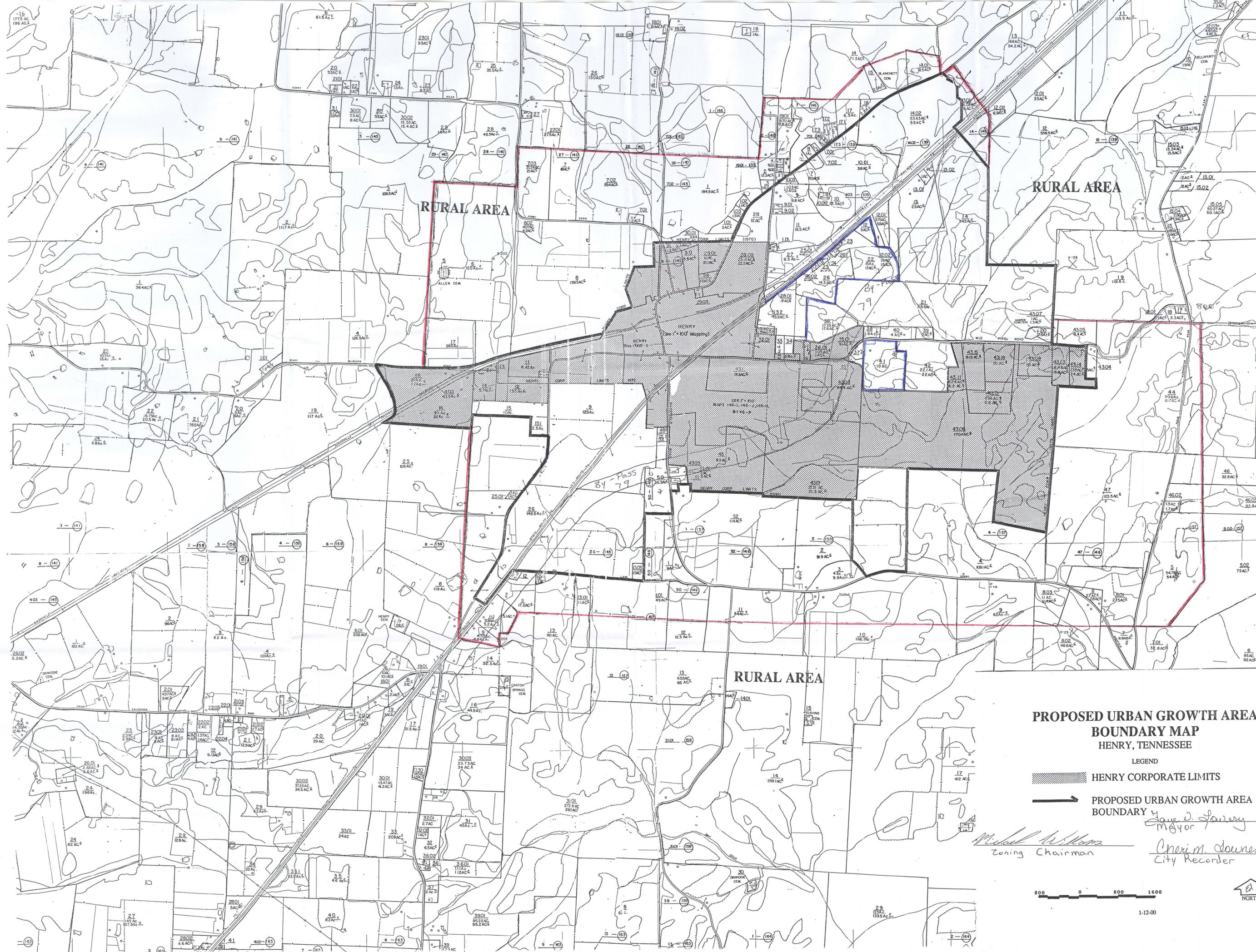
- LEGEND
-  HENRY CORPORATE LIMITS
 -  PROPOSED URBAN GROWTH AREA BOUNDARY

Jane D. Sawyer
Mayor

Michael Williams
Zoning Chairman

Cherim Jones
City Recorder





RURAL AREA

RURAL AREA

RURAL AREA

**PROPOSED URBAN GROWTH AREA
BOUNDARY MAP**
HENRY, TENNESSEE

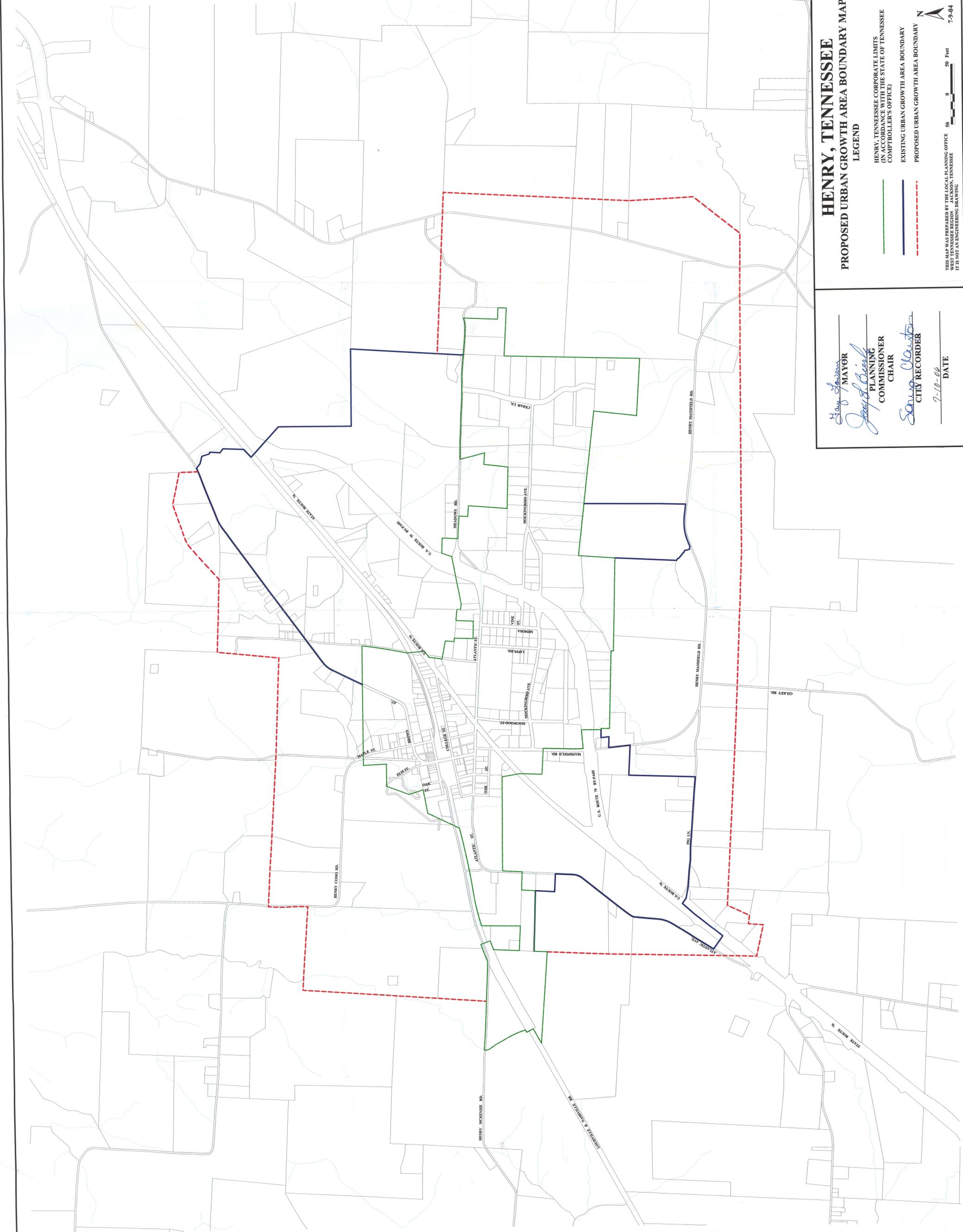
- LEGEND
-  HENRY CORPORATE LIMITS
 -  PROPOSED URBAN GROWTH AREA BOUNDARY

Steve D. Jowers
Mayor

Michael Williams
Zoning Chairman

Cherim Jones
City Recorder





HENRY, TENNESSEE
PROPOSED URBAN GROWTH AREA BOUNDARY MAP

LEGEND

- HENRY, TENNESSEE CORPORATE LIMITS (IN ACCORDANCE WITH THE STATE OF TENNESSEE COMPTROLLER'S OFFICE)
- EXISTING URBAN GROWTH AREA BOUNDARY
- - - PROPOSED URBAN GROWTH AREA BOUNDARY

THIS MAP WAS PREPARED BY THE LOCAL PLANNING OFFICE 50 0 50 Feet
 WEST TENNESSEE REGION - JACKSON, TENNESSEE
 IT IS NOT AN ENGINEERING DRAWING

May Johnson
 MAYOR

Joseph A. Beatty
 PLANNING
 COMMISSIONER
 CHAIR

Sandra Claxton
 CITY RECORDER

7-10-06 DATE



State of Tennessee
Department of Economic and Community Development

Local Planning Assistance Office

William Snodgrass/Tennessee Tower Building-10th Floor
312 8th Avenue North
Nashville, Tennessee 37243-0405
615-741-2211

April 28, 2009

The Honorable Brent Greer
Henry County Mayor
P.O. Box 7
Paris, TN 38242

Dear Mayor Greer:

The Local Government Planning Advisory Committee at its April 22, 2009 meeting amended the Growth Plan for Henry County submitted by the Henry 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.

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
Administrator

DH/jw

Enclosures

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

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

WHEREAS, the Cottage Grove (by default), Henry, McKenzie, Paris, and Puryear municipal legislative bodies and the Henry County legislative body have ratified the amendment to the Henry County Growth Plan as required by TCA 6-58-104; and

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

NOW, THEREFORE the Henry County Coordinating Committee submits to the Local Government Planning Advisory Committee the Henry County Growth Plan dated 3-6-08 for its approval pursuant to TCA 6-58-104.

Carl Holder
Chair
Henry County Coordinating Committee

3-17-08
Date

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

WHEREAS, the Henry County Coordinating Committee has submitted an amendment to the County Growth Plan for Henry 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 Henry County Growth Plan is hereby approved and becomes effective this date.

Kurtis B. Adams
Chair

April 22, 09
Date

URBAN GROWTH BOUNDARY AMENDMENT

HENRY COUNTY PORTION

McKENZIE, TENNESSEE



Local Government Planning Advisory Committee

TO: Amend the Henry County Growth Plan

DATE: April 22, 2009

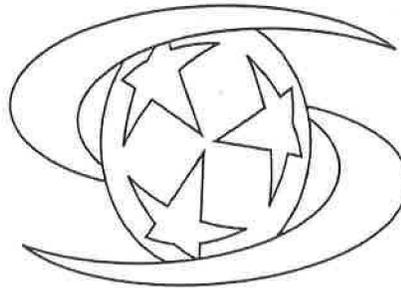
Kathryn Baldwin
Kathryn Baldwin, Chair

Dan Hawk
Dan Hawk

Department of Economic & Community Development

**McKENZIE
URBAN GROWTH BOUNDARY
AMENDMENT REPORT -HENRY COUNTY**

**PREPARED FOR
THE CITY OF McKENZIE, TENNESSEE**



**STATE OF TENNESSEE
DEPARTMENT OF ECONOMIC & COMMUNITY DEVELOPMENT
LOCAL PLANNING ASSISTANCE OFFICE
WEST TENNESSEE REGION
LOWELL THOMAS BUILDING, SUITE 420
225 MARTIN LUTHER KING DRIVE
JACKSON, TENNESSEE 38301**

SHELTON I. MERRELL, COMMUNITY PRINCIPAL PLANNER

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INTRODUCTION

The passage of Public Chapter 1101, Tennessee Code Annotated 6-58-101 through 6-58-115, on May 19, 1998 created the need for cities and counties to evaluate their potential growth during the next twenty years. Evaluation included: defining their responsibility to manage growth, ensure efficient use of land and provide appropriate public service standards. The law requires each county to prepare a growth plan that places parameters on growth within the county. These parameters are described as urban growth boundaries, planned growth areas and rural areas. County and municipal governments within the county are required to participate in the process by proposing these boundaries based on land needs and public service capabilities. The anticipated result should be a tool for efficient and effective growth within each county.

Purpose

Tennessee Code Annotated (TCA) 6-58-106 defines the conditions that must be met in determining urban growth boundaries, planned growth areas and rural areas. As part of the process of defining these three territories, each municipality and county must prepare a report that includes: (1) population projections, (2) costs and projected costs of core infrastructure, urban services, and public facilities necessary to accommodate anticipated growth and (3) the land management requirements of future growth. The purpose of this amendment report is to provide the required information supporting the City of McKenzie's urban growth boundary proposal.

Definitions

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

Density - This term is not well defined by Public Chapter 1101, but as it relates to land development, refers to the number of persons, structures, or housing units of a specified area. Highest densities would most often be found in urban areas and lower densities would be found in rural areas. The Bureau of the Census defines rural density as 1,000 or fewer persons per square mile, which equates roughly to one unit per two acres. McKenzie however has approximately 5,295 persons residing on approximately 1.5 square miles (934 - acres) resulting in a density of approximately 5.7 persons per acre.

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.

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

Multi-family - Land on which more than one dwelling units are located. This includes public housing, duplexes and multi-family residences.

Public / Semi-Public - Land on which educational facilities and all federal, state, and governmental uses are located. Land on which museums, libraries, parks and similar uses are located.

Single-family - Land on which one dwelling unit is located. This includes all single-family and single family mobile homes.

Transportation - Land on which municipal streets, county roads, and state and 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.

Urban Growth Boundary - The City of McKenzie 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.

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 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 proposed expanded urban growth boundary, a survey and analysis of the existing land use and transportation patterns and characteristics are required. An existing land use inventory was conducted and categorized using Carroll assessment information and a field survey to identify current land use and development patterns. An analysis of the land use identifies the amount of developable, available and unrestricted vacant land. Physical development restrictions have been identified and removed from the vacant land total through a review of regulatory flood plains.

An analysis of the land use and physical land restrictions identifies the available unrestricted vacant land for future development. Public services have been identified and costs associated with expansion within and outside of the City have been determined through the City's Capital Improvements Program. Population projections in 5-year increments have been determined through University of Tennessee and are used in this report.

EXISTING MUNICIPAL INVENTORY AND LAND USE ANALYSIS

This land use inventory identified and analyzed the various uses by categories and the amounts of land devoted to each within the current corporate limits of McKenzie.

Table 1 depicts the various land uses in the City of McKenzie as determined by a recent land use survey completed by the Local Planning Assistance Office.

Table1: Existing McKenzie Land Use Inventory

City of McKenzie	2007 population:		5,295
Land Use Designations	Gross Land Acres	Constrained Land Acres	Percent of Total
Total City land area	4077.3		100%
Physically Constrained land	42.5		1.1%
-Floodplain	42.5		1.1%
-Other constraints	0		
Residential	933.9		22.9%
-Single family	901.5		22.1%
-Multi-family	32.4		0.7%
Commercial	205.7		5%
Industrial	135.0		3.3%
Public/Semi-public utilities	436.4		10.7%
Transportation	368.8		9%
Improved Vacant land	0		0.0%
Total developed land	2074.5		50.8%
Net Constrained Land (not in use)		42.5	-
Total vacant land	2002.8		49.1%
			100.00%

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Residential	933.9		22.9%
-Single family	901.5		22.1%
-Multi-family	32.4		0.7%
Commercial	205.7		5%
Industrial	135.0		3.3%
Public/Semi-public utilities	436.4		10.7%
Transportation	368.8		9%
Improved Vacant land	0		0.0%
Total developed land	2074.5		50.8%
Net Constrained Land (not in use)		42.5	-
Total vacant land	2002.8		49.1%
			100.00%

LAND USE INVENTORY

Residential

Single-family

Single-family comprises 901.5 acres, or 22.1 percent (22.1%) of the total acreage in the current corporate limits of McKenzie. However, single-family comprises of approximately 43.4 percent (43.4%) of the total developed land. Densities of developed residential land based on current population, is 5.7 persons per acre. The national average of persons per household is 2.7, consequently inferring that there are approximately 1,756 dwelling units in McKenzie.

The majority of single-family residential development occurring is located in areas directly adjacent to the current corporate limits of McKenzie. Demand for single-family development is projected to continue to increase as industrial expansion continues.

Mobile Homes

Mobile homes comprise one percent (1%) or 35 acres of the total land within the current McKenzie corporate limits. Mobile homes comprise two percent (2%) of the total developed land. A significant majority of mobile homes in McKenzie are in substandard condition. Single mobile homes are dispersed throughout McKenzie.

The McKenzie Municipal Regional Planning Commission is currently planning for areas suitable for mobile home parks in order to provide for the increasing low-moderate income population.

Multi-family

Multi-family comprises 32.4 acres or 0.7% percent of the total land in McKenzie. Multi-family land use occupies percent of the total developed land.

The majority of multi-family use in McKenzie is focused toward students at Bethel College. As Bethel College expands, demand for multi-family housing is anticipated to increase.

Commercial

Land uses classified under the commercial category are primarily trade and service oriented. Commercial land use occupies 205.7 acres, or approximately five percent (5%) of total land area. However, commercial use comprises ten percent (10%) of the total developed land in the City. The majority of commercial use is located downtown, State

Route 22 and along State Route 76 (U.S. Route 79). The Planning Commission has reported that the current development trends demonstrate a shift from downtown redevelopment to highway oriented development along U.S. Route 79.

Industrial

Total industrial land use in McKenzie comprises 135 acres, or 3.3 percent (3.3%) of the total land area. Industry accounts for approximately 6.6 percent (6.6%) of developed land within the corporate limits.

The industrial area known as McKenzie Industrial Park is currently at full capacity although demand is continuously increasing. McKenzie has planned for expanding the industrial district located in the northern areas of the City. This portion of the City is located in Henry County.

Despite improvements to utilities in the northern area of the City, McKenzie is not permitted to continue industrial expansion into Henry County. Tennessee Code Annotated 6-58 requires either 100 sewer customers, or 7 percent of the total population to be within adjacent counties in order to establish areas of future growth in other counties. This portion of Tennessee Code Annotated 6-58 has significantly suppressed McKenzie's ability to continue economic development, despite water improvements to Henry County.

Public / Semi-Public

McKenzie currently has 436.4 acres dedicated to public / semi public use. Public/semi-public comprises of 10.7 percent (10.7%) of the total land. Of the developed land, public/semi-public use accounts for 21.03 percent (21.03%). Public/semi-public use consists of churches, graveyards and civic uses, such as Municipal Buildings, Bethel College, Mulberry Park, McKenzie City Park, Veteran's Memorial Park and Triangle Park.

Transportation

City of McKenzie right-of-way comprises 368.8 acres, or nine percent (9%) of the total land area and 17.8 percent (17.8%) of the developed land within the current corporate limits. The existing conditions and quantity of roads is adequate for traveling throughout the City. Improvement to State Route 76 (U.S. Highway 79) has commenced to further assist traffic flow from McKenzie to Trezevant.

Improved Vacant Land

McKenzie currently has approximately 0 acres of vacant land which are approved with sewer, water and road access.

Unimproved Vacant Land

Total vacant land within the existing corporate limits comprises of 2002.8 acres, or 49.1 percent (49.1%). The majority of the vacant land is attributed to farmland that has not been subdivided.

RE-USE AND REDEVELOPMENT POTENTIAL

The City of McKenzie is encouraging re-use and redevelopment of areas within the current corporate limits. Redevelopment initiatives include demolition of substandard housing and retail structures. The intent is to encourage developers to construct buildings without the expense of demolition. This creates additional vacant land within the corporate limits. However, it also provides an incentive to develop in areas that are already provided with municipal services.

Vacant areas not provided with all municipal services are generally active farmlands. These areas are not expected to develop during the next 5 years, however, population increases and road improvements may expedite demand for development.

Road improvement is underway for State Route 76 (U.S. Highway 79). This improvement will increase traffic flow and therefore assist in developing the majority of vacant land. With increased access to McKenzie, higher traffic volumes are anticipated from Milan and Trezevant, thus generating interest in additional commercial development.

EXISTING MUNICIPAL PUBLIC SERVICES ANALYSIS

Inventory and Description of Public Services

Water

There are currently 2276 customers served by the City water department. There are approximately three (3) customers using private wells. McKenzie has 300 fire hydrants within the City and 50 fire hydrants outside of the city. Average daily use is 1.3 million gallons per day. Pumping capacity is 3.0 million gallons per day and there are not any limitations on the available source. Water Treatment capacity is 3.0 million gallons per day, and the average percent of unaccounted loss is 50%.

Total operating expensed for the water department was \$709,255.00 in June of 2007 however the projected budget for fiscal year 2007-2008 is \$751,322.00. These figures include salaries, capital expenditures, maintenance, repair and general purchases.

The City of McKenzie has a large capacity to provide customers water service. McKenzie Public Works has also indicated the ability to provide as demand warrants.

Sewer

The City of McKenzie currently serves 1906 customers. The sewer treatment plant type is extended aeration and activated sludge. Average daily flow is approximately 650,000 gallons per day. Total sewer capacity is 2.0 million gallons per day (MGD) with a maximum of 2.0 MGD. Sewer capacity is currently at approximately 48% percent. McKenzie has 15 pump stations. The City sewer moratorium has been lifted for five (5) of the nine (9) areas that were at one time prohibited to have additional connections.

The total sewer department expense was \$678,200.00 in June 2007. The approved budget for fiscal year 2007-2008 is \$717,050.00. These figures represent salaries, fees, and depreciation and miscellaneous expenses. McKenzie has the capability to provide sewer services to areas within and outside the corporate limits as demand warrants.

Electric

Carroll County Electric provides electric service to the City of McKenzie. There are not any plans to establish municipal electric systems in the City of McKenzie.

Gas

West Tennessee Public Utilities currently provides gas service to the City of McKenzie. McKenzie does not have plans to provide municipal gas service during the next 20 years.

Police

McKenzie employs 15 full-time police officers, five (5) full-time dispatchers and three (3) part-time ones. There are nine (9) police cruisers currently in operation. Dispatching is housed within the McKenzie Municipal Building. Fiscal year 2007-2008 has proposed a total cost of \$ 1,051,600.00. These figures include salaries, capital expenses, training and miscellaneous costs.

Fire

McKenzie's ISO rating is 3. There are currently four (4) full-time firefighters, and 26 volunteer firefighters. McKenzie has one (1) fire station, and assists in response inside and outside the current corporate limits. Fiscal year 2007-2008 proposed budget is \$313,700.00. This figure includes salaries, training, contracted labor and capital expenses.

Solid Waste

McKenzie contracts with Barker Brothers for solid waste services. Cost for solid waste collection is \$11.75 per month and pick-up is weekly. McKenzie is not currently planning to provide municipal solid waste services to its residents.

Roads and Streets

City Streets comprise approximately 368.8 acres which accounts for 9% of the total land area within the corporate limits of McKenzie. The Tennessee Department of Transportation maintains approximately 10 miles. There are four (4) miles of McKenzie streets average resurfaced annually. Street maintenance is budgeted at \$30,000.00, while the street capital budget is \$254,725.00. Fiscal year 2007-2008 budgeted funds total \$590,975.00. This department of public works employs six (6) persons and utilizes four (4) dump trucks, one (1) grader, one (1) bulldozer and one (1) backhoe.

Street lighting

McKenzie provides streetlights to all of its residents. There are 1,250 street lights supported at an average cost per light per month of \$5.00. Monthly maintenance is provided as it is required. Fiscal year 2007-2008 budgeted funds total \$106,000.00 pertaining to street lighting.

Parks and Recreation

There are currently four (4) parks within the current corporate limits which comprise over 100 acres of public land dedication. There are two (2) full-time and six (6) part-time / seasonal employees. McKenzie owns six (6) softball fields, one (1) basketball court, one (1) volleyball court and four (4) tennis courts. Other programs include flag football, youth and junior basketball, and soccer. McKenzie maintains Mulberry Park, McKenzie

City Park, Triangle Park as well maintaining the court square. The City of McKenzie does not report any additional need for parks and recreation, therefore there is not additional demand anticipated. Fiscal year 2007-2008 budgeted funds for parks and recreation total \$212,200.00.

Land Use Codes and Municipal Codes

The current City of McKenzie Zoning Ordinance and Subdivision Regulations reflect the municipality's desire to manage and control development of city resources. By establishing an amendment to the urban growth boundary, McKenzie will also seek to manage and control outside growth outside the current corporate limits, while taking into account the impact to the wetlands, wildlife and recreational areas.

McKenzie's existing regulations were readopted in 1995 and were based of the city's intent to control current development and manage future development. Inner city redevelopment policies have been recently reviewed in an attempt to begin incentives for re-use and redevelopment of the dense urban areas.

PROJECTED GROWTH NEEDS FOR LAND AND PUBLIC SERVICES

Projected 20-Year Growth

University of Tennessee's Center for Economic and Business Research has projected a population growth of 1257 persons from the 2000 count of 5,295 to 6,552 persons in the year 2025.

The following table is based on the University of Tennessee Population Projections for Tennessee Counties and Municipalities 2000-2020 and is provided to demonstrate University of Tennessee's population projections.

Carroll County Portion

2000	Latest	2010	2015	2020	2025
4,963	5,247	5,599	5,916	6,189	6,434

Henry County Portion

2000	Latest	2010	2015	2020	2025
90	95	101	107	113	118

Special Land Management Concerns

The City of McKenzie has not included wetlands or other fragile ecological areas in the urban growth boundary amendment in an effort to discourage growth. Other municipalities can not easily provide services to these areas, therefore it is safe to assume that wildlife and wetlands will be preserved from development outside of McKenzie. By not including such areas in the urban growth boundary, McKenzie has committed to not providing city services. By not providing city services, development is not anticipated.

Projected Land Needs Outside Corporate Boundary

Projected population, need, and ability to provide municipal services determine land needs outside the corporate boundary. Due to the large amount of active farmlands within the City of McKenzie, much of the land within the current limits is vacant, therefore limiting the amount of land needed outside the corporate limits.

Over 50% percent of McKenzie's area within the corporate limits has potential for development. Based on current growth rates and a 24% percent increase in population, McKenzie will only develop approximately 252 additional acres of land within its corporate limits during the next 20 years, as illustrated in Table 2.

TABLE 2: FUTURE LAND USE NEEDS

City of McKenzie	2007 population	5,295
Future Land Area Needs	2025 population	6,552
	24% Increase	
Land Use Designations	Existing land area: Acres	Projected need: Acres
Residential	933.9	91
-single-family	901.5	88
-multi-family	32.4	4
Commercial	205.7	10
Industrial	135.0	11
Public/Semi-public/Utilities	436.4	19
Transportation	368.8	29
Future land needed:		252

These figures are not intended to be taken literally, but are to demonstrate a need for additional land.

PROPOSED URBAN GROWTH BOUNDARY AMENDMENT AREA

McKenzie's (Henry) County Urban Growth Boundary amendment area is composed of areas that have been studied and reviewed by the Planning Commission. The proposed boundary is able to be served by the Planning Commission. The proposed amendment area is able to be served with sewer services which are estimated to cost approximately \$374,035 dollars, and water provision is anticipated to cost \$253,810 dollars. Road maintenance is anticipated to cost \$538,560 dollars. The total land proposed as an Urban Growth Boundary amendment area comprises of 1531.42 acres or 2.39 square miles.

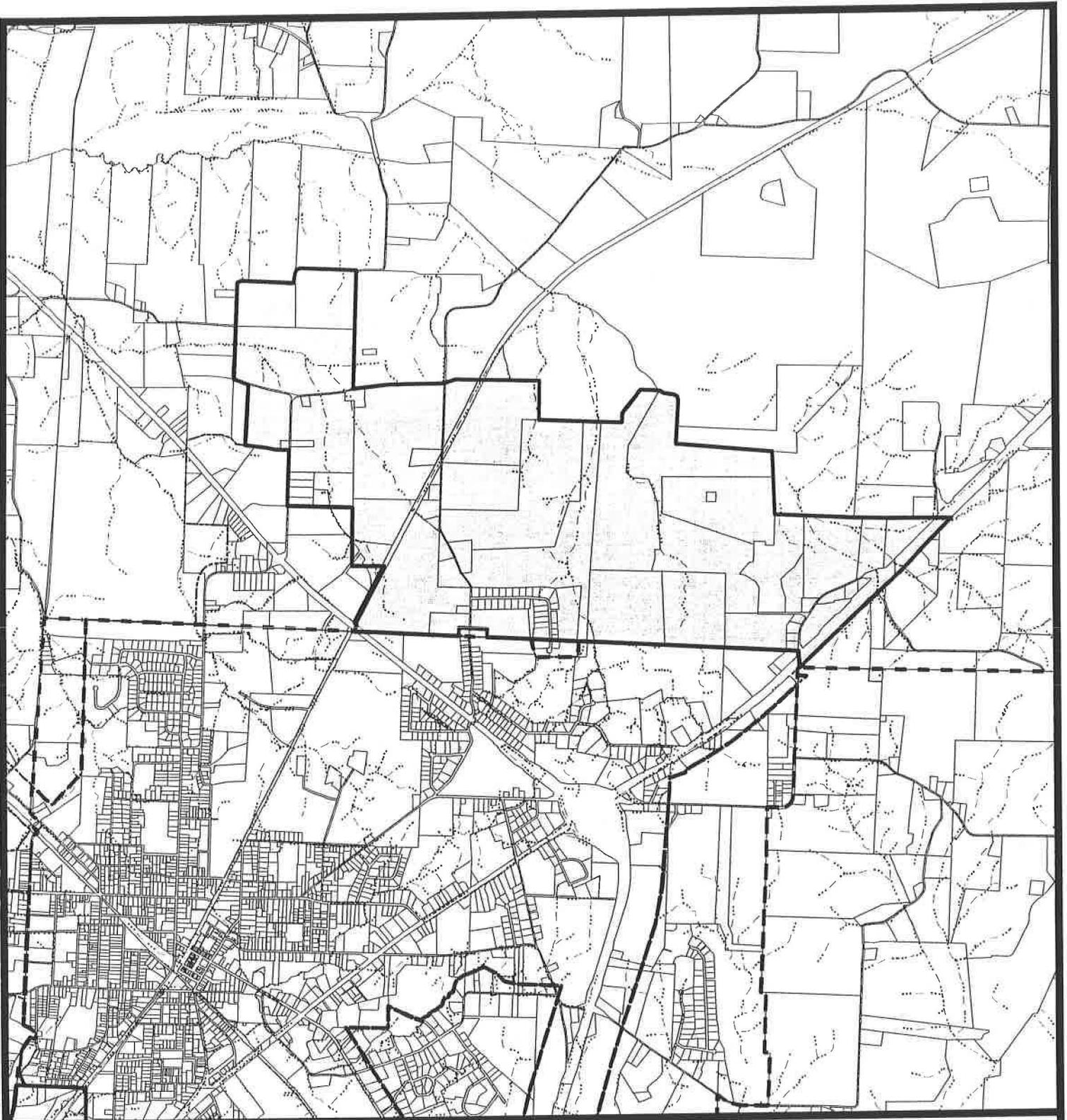
Amendment Area Defined

Beginning at a point, the southwestern most corner of parcel 15.02, 2006 Henry County tax map 161, also located in the current corporate limits boundary of McKenzie, Tennessee; thence in a northerly direction along the western boundary of said parcel 15.02 to the northwestern most corner of said parcel, also located in the southern right of way of Caledonia Road; thence continuing in a northerly direction along a projected straight line of the western boundary of parcel 15.02 to its intersection with the centerline of Caledonia Road; thence in a westerly and then northerly direction along the centerline of Caledonia Road to a point, said point being the intersection of the centerline of Mitchell Road and Mitchell Loop; thence in a northerly, then easterly, then northerly and then easterly direction along the centerline of Mitchell Loop to its intersection with the centerline of State Route 140; thence in a southerly direction along the centerline of State Route 140 to its intersection with the centerline of Caledonia Road; thence in a easterly direction along the centerline of Caledonia Road to its intersection with the centerline of Ben Smith Road; thence in a northerly direction along the centerline of Ben Smith Road to its intersection with a westerly projected straight line of the northern boundary of parcel 4.00, 2006 Henry County tax map 162; thence in a easterly direction along the northern boundary of said parcel 4.00, crossing an abandoned railroad right of way and continuing in a easterly direction along the northern boundary of said parcel 4.00 to the northeastern most corner of parcel 4.00, thence in a southerly direction along the eastern boundary of parcel 4.00 to its intersection with the northern boundary of parcel 8.00, 2006 Henry County tax map 162, point also being the southwestern most corner of parcel 20.00, 2006 Henry County tax map 159; thence in a easterly, then northerly, then northeasterly and then easterly direction along the southern and eastern boundaries of said parcel 20.00 to the easternmost corner of said parcel 20.00, also being the northernmost corner of parcel 7.01, 2006 Henry County tax map 162; thence in a easterly, then southerly, then easterly and then southerly direction along the northern boundaries of said parcel 7.01 to a point, said point being a common point, said common point being an eastern corner of said parcel 7.01 and a western corner of parcel 5.07, 2006 Henry County tax map 162; thence in a southerly and then easterly direction along the western and southern boundaries of said parcel 5.07 to the southeastern most corner of said parcel 5.07, point also being the southwestern most corner of parcel 6.00, 2006 Henry County tax map 162; thence in a easterly direction along the southern boundaries

of parcel 6.00, 2006 Henry County tax map 162 and parcel 27.00, 2006 Henry County tax map 163 to the southeastern most corner of parcel 27.00; thence continuing in a easterly direction along a projected straight line of the southern boundary of parcel 27.00, crossing the right of way of U.S. Highway 79 to it's intersection with the eastern right of way of U.S. Highway 79; thence in a southwesterly direction along the eastern right of way of U.S. Highway 79 to it's intersection with the current corporate limits boundary of McKenzie, Tennessee; thence in a northerly, then westerly, then southerly, then westerly, then northerly, then westerly, then northerly, then westerly, then southerly, then westerly, then northerly, then westerly, then northerly, then westerly, then northerly and then westerly direction along the current corporate limits boundary of McKenzie, Tennessee to the point of beginning.

TABLE 3: Henry County UGB Amendment Area Calculations

PROPOSED MCKENZIE URBAN GROWTH BOUNDARY / PLANNING REGION AMENDMENT CALCULATIONS FOR HENRY COUNTY		
LAND USE DESIGNATIONS	GROSS LAND AREA ACREAGE	PERCENT OF TOTAL
Total Acres of Proposed UGB	1531.90	100%
Physically Constrained Land (Flood Plain)	117.98	7.70%
Residential	69.98	4.57%
-single family	63.98	4.18%
-mobile home	6.00	0.39%
Public / Semi Public	11.39	0.74%
Industrial	1.86	0.12%
Transportation	37.99	2.48%
Improved Vacant Land	0.00	0.00%
Total Land In Designated Uses	121.22	7.91%
Net Vacant Constrained Land	117.98	7.70%
Total Vacant Developable Land	1292.70	84.39%



PROPOSED URBAN GROWTH BOUNDARY

McKENZIE, TENNESSEE

2008

Legend

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



PREPARED BY THE TENNESSEE DEPARTMENT OF ECONOMIC & COMMUNITY DEVELOPMENT
 LOCAL PLANNING ASSISTANCE OFFICE
 WEST TENNESSEE REGION JACKSON, TENNESSEE
 BASE PARCEL DATA PROVIDED BY THE TENNESSEE BASE MAPPING PROGRAM
 THIS IS NOT AN ENGINEERING DRAWING
 DATE:

PROJECTED PUBLIC SERVICES ANALYSIS FOR URBAN GROWTH BOUNDARY AMENDMENT AREA

Police Protection

Staff does not envision the need for any additional police officers for this area.

Fire Protection

At the present time, there is not a need for another fire station to become built to serve this area. It is currently being served by the Henry County Volunteer Fire Department.

Water Service

A total cost of \$253,810.00 has been estimated for water upgrades to the proposed area.

Sanitary Sewer

A total cost of \$374,035.00 has been estimated for sewer line extensions to the proposed urban growth boundary amendment area.

Road and Street Construction and Repair

A total cost of \$538,560.00 has been estimated for road maintenance for the proposed amendment area.

CONCLUSIONS

A large portion of land in the City of McKenzie is vacant. The vacant properties within the City account for 49.1% of the land in McKenzie. However, the area within Henry County proposed for amendment would be better served by the services of the City of McKenzie due to their proximity. All future annexations within this area will be made on a logical time-frame basis based upon the ability to deliver municipal services.

URBAN GROWTH BOUNDARY AMENDMENT

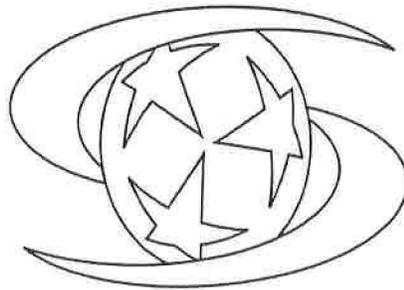
CARROLL COUNTY PORTION

McKENZIE, TENNESSEE



**McKENZIE URBAN GROWTH BOUNDARY
AMENDMENT REPORT -CARROLL COUNTY
PORTION**

**PREPARED FOR
THE CITY OF McKENZIE, TENNESSEE**



**STATE OF TENNESSEE
DEPARTMENT OF ECONOMIC & COMMUNITY DEVELOPMENT
LOCAL PLANNING ASSISTANCE OFFICE
WEST TENNESSEE REGION
LOWELL THOMAS BUILDING, SUITE 420
225 MARTIN LUTHER KING DRIVE
JACKSON, TENNESSEE 38301**

SHELTON I. MERRELL, COMMUNITY PRINCIPAL PLANNER

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INTRODUCTION

The passage of Public Chapter 1101, Tennessee Code Annotated 6-58-101 through 6-58-115, on May 19, 1998 created the need for cities and counties to evaluate their potential growth during the next twenty years. Evaluation included: defining their responsibility to manage growth, ensure efficient use of land and provide appropriate public service standards. The law requires each county to prepare a growth plan that places parameters on growth within the county. These parameters are described as urban growth boundaries, planned growth areas and rural areas. County and municipal governments within the county are required to participate in the process by proposing these boundaries based on land needs and public service capabilities. The anticipated result should be a tool for efficient and effective growth within each county.

Purpose

Tennessee Code Annotated (TCA) 6-58-106 defines the conditions that must be met in determining urban growth boundaries, planned growth areas and rural areas. As part of the process of defining these three territories, each municipality and county must prepare a report that includes: (1) population projections, (2) costs and projected costs of core infrastructure, urban services, and public facilities necessary to accommodate anticipated growth and (3) the land management requirements of future growth. The purpose of this amendment report is to provide the required information supporting the City of McKenzie's urban growth boundary proposal.

Definitions

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

Density - This term is not well defined by Public Chapter 1101, but as it relates to land development, refers to the number of persons, structures, or housing units of a specified area. Highest densities would most often be found in urban areas and lower densities would be found in rural areas. The Bureau of the Census defines rural density as 1,000 or fewer persons per square mile, which equates roughly to one unit per two acres. McKenzie however has approximately 5,295 persons residing on approximately 1.5 square miles (934 - acres) resulting in a density of approximately 5.7 persons per acre.

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.

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

Multi-family - Land on which more than one dwelling units are located. This includes public housing, duplexes and multi-family residences.

Public / Semi-Public - Land on which educational facilities and all federal, state, and governmental uses are located. Land on which museums, libraries, parks and similar uses are located.

Single-family - Land on which one dwelling unit is located. This includes all single-family and single family mobile homes.

Transportation - Land on which municipal streets, county roads, and state and 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.

Urban Growth Boundary - The City of McKenzie 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.

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 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 proposed expanded urban growth boundary, a survey and analysis of the existing land use and transportation patterns and characteristics are required. An existing land use inventory was conducted and categorized using Carroll assessment information and a field survey to identify current land use and development patterns. An analysis of the land use identifies the amount of developable, available and unrestricted vacant land. Physical development restrictions have been identified and removed from the vacant land total through a review of regulatory flood plains.

An analysis of the land use and physical land restrictions identifies the available unrestricted vacant land for future development. Public services have been identified and costs associated with expansion within and outside of the City have been determined through the City's Capital Improvements Program. Population projections in 5-year increments have been determined through University of Tennessee and are used in this report.

EXISTING MUNICIPAL INVENTORY AND LAND USE ANALYSIS

This land use inventory identified and analyzed the various uses by categories and the amounts of land devoted to each within the current corporate limits of McKenzie.

Table 1 depicts the various land uses in the City of McKenzie as determined by a recent land use survey completed by the Local Planning Assistance Office.

Table1: Existing McKenzie Land Use Inventory

City of McKenzie	2007 population:		5,295
Land Use Designations	Gross Land Acres	Constrained Land Acres	Percent of Total
Total City land area	4077.3		100%
Physically Constrained land	42.5		1.1%
-Floodplain	42.5		1.1%
-Other constraints	0		0%
Residential	933.9		22.9%
-Single family	901.5		22.1%
-Multi-family	32.4		0.7%
Commercial	205.7		5%
Industrial	135.0		3.3%
Public/Semi-public utilities	436.4		10.7%
Transportation	368.8		9%
Improved Vacant land	0		0.0%
Total developed land	2074.5		50.8%
Net Constrained Land (not in use)		42.5	-
Total vacant land	2002.8		49.1%
			100.00%

LAND USE INVENTORY

Residential

Single-family

Single-family comprises 901.5 acres, or 22.1 percent (22.1%) of the total acreage in the current corporate limits of McKenzie. However, single-family comprises of approximately 43.4 percent (43.4%) of the total developed land. Densities of developed residential land based on current population, is 5.7 persons per acre. The national average of persons per household is 2.7, consequently inferring that there are approximately 1,756 dwelling units in McKenzie.

The majority of single-family residential development occurring is located in areas directly adjacent to the current corporate limits of McKenzie. Demand for single-family development is projected to continue to increase as industrial expansion continues.

Mobile Homes

Mobile homes comprise one percent (1%) or 35 acres of the total land within the current McKenzie corporate limits. Mobile homes comprise two percent (2%) of the total developed land. A significant majority of mobile homes in McKenzie are in substandard condition. Single mobile homes are dispersed throughout McKenzie.

The McKenzie Municipal Regional Planning Commission is currently planning for areas suitable for mobile home parks in order to provide for the increasing low-moderate income population.

Multi-family

Multi-family comprises 32.4 acres or 0.7% percent of the total land in McKenzie. Multi-family land use occupies 1.5% percent of the total developed land.

The majority of multi-family use in McKenzie is focused toward students at Bethel College. As Bethel College expands, demand for multi-family housing is anticipated to increase.

Commercial

Land uses classified under the commercial category are primarily trade and service oriented. Commercial land use occupies 205.7 acres, or approximately five percent (5%) of total land area. However, commercial use comprises ten percent (10%) of the total developed land in the City. The majority of commercial use is located downtown, State Route 22 and along State Route 76 (U.S. Route 79). The Planning Commission has

reported that the current development trends demonstrate a shift from downtown redevelopment to highway oriented development along U.S. Route 79.

Industrial

Total industrial land use in McKenzie comprises 135 acres, or 3.3 percent (3.3%) of the total land area. Industry accounts for approximately 6.6 percent (6.6%) of developed land within the corporate limits.

The industrial area known as McKenzie Industrial Park is currently at full capacity although demand is continuously increasing. McKenzie has planned for expanding the industrial district located in the northern areas of the City. This portion of the City is located in Carroll County.

Despite improvements to utilities in the northern area of the City, McKenzie is not permitted to continue industrial expansion into Carroll County. Tennessee Code Annotated 6-58 requires either 100 sewer customers, or 7 percent of the total population to be within adjacent counties in order to establish areas of future growth in other counties. This portion of Tennessee Code Annotated 6-58 has significantly suppressed McKenzie's ability to continue economic development, despite water improvements to Carroll County.

Public / Semi-Public

McKenzie currently has 436.4 acres dedicated to public / semi public use. Public/semi-public comprises of 10.7 percent (10.7%) of the total land. Of the developed land, public/semi-public use accounts for 21.03 percent (21.03%). Public/semi-public use consists of churches, graveyards and civic uses, such as Municipal Buildings, Bethel College, Mulberry Park, McKenzie City Park, Veteran's Memorial Park and Triangle Park.

Transportation

City of McKenzie right-of-way comprises 368.8 acres, or nine percent (9%) of the total land area and 17.8 percent (17.8%) of the developed land within the current corporate limits. The existing conditions and quantity of roads is adequate for traveling throughout the City. Improvement to State Route 76 (U.S. Highway 79) has commenced to further assist traffic flow from McKenzie to Trezevant.

Improved Vacant Land

McKenzie currently has approximately 0 acres of vacant land which are improved with sewer, water and road access.

Unimproved Vacant Land

Total vacant land within the existing corporate limits comprises of 2002.8 acres, or 49.1 percent (49.1%). The majority of the vacant land is attributed to farmland that has not been subdivided.

RE-USE AND REDEVELOPMENT POTENTIAL

The City of McKenzie is encouraging re-use and redevelopment of areas within the current corporate limits. Redevelopment initiatives include demolition of substandard housing and retail structures. The intent is to encourage developers to construct buildings without the expense of demolition. This creates additional vacant land within the corporate limits. However, it also provides an incentive to develop in areas that are already provided with municipal services.

Vacant areas not provided with all municipal services are generally active farmlands. These areas are not expected to develop during the next 5 years, however, population increases and road improvements may expedite demand for development.

Road improvement is underway for State Route 76 (U.S. Highway 79). This improvement will increase traffic flow and therefore assist in developing the majority of vacant land. With increased access to McKenzie, higher traffic volumes are anticipated from Milan and Trezevant, thus generating interest in additional commercial development. Access roads proposed to run parallel to both the eastern and western right-of-ways of the Highway 22 By-pass will induce commercial development as well.

EXISTING MUNICIPAL PUBLIC SERVICES ANALYSIS

Inventory and Description of Public Services

Water

There are currently 2276 customers served by the City water department. There are approximately three (3) customers using private wells. McKenzie has 300 fire hydrants within the City and 50 fire hydrants outside of the city. Average daily use is 1.3 million gallons per day. Pumping capacity is 3.0 million gallons per day and there are not any limitations on the available source. Water Treatment capacity is 3.0 million gallons per day, and the average percent of unaccounted loss is 50%.

Total operating expensed for the water department was \$709,255.00 in June of 2007 however the projected budget for fiscal year 2007-2008 is \$751,322.00. These figures include salaries, capital expenditures, maintenance, repair and general purchases.

The City of McKenzie has a large capacity to provide customers water service. McKenzie Public Works has also indicated the ability to provide as demand warrants.

Sewer

The City of McKenzie currently serves 1906 customers. The sewer treatment plant type is extended aeration and activated sludge. Average daily flow is approximately 650,000 gallons per day. Total sewer capacity is 2.0 million gallons per day (MGD) with a maximum of 2.0 MGD. Sewer capacity is currently at approximately 48% percent. McKenzie has 15 pump stations. The City sewer moratorium has been lifted for five (5) of the nine (9) areas that were at one time prohibited to have additional connections.

The total sewer department expense was \$678,200.00 in June 2007. The approved budget for fiscal year 2007-2008 is \$717,050.00. These figures represent salaries, fees, and depreciation and miscellaneous expenses. McKenzie has the capability to provide sewer services to areas within and outside the corporate limits as demand warrants.

Electric

Carroll County Electric provides electric service to the City of McKenzie. There are not any plans to establish municipal electric systems in the City of McKenzie.

Gas

West Tennessee Public Utilities currently provides gas service to the City of McKenzie. McKenzie does not have plans to provide municipal gas service during the next 20 years.

Police

McKenzie employs 15 full-time police officers, five (5) full-time dispatchers and three (3) part-time ones. There are nine (9) police cruisers currently in operation. Dispatching is housed within the McKenzie Municipal Building. Fiscal year 2007-2008 has proposed a total cost of \$ 1,051,600.00. These figures include salaries, capital expenses, training and miscellaneous costs.

Fire

McKenzie's ISO rating is 3. There are currently four (4) full-time firefighters, and 26 volunteer firefighters. McKenzie has one (1) fire station, and assists in response inside and outside the current corporate limits. Fiscal year 2007-2008 proposed budget is \$313,700.00. This figure includes salaries, training, contracted labor and capital expenses.

Solid Waste

McKenzie contracts with Barker Brothers for solid waste services. Cost for solid waste collection is \$11.75 per month and pick-up is weekly. McKenzie is not currently planning to provide municipal solid waste services to its residents.

Roads and Streets

City Streets comprise approximately 368.8 acres which accounts for 9% of the total land area within the corporate limits of McKenzie. The Tennessee Department of Transportation maintains approximately 10 miles. There are four (4) miles of McKenzie streets average resurfaced annually. Street maintenance is budgeted at \$30,000.00, while the street capital budget is \$254,725.00. Fiscal year 2007-2008 budgeted funds total \$590,975.00. This department of public works employs six (6) persons and utilizes four (4) dump trucks, one (1) grader, one (1) bulldozer and one (1) backhoe.

Street lighting

McKenzie provides streetlights to all of its residents. There are 1,250 street lights supported at an average cost per light per month of \$5.00. Monthly maintenance is provided as it is required. Fiscal year 2007-2008 budgeted funds total \$106,000.00 pertaining to street lighting.

Parks and Recreation

There are currently four (4) parks within the current corporate limits which comprise over 100 acres of public land dedication. There are two (2) full-time and six (6) part-time / seasonal employees. McKenzie owns four (4) baseball fields, three (3) softball fields, one (1) basketball court, one (1) volleyball court and four (4) tennis courts. Other programs include flag football, youth and junior basketball, and soccer. McKenzie

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Over 50% percent of McKenzie's area within the corporate limits has potential for development. Based on current growth rates and a 24% percent increase in population, McKenzie will only develop approximately 252 additional acres of land within its corporate limits during the next 20 years, as illustrated in Table 2.

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McKenzie's (Carroll) County Urban Growth Boundary amendment area is composed of areas that have been studied and reviewed by the Planning Commission. The proposed boundary is able to be served by the Planning Commission. The proposed amendment area is able to be served with sewer services which are estimated to cost approximately \$870,038.00 dollars, and water provision is anticipated to cost \$590,383.00 dollars. Road maintenance is anticipated to cost \$887,040.00 dollars. The total land proposed as an Urban Growth Boundary amendment area comprises of 2773.6 acres or 4.33 square miles.

Amendment Area Defined

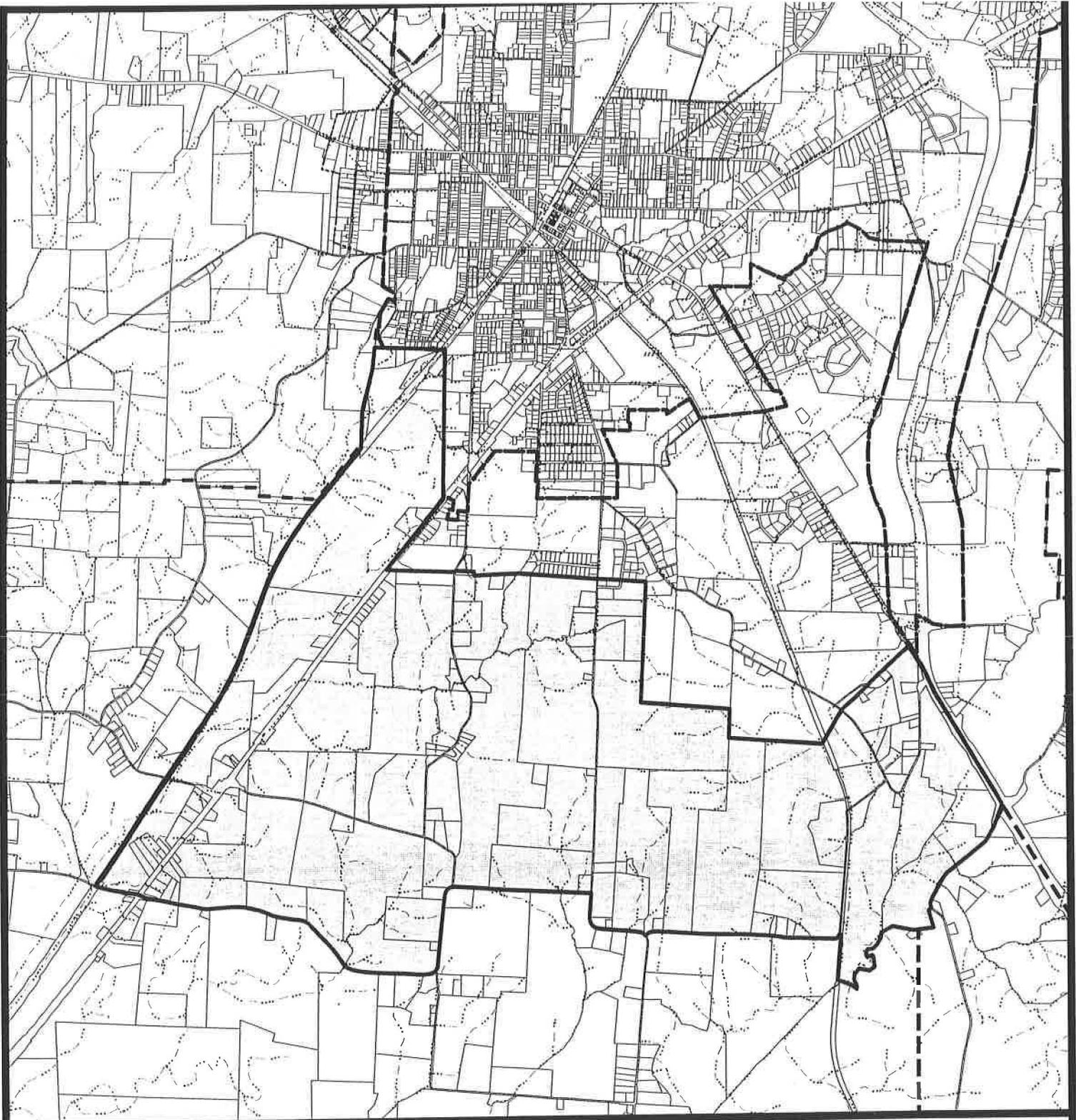
Beginning at a point, said point being the intersection of the western boundary of parcel 14.00, group "E", Carroll County tax map 12N, 2006 and the current corporate limits of McKenzie, Tennessee as of November 5, 2007; thence in a southerly direction along said corporate limits of McKenzie, Tennessee to a point in the interior of parcel 3.00, Carroll County tax map 12, 2006; thence in a easterly direction along a projected straight line to the northwestern most corner of parcel 15.00, Carroll County tax map 16, 2006; thence continuing in a easterly direction along the northern boundaries of parcels 15.00 and 16.00, Carroll County tax map 16, 2006 to the northeastern most corner of said parcel 16.00; thence continuing in a easterly direction along a projected straight line of the northern boundary of said parcel 16.00 to its intersection with a projected line, said line being 600 feet west of and parallel to the western right of way of South Hamilton Street; thence in a southerly direction along said projected line and maintaining a distance of 600 feet west of the western right of way of South Hamilton Street to its intersection with the centerline of U.S. Highway 79; thence in a southwesterly direction along the centerline of U.S. Highway 79 to its intersection with the centerline of Brashear Road; thence in a easterly direction along the centerline of Brashear Road to its intersection with the centerline of Oak Manor Road; thence in a northerly direction along the centerline of Oak Manor Road to its intersection with a westerly projected straight line of the southern boundary of parcel 36.00, Carroll County tax map 16, 2006; thence in a easterly direction along said projected straight line and continuing in a easterly direction along the southern boundaries of parcels 36.00, 37.01 and 37.00 Carroll County tax map 16, 2006 to an interior corner of said parcel 37.00; thence in a southerly and easterly direction along the southern boundaries of said parcel 37.00 to the southeastern most corner of said parcel, corner also located in the northern boundary of parcel 64.04, Carroll County tax map 16, 2006; thence in a easterly direction along the northern boundaries of parcel 64.04 and 32.00, Carroll County tax map 16, 2006 to the northeastern most corner of parcel 32.00, located in the western right of way of Big Buck Road; thence in a easterly direction along a projected line crossing said right of way to the northwestern most corner of parcel 31.04, Carroll County tax map 16, 2006; thence in a easterly direction along the northern boundaries of parcel 31.04 and 31.05, Carroll County tax map 16, 2006 to the

northeastern most corner of said parcel 31.05; thence continuing in a easterly direction along a projected straight line to the northwestern most corner of parcel 31.03, Carroll County tax map 16, 2006; thence in a easterly and then southerly direction along the northern and eastern boundaries of said parcel 31.03 to the southeastern most corner of said parcel, also located in the western boundary of parcel 38.00, Carroll County tax map 17, 2006; thence in a southerly and then easterly direction along the western and southern boundaries of said parcel 38.00 to the southeastern most corner of said parcel, also being the southwestern most corner of parcel 46.01, Carroll County tax map 17, 2006; thence in a easterly direction along the southern boundary of said parcel 46.01 to the southeastern most corner of parcel 46.01, also located in the western boundary of parcel 46.02, Carroll County tax map 17, 2006; thence in a southerly and then easterly direction along the western and southern boundaries of said parcel 46.02 to the southeastern most corner of said parcel; thence in a northeasterly direction along a projected straight line to a point in the western right of way of Connie Allen Road, said point being the intersection of the western right of way of Connie Allen Road and a southwesterly projected straight line of the northern boundary of parcel 7.01, Carroll County tax map 30, 2006; thence in a northeasterly direction along said projected straight line and continuing in a northeasterly direction along the northern boundaries of parcels 7.01, Carroll County tax map 30, 2006, 48.01, 48.00 and 49.04 Carroll County tax map 17, 2006 to a point, said point being the intersection of the northern boundary of parcel 49.04 and the southern right of way of Rich Road; thence in a northerly direction along a projected straight line to it's intersection with the centerline of Rich Road; thence in a northeasterly direction along the centerline of Rich Road to it's intersection with the centerline of State Route 124; thence in a southeasterly direction along the centerline of State Route 124 to it's intersection with the centerline of State Route 22; thence continuing in a southeasterly direction along the centerline of State Route 22 to it's intersection with the centerline of Hico Road; thence in a southwesterly direction along the centerline of Hico Road to it's intersection with a easterly projected straight line of the southern boundary of parcel 30.00, Carroll County tax map 30, 2006; thence in a southwesterly, then southerly and then westerly direction along the southern boundary of parcel 30.00 to the southwestern most corner of said parcel 30.00, also located in the eastern boundary of parcel 5.00, Carroll County tax map 30, 2006; thence in a southwesterly and then westerly direction along the eastern and southern boundaries of said parcel 5.00 to the southwestern most corner of said parcel, also located in the eastern right of way of the CSX Railroad; thence in a westerly direction along a projected straight line to it's intersection with the centerline of the CSX Railroad; thence in a northerly direction along the centerline of said railroad approximately 1000± feet to a point; thence in a westerly direction along a projected straight line, perpendicular to the centerline of the CSX Railroad right of way, to it's intersection with the centerline of Harris Road; thence in a westerly direction along the centerline of Harris Road to it's intersection with the centerline of State Route 436; thence in a westerly and then northerly direction along the centerline of State Route 436 to it's intersection with the centerline of Sydnor Road; thence in a westerly, then southerly and then westerly direction along the centerline of Sydnor Road to it's intersection with the centerline of the CSX Railroad; thence in a northeasterly direction along the centerline of the CSX Railroad to it's intersection with a southerly projected straight line of the western boundary of parcel 14.00, Carroll County tax map 16, 2006;

thence in a northerly direction along said projected straight line and continuing in a northerly direction along the western boundaries of parcel 14.00, Carroll County tax map 16, 2006 and 3.00 Carroll County tax map 12, 2006 to the northwestern most corner of parcel 3.00, also being the southwestern most corner of parcel 14.00, group "E", Carroll County tax map 12N, 2006; thence in a northerly direction along the western boundary of said parcel 14.00 to the point of beginning.

TABLE 3: Carroll County UGB Amendment Area Calculations

PROPOSED MCKENZIE URBAN GROWTH BOUNDARY / PLANNING REGION AMENDMENT CALCULATIONS FOR CARROLL COUNTY		
LAND USE DESIGNATIONS	GROSS LAND AREA ACREAGE	PERCENT OF TOTAL
Total Acres of Proposed UGB	2773.6	100%
Physically Constrained Land (Flood Plain)	0	0%
Residential	101	3.6%
-single family	76	2.7%
-mobile home	25	0.9%
Commercial	15.4	0.6%
Industrial	0	0%
Public / Semi Public	2	0.07%
Transportation	119.3	4.3%
Transportation (miles)	13.2	-
Improved Vacant Land	0	0%
Total Land In Designated Uses	2777.3	100%
Total Developed Land	237.7	8.60%
Total Vacant Developable Land	2535.9	91.4%



PROPOSED URBAN GROWTH BOUNDARY

McKENZIE, TENNESSEE

2008

Legend

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



PREPARED BY THE TENNESSEE DEPARTMENT OF ECONOMIC & COMMUNITY DEVELOPMENT
 LOCAL PLANNING ASSISTANCE OFFICE
 WEST TENNESSEE REGION JACKSON, TENNESSEE
 BASE PARCEL DATA PROVIDED BY THE TENNESSEE BASE MAPPING PROGRAM
 THIS IS NOT AN ENGINEERING DRAWING
 DATE:

PROJECTED PUBLIC SERVICES ANALYSIS FOR URBAN GROWTH BOUNDARY AMENDMENT AREA

Police Protection

Staff does not envision the need for any additional police officers for this area.

Fire Protection

At the present time, there is not a need for another fire station to become built to serve this area. It is currently being served by the Carroll County Volunteer Fire Department.

Water Service

A total cost of \$590,383.00 has been estimated for water upgrades to the proposed area.

Sanitary Sewer

A total cost of \$870,038.00 has been estimated for sewer line extensions to the proposed urban growth boundary amendment area.

Road and Street Construction and Repair

A total cost of \$887,040.00 has been estimated for road maintenance for the proposed amendment area.

TABLE 4: Cost Estimate Breakdown of Proposed Amendment Area

COST OF SERVICE ESTIMATES BREAKDOWN OF PROPOSED McKENZIE UGB AREA / CARROLL COUNTY						
ROAD	BEGINNING	ENDING	LENGTH (MILES)	LINEAR FEET (APPROX.)	WATER LINE	SEWER LINE
Highway 79	Hilltop Drive	Sydnor Road	1.9	10,032	\$104,834	\$154,493
Hilltop Drive	Highway 79	End	0.1	528	\$,518	\$8,131
Brashear Road	Highway 79	Oak Manor Rd.	0.2	1,056	\$11,035	\$16,262
Oak Manor Road	Brashear Road	Cherrywood Rd.	1.1	5,808	\$60,694	\$89,443
Cherrywood Road.	Oak Manor Rd.	Highway 79	0.8	4,224	\$44,141	\$65,050
Enon Church Road	Highway 79	RR Tracks	0.2	1,056	\$11,035	\$16,262
Winston Road	Highway 79	RR Tracks	0.2	1,056	\$11,035	\$16,262
Sydnor Road	Highway 79	Newton Road	1.3	6,864	\$71,729	\$105,706
Sydnor Road	Newton Road	Cherrywood Rd	0.3	1,584	\$16,553	\$24,394
Cherrywood Road	Sydnor Road	Oak Manor Rd.	0.2	1,056	\$11,035	\$16,262
Sydnor Road	Cherrywood Rd	Highway 436	0.5	2,640	\$27,588	\$40,656
Highway 436	Sydnor Road	Meadow Lane	1.2	6,336	\$66,211	\$97,574
Goeman Lane	Highway 436	End	0.2	1,056	\$11,035	\$16,262
Harris Road	Highway 436	RR Tracks	1.2	6,336	\$66,211	\$97,574
Harris Road	RR Tracks	Connie Allen Rd.	0.2	1,056	\$11,035	\$16,262
Harris Lane	RR Tracks	End	0.1	528	\$5,518	\$8,131
Connie Allen Road	Harris Road	Highway 22	0.5	2,640	\$27,588	\$40,656
Highway 22	Connie Allen Rd.	Hico Road	0.5	2,640	\$27,588	\$40,656
					\$590,383	\$870,038

Henry County Alliance

Carl Holder

Director of Economic Development

2508 E. Wood St., Paris, TN 38242

Phone 731 • 642 • 3431 • FAX 731 • 642 • 3454 Email: cholder@charterinternet.com

March 18, 2009

To the Local Government Advisory Committee:

Pursuant to sections of 6-58-101 through 6-58-115 of the Tennessee Code Annotated, the Henry County Coordinating Committee has adopted an amendment to the Henry County Growth Plan to expand the McKenzie, Tennessee Urban Growth Boundary to allow the City of McKenzie to better control development and to allow annexation of proposed development as it occurs. The County and the municipalities in the county have ratified the plan.

Sincerely,



Carl Holder,
Chairman of the Henry County Coordinating Committee

RESOLUTION 2007-1

**RESOLUTION BY THE CITY OF Cottage Grove RATIFYING
THE AMENDED HENRY COUNTY GROWTH PLAN**

WHEREAS, the Henry County Coordinating Committee has approved the amended Henry County Growth Plan dated 3.27, 2006.; and,

WHEREAS, the City of Cottage Grove is not affected by the amendment to the Henry County Growth Plan.

NOW, THEREFORE, BE IT RESOLVED by the Board of Mayor and Aldermen that this body ratifies the amended Henry County Growth Plan as shown on the attached map entitled Amended Henry County Growth Plan dated (...3.27.06...).

Jim Winkler
Mayor

1/9/07
Date

ATTEST

Paul A. Smith
City Recorder

1/8/07
Date

RESOLUTION 1142006-1

**RESOLUTION BY THE CITY OF HENRY RATIFYING
THE AMENDED HENRY COUNTY GROWTH PLAN**

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

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

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

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

WHEREAS, the City of Henry Mayor and Board of Aldermen held two public hearings on August 8, 2006 at 5 PM and on August 24, 2006 at 4:30 PM; and,

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

WHEREAS, the Henry County Coordinating Committee has approved the amended Henry 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 Henry County Growth Plan (dated 3-27-06)

Jane Smith 11-14-06
Mayor Date

ATTEST
Shirley Clayton 11-14-06
City Recorder Date

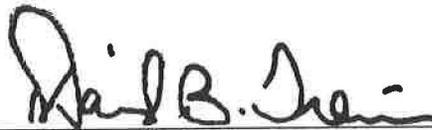
RESOLUTION NO. 1406

WHEREAS, the Henry County Coordinating Committee has approved the amended Henry County Growth Plan dated March 27, 2006; and,

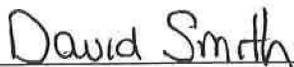
WHEREAS, the City of Paris is not affected by the amendment to the Henry County Growth Plan.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the City of Paris, Tennessee, that this body ratifies the amended Henry County Growth Plan as shown on the attached map entitled Amended Henry County Growth Plan dated (3-27-06).

This the 2nd day of November, 2006.



Mayor



Finance Director

RESOLUTION
RESOLUTION BY THE CITY OF PURYEAR RATIFYING
THE AMENDED HENRY COUNTY GROWTH PLAN

WHEREAS, the Henry County Coordinating Committee has approved the amended Henry County "Growth Plan dated 2006 and,

WHEREAS, the City of Puryear is not affected by the amendment to the Henry County Growth Plan.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Board of Alderman that this body ratified the amended Henry County Growth Plan as shown on the attached map entitled Amended Henry County Growth Plan dated 3-27-06.

Kenny Rochall
Mayor

14 Nov. 06
Date

ATTEST

Wendy Smith
City Recorder

11-14-06
Date

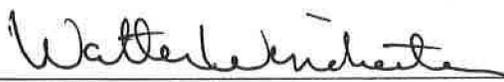
RESOLUTION 07-002

**RESOLUTION BY THE CITY OF MCKENZIE RATIFYING
THE AMENDED HENRY COUNTY GROWTH PLAN**

WHEREAS, the Henry County Coordinating Committee has approved the amended Henry County Growth Plan dated March 27, 2006; and,

WHEREAS, the City of McKenzie is not affected by the amendment to the Henry County Growth Plan.

NOW, THEREFORE, BE IT RESOLVED by the Board of Mayor and Council that this body ratifies the amended Henry County Growth Plan as shown on the attached map entitled Amended Henry County Growth Plan dated March 27, 2006.



WALTER WINCHESTER, MAYOR

02-22-07

Date

ATTEST:



Charlie Beal, City Recorder

2/22/07

Date

Mayor, Faye N. Lowery

City Recorder, Cheri Townes

Alderman, Gordon McFadden

City of Henry

1232 Pioneer Road

Henry, Tennessee 38231

Phone (731) 243-4091

Fax (731) 243-4095

Vice Mayor, Robert Winick

Alderman, George Armstrong

Alderman, Scott Rainey

April 26, 2004

Mr. Carl Holder
Coordinating Committee for Henry County
City of Paris
P.O. Box 970
Paris, Tennessee 38242

Dear Mr. Chairman;

On behalf of the City of Henry, I am requesting permission to present our revised 20 year growth plan to enable us to annex areas not previously included in our 20 year growth plan.

First request would be for approximately 100 acres south of Mockingbird Avenue to Henry Mansfield road. The Economic & Industrial Board purchased this property from Charles and Lisa Parker in October 2003 for the purpose of industrial use or housing.

Second request would be for approximately 800 feet south east of Macedonia Road.

In the area north west of Henry city limits, we would like to be able to include an area approximately 1600 foot from the existing city limits.

In the area north east of our city limits we would include approximately 1600 foot of Old Highway 79. This area is at this time a residential area with more "Ready Space" for possible housing growth. We are projecting to stay within 2800 foot of our previous 20 year growth plan.

In the last 20 years the City of Henry has expanded both southeast and west roughly 600 acres. The future of the city looks to be north and south along Bypass 79 or Highway 79. As for utilities, we have adequate inter-surface and power. The electric is power is provided from BPU at Paris and the natural gas is provided from Huntingdon, Tennessee by West Tennessee Public Utility. Charter Communications and Peoples Telephone Co. provides cable, internet, and telephone service. The inter-surface utilities is provided by the City of Henry. We have just finished a new pump station for water distribution and are capable of storing 350,000 gallons of treated water with 100,000 for use at any given time, this is four times the water needed at any given day at our present usage.

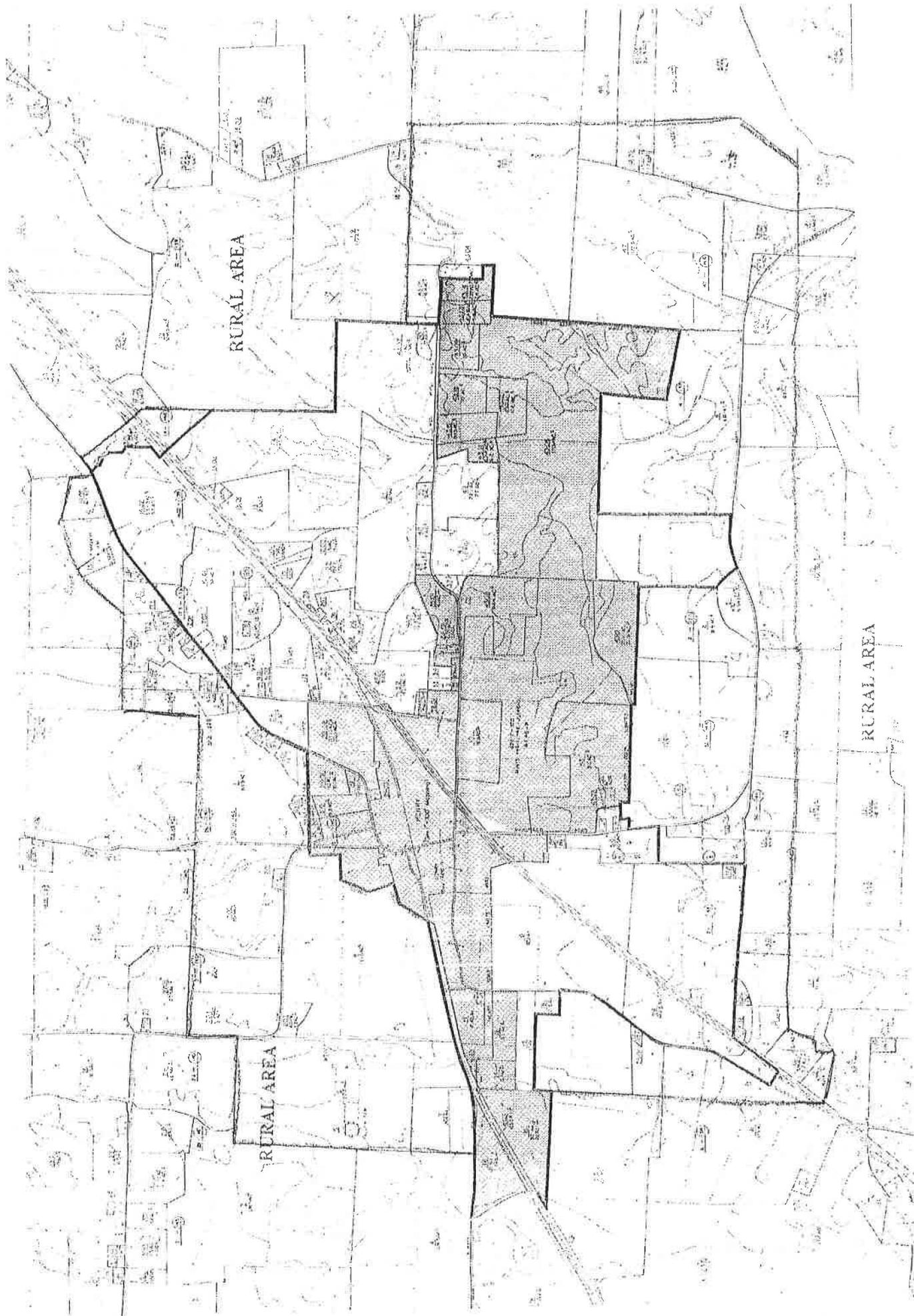
We are also presently in the process of providing a major sewer system for the city and outlying areas.

We are now in the process of annexing certain properties within the existing 20 year growth plan, this due to the new sewer system. The Henry Elementary School has asked to be included in this project as have eleven residents north of the school. The present acreage of the city limits at this time is approximately 600 acres. In our previous 20 year growth plan we requested an additional 650 acres. (immediate annexation will cover 150 acres) At this time we are requesting to add an additional 1200 acres for the next 20 years.

The City of Henry is looking forward to helping in the growth of the Henry County area and we hope you can fit our plan into your schedule soon.

Sincerely,


Faye Lowery, Mayor
City of Henry



Public Hearing

August 8, 2006

Agenda: 20 Year Growth Plan

Printed Name

Signature

Faye Lowery

Faye Lowery

Sonya Clayton

Sonya Clayton

Edward D Bush

city of Henry

Edward D Bush

George Owens

CITY OF HENRY

George Owens

Jerry Bierly

PLANNING &
ZONING

JERRY BIERLY

George Armstrong

George Armstrong

Jeff Andrus

Jeff Andrus

Gary S Beehan

Gary S Beehan

**CITY OF HENRY
PUBLIC HEARING
AUGUST 8, 2006
CITY HALL**

TYPE OF MEETING: Public Hearing

ATTENDED BY: Refer to sign in sheet.

TWENTY YEAR GROWTH PLAN: No public comments.


Faye Lowery, Mayor


Sonya Clayton, City Recorder

**CITY OF HENRY
BOARD MEETING
AUGUST 8, 2006
CITY HALL 7 P.M.**

TYPE OF MEETING: Regularly Scheduled

ATTENDED BY: Mayor Faye Lowery, Vice Mayor Cindy Rainey, Alderman George Owens, Alderman Lisa Olive and Alderman Bo Walker. Staff members present were City Recorder Sonya Clayton, Public Works Director Edward Bush, Chief Jim Sanders, and Fire Chief Keith Qualls.

CALLED TO ORDER: Mayor Faye Lowery at 7:00 p.m.

INVOCATION GIVEN BY: Alderman Bo Walker

PUBLIC COMMENTS: Ms. Pam Pugh asked if the mayor had found out anything about the railroad crossings. Mayor Faye Lowery replied that we have, and that when Tennessee Asphalt comes in to do paving for grant projects they will go ahead and run a strip of paving across the railroad. Mayor Lowery advised that they are aware of the problem; she stated that she informed them it had to be done by Pioneer Day.

COMMISSIONERS COMMENTS: Mayor Lowery read aloud an email from Ron Watkins regarding the rabies campaign.

APPROVAL OF MINUTES: Alderman Bo Walker made a motion to approve July's minutes as presented. Alderman Lisa Olive seconded the motion; all ayes motion carried. Alderman Bo Walker made a motion to approve July 13th's minutes as presented. Vice Mayor Cindy Rainey seconded the motion; all ayes motion carried. Alderman Bo Walker made a motion to approve August 1st's minutes as presented. Vice Mayor Cindy Rainey seconded the motion; all ayes motion carried.

FINANCIAL REPORTS: Mayor Faye Lowery briefly went over July's financial reports. Alderman Bo Walker made a motion to approve general fund's July financials as presented. Alderman Lisa Olive seconded the motion; all ayes motion carried. Alderman Bo Walker made a motion to accept water fund's financials as presented. Alderman George Owens seconded the motion; all ayes motion carried. Mayor Lowery advised that the G & C Supply bill is part of a grant and asked that we don't pay that until we get the grant funds. City Recorder Sonya Clayton added these bills to the accounts payable: WTPUD for \$38.34, Owen Auto Repair for \$42.78, and Galls Inc for \$179.54. Alderman Bo Walker made a motion to pay the bills as presented with the exception of G & C Supply. Vice Mayor Cindy Rainey seconded the motion; all ayes motion carried.

STAFF REPORTS:

Fire Department: Fire Chief Keith Qualls stated there had not been any fires. Chief Qualls advised that the Fire Department would like to close Pioneer Road, Atlantic Avenue, and Main Street for Pioneer Day. Chief Qualls informed the board that Johnny Campbell had resigned from the fire department, and Ron Wyatt would replace him. Alderman Lisa Olive made a motion to close the roads for Pioneer Day Parade. Alderman Bo Walker seconded the motion; all ayes motion carried.

Water Department: Public Works Director Edward Bush had nothing to add to his report.

Public Works: Public Works Director Edward Bush had nothing to add to his report.

Police Department: Chief Jim Sanders had nothing to add to his report. Alderman Bo Walker asked who is doing the school traffic. Chief Sanders replied it is Ms. Tammy Bell and she had 30 hours training prior to starting.

Sewer: Public Works Director Edward Bush advised that we are in the process of setting a date for public comments for the sewer. Alderman Lisa Olive asked if they had set a date for completion. Mayor Lowery stated that we have a letter that still states September 15th. Mayor Lowery advised there is a clause in the contract that states we can charge him for every day he is over the deadline. Mayor Lowery stated that she was going to delay signing pay request as long as she could until the concerns are resolved.

Recorder's Office: City Recorder Sonya Clayton informed the board that in talking with Verizon Wireless she had gotten a new price for cell phones in the amount of \$1329.87 for a year. Ms. Clayton advised that would be a two

ear contract and with one additional phone. Vice Mayor Cindy Rainey made a motion to change from our present phones to the Verizon system. Alderman George Owens seconded the motion; all ayes motion carried.

Zoning: Edward Bush informed the board that they had one permit this month.

Industrial: No representative present.

TABLED BUSINESS:

Financial Reports: Alderman Bo Walker made a motion to accept the June general fund financial statements as presented. Alderman George Owens seconded the motion; all ayes motion carried. Alderman Walker made a motion to accept the June water fund financials. Alderman Lisa Olive seconded the motion; all ayes motion carried.

OLD BUSINESS:

THDA Grant: Mr. Bob Thornton advised that the City was required to pass resolutions to continue with the THDA program. Alderman Bo Walker made a motion to approve resolution number 0808200601 as presented. Alderman Lisa Olive seconded the motion; all ayes motion carried. Mr. Thornton went over the housing rehabilitation program outline. Mayor Faye Lowery stated that the required \$500 from the property owner could restrict some people from applying. Mr. Bob Thornton advised that he has never had anyone not come up with that money. Alderman Bo Walker made a motion to accept resolution number 0808200602. Vice Mayor Cindy Rainey seconded the motion; all ayes motion carried.

New Building Decision: Mayor Lowery informed the board that she put this on the agenda again based on her conversation with Ms. Brenda Horner. Mayor Lowery stated that Mr. Horner advised grant money is really tight for these types of buildings. Mayor Lowery advised that we can't even submit the application nor have decisions being made until January 2007. Mayor Lowery stated that we would have to do engineering reports, which could be reimbursed. Mayor Lowery said that if work is started on the building then that would not be reimbursed. Mayor Lowery said if we do not get the grant then we will still have to pay the engineering report out of pocket. Mayor Lowery advised that board that it is almost a sure thing that one of these days someone is going to say we are in violation of American with Disabilities Act. Mayor Lowery stated that she was told if we weren't handicap accessible it could affect grants we would get. Alderman Bo Walker stated if we do it now or not, it's still going to be January. Alderman Bo Walker made a motion to wait for a more definitive answer on the grant. Alderman George Owens seconded the motion; all ayes motion carried. As a matter of record, Mayor Lowery opposed the motion.

NEW BUSINESS:

J.D. Meadows Quit Claim Deed: Mayor Faye Lowery stated that Mr. Meadows has asked for a quit claim deed on the alley adjoining his property. Mayor Lowery questioned if that property was in use by the city at all. Public Works Director Edward advised that we don't use the property and that we don't need it. Mayor Lowery stated that in the past the expense of recording those deeds as been on the property owner. Alderman Bo Walker made a motion to quit claim deed to Mr. Meadows at no expense to the City of Henry. Vice Mayor Cindy Rainey seconded the motion; all ayes motion carried.

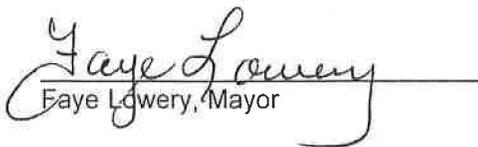
1st Reading of 20 Year Growth Plan Ordinance: Mayor Lowery informed the board that in 2004 all the steps were taken to have the 20 Year Growth Plan approved. Mayor Lowery stated that some of the paperwork was lost and didn't get to the state. Mayor Lowery said no changes were made to the 20 Year Growth Plan, we just have to pass an ordinance. Alderman Bo Walker made a motion to accept the ordinance as presented on the first reading. Alderman George Owens seconded the motion; all ayes motion carried.

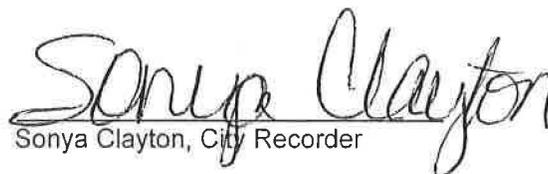
Packaged Beer Sales: Mayor Faye Lowery informed the board that Alderman Owens had asked for this to be put on the agenda. Mayor Lowery stated that she was assuming it was for off premises consumption. Alderman George Owens stated that he would like for it to be on or off premises. Alderman Bo Walker asked if anyone had expressed interest. Alderman Owens responded, "Not really". Mayor Lowery stated that she would like to see more research done on the matter. Alderman Bo Walker made a motion to table until next month's meeting with documented research. Vice Mayor Cindy Rainey seconded the motion; all ayes motion carried.

Building Condemnation: Mayor Lowery stated that there are at least two buildings that she could think of. Mayor Lowery advised that one was downtown and the other was in McBride's Trailer Park. Mayor Lowery said that they hope the owners will take some action, if not the city would have to. Alderman Bo Walker made a motion to table until the next meeting pending research. Alderman George Owens seconded the motion; all ayes motion carried.

Compensated Employee Hiring Policy and Procedures: Mayor Lowery advised that Alderman Owens had asked for hiring policies to be put on the agenda. Mayor Lowery stated there is nothing in the city ordinance book pertaining to the guidelines for hiring a police officer. Chief Sanders read aloud TCA 38-8-106. Alderman George Owens asked why were we hiring under those guidelines (document from Mr. Owens) if they weren't right. Mayor Lowery replied that we find no proof that it was actually voted on. Mayor Lowery stated that could be part of what Chief Reeves declared a police manual. Mayor Lowery advised we could find no minutes where the board voted on that police manual. Mayor Lowery informed the board that we called Mr. David Angerer and asked him to come up with a proper hiring procedure for compensated employees. Mayor Lowery read aloud the resolution from Mr. Angerer. Vice Mayor Cindy Rainey made a motion to accept the resolution as presented. Alderman Bo Walker stated that we need a resolution –this resolution doesn't solve the problems. Vice Mayor Cindy Rainey stated that we need job descriptions for each position. City Recorder Sonya Clayton advised that MTAS does have job descriptions. Motion died for lack of a second. Alderman Bo Walker made a motion to consult MTAS on the qualifications and make that a part of this resolution and bring before the next board meeting. Vice Mayor Cindy Rainey seconded the motion; all ayes motion carried.

Meeting adjourned at 9:00 p.m.


Faye Lowery, Mayor


Sonya Clayton, City Recorder

Public Hearing

August 24, 2006

Agenda: 20 Year Growth Plan

Printed Name

Signature

Sonja Clayton

City Recorder

Sonja Clayton

Edward Bush

City of
Henry
P.W.D.

Edward Bush

Leang Oum

~~City of Henry P.W.D.~~

Leang Oum

Harry Walker

Harry Walker

Jaye Lowery, Mayor

Jaye Lowery, Mayor

Joe R. Qualls

Joe R. Qualls

Gary S. Beechan

Gary S. Beechan

Jeff Andres

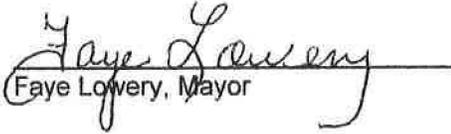
Jeff Andres

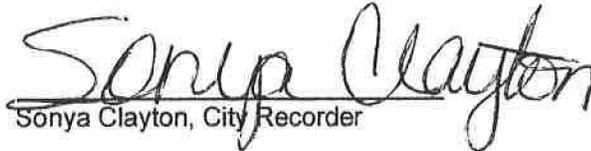
**CITY OF HENRY
PUBLIC HEARING
AUGUST 24, 2006
CITY HALL 4:30 P.M.**

TYPE OF MEETING: Public Hearing

ATTENDED BY: Refer to sign in sheet.

TWENTY YEAR GROWTH PLAN: Mr. Joe Qualls asked how the 20 Year Growth Plan would affect the Charlie Parker farm. Public Works Director Edward Bush responded that since the area we are working in is already in our 20 Year Growth Plan, the only way the Parker farm would not be annexed in would be if this was not accepted and approved by the state and/or the City of Henry.


Faye Lowery, Mayor


Sonya Clayton, City Recorder

**CITY OF HENRY
BOARD MEETING
AUGUST 24, 2006
CITY HALL 5 P.M.**

TYPE OF MEETING: Special Called

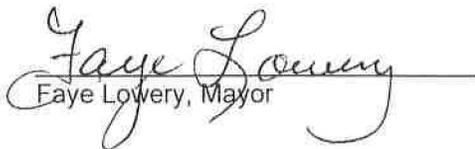
ATTENDED BY: Mayor Faye Lowery, Vice Mayor Cindy Rainey, Alderman George Owens, Alderman Lisa Olive and Alderman Bo Walker. Staff members present were City Recorder Sonya Clayton, and Public Works Director Edward Bush.

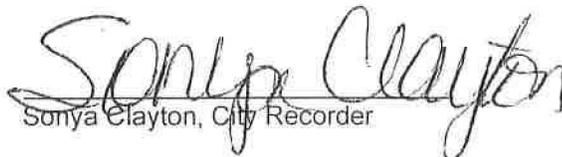
CALLED TO ORDER: Mayor Faye Lowery at 5:00 p.m.

2nd Reading of 20 Year Growth Plan Ordinance: Mayor Faye Lowery read aloud the 20 Year Growth Plan ordinance. Alderman Bo Walker made a motion to accept ordinance as presented on the second reading. Alderman Lisa Olive seconded the motion. Alderman George Owens stated this won't be final until it comes back from Nashville. Public Works Director advised the ordinance is the ordinance; the map will come back from Nashville. Vice Mayor Cindy Rainey questioned that when they got the land from Charlie Parker, if he was suppose to do the roads himself. Mayor Lowery responded that he was to put a culvert in to connect the two ends of the property. All ayes motion carried.

Industrial Board 100 Acre Property: Mr. Joe Qualls informed the board that the Industrial Board had contracted with Norwood to build an access road. Mr. Qualls stated that for another \$12,500 Norwood would go ahead and fix it like it should be (like a city street). Mr. Qualls advised that the Industrial Board does not have the additional funds for the work. Mr. Qualls stated they are asking the city council to put the up to go ahead and complete the road like it should be. Mr. Qualls said that once they were done and started selling property they could pay the money back. Mr. Harry Lee Walker advised there would never be a cheaper time to do it. Mayor Faye Lowery read aloud a letter from the Industrial Board Chairman, Tom Myers. Mayor Lowery advised that if she understood correctly they are simply asking for a loan, not for the City to "foot the bill". Mr. Joe Qualls stated that when they start selling property they would pay the loan back. Mayor Lowery advised when they did the loan to the water department they had to do that at 1% interest. Mayor Lowery asked if they were aware there has to be some interest charged according to comptrollers. Mr. Qualls stated that he didn't know that, but he didn't see a problem with it. Mr. Qualls advised they didn't know when the land was going to sell, might not ever sell. Alderman Bo Walker advised you can put terms on it to pay a certain percentage when the land sells. Mr. Qualls informed the board they are obligated to pay 80% of the land sales to Regions Bank. Vice Mayor Cindy Rainey made a motion to make the Industrial Board a loan of \$12,500, terms to be specified. Alderman George Owens seconded the motion. Alderman Bo Walker made a motion to amend the original motion to strike "terms to be specified", to read 5% of sale of land sales. Alderman George Owens seconded the motion; all ayes motion carried. Motion to make a loan to the Industrial Board for \$12,500 to be repaid at 5% of the sale price of the land as the land sales. Alderman Bo Walker stated that if we don't have to charge interest, then he says not to do it. Vice Mayor Cindy Rainey advised to call MTAS and that if we don't have to charge them, then don't. All ayes motion carried.

Meeting adjourned at 5:36 p.m.


Faye Lowery, Mayor


Sonya Clayton, City Recorder

ORDINANCE NO. 08082006-04

AN ORDINANCE OF THE HENRY, TENNESSEE
BOARD OF MAYOR AND ALDERMAN
TO APPROVE AN AMENDMENT TO THE HENRY COUNTY, TENNESSEE
20 YEAR GROWTH PLAN

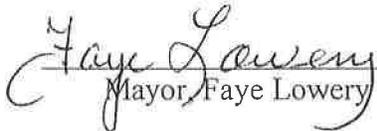
WHEREAS, the Henry, Tennessee Mayor and Board of Aldermen has submitted an amendment to the Growth Plan for Henry, Tennessee, and

WHEREAS, Henry, Tennessee Mayor and Board of Alderman has certified that the plan has been ratified pursuant to Tennessee Code Annotated 6-58-104.

NOW, THEREFORE, BE IT ORDAINED by the Henry, Tennessee Board of Mayor and Aldermen, meeting in regular session on the 8th day of August, 2006, a majority of more of the membership concurring, that the Henry County 20 Year Growth Plan is hereby amended and becomes effective upon its second and final reading, the public welfare requiring it.

1st Reading: Aug. 8th. 2006

2nd Reading: Aug. 24th. 2006



Mayor, Faye Lowery



City Recorder, Sonya Clayton

RESOLUTION 11142006-1

RESOLUTION BY THE CITY OF HENRY RATIFYING THE AMENDED HENRY COUNTY GROWTH PLAN

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

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

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

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

WHEREAS, the City of Henry Mayor and Board of Aldermen held two public hearings on August 8, 2006 at 5 PM and on August 24, 2006 at 4:30 PM; and,

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

WHEREAS, the Henry County Coordinating Committee has approved the amended Henry 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 Henry County Growth Plan (dated _____).

Jared Zwick
Mayor

11-14-06
Date

ATTEST

Sonja Clayton
City Recorder

11-14-06
Date

RESOLUTION NO. 2-7-08**A RESOLUTION OF THE BOARD OF COMMISSIONERS OF
HENRY COUNTY, TENNESSEE TO AMEND THE HENRY,
TENNESSEE PORTION OF THE HENRY COUNTY, TENNESSEE
20 YEAR GROWTH PLAN AS APPROVED THE HENRY COUNTY
COORDINATING COMMITTEE**

WHEREAS, Pursuant to Tennessee Code Annotated 6-58-101 through 6-58-115 the County of Henry County, in February 2000, has adopted a 20-year, countywide growth plan in conjunction with all municipalities within the County; and

WHEREAS, the Coordinating Committee has certified that the plan has been ratified pursuant to Tennessee Code Annotated 6-58-104; and

WHEREAS, the City of McKenzie wishes to amend its portion of the 20 year growth plan to enable them to annex areas not previously included in their 20 year growth plan; and

WHEREAS, the County-wide Coordinating Committee met with representatives of the City of McKenzie and reviewed its proposed changes to its 20 year growth plan; and

WHEREAS, the County-wide Coordinating Committee unanimously voted to recommend the amended urban growth boundary for McKenzie, Tennessee be accepted for inclusion in the overall county growth plan in July, 2008.

NOW, THEREFORE, BE IT RESOLVED by the Henry County, Tennessee Board of Commissioners, meeting in regular session on the 21st day of July, a majority or more of the membership concurring that the McKenzie, Tennessee 20 Year Growth Plan be amended as per the attached documents and be submitted to the State for inclusion in the overall county growth plan in July, 2008.

BE IT FINALLY RESOLVED that a true copy of this resolution be spread upon the Commission record of this date.

PASSED 7-21-08



**BRENT GREER, CHAIRMAN
HENRY COUNTY COMMISSION**



**JERRY D. BOMAR
COUNTY CLERK**

APPROVED 7-21-08



**BRENT GREER
HENRY COUNTY MAYOR**

RESOLUTION NO. 2-7-08**A RESOLUTION OF THE BOARD OF COMMISSIONERS OF
HENRY COUNTY, TENNESSEE TO AMEND THE HENRY,
TENNESSEE PORTION OF THE HENRY COUNTY, TENNESSEE
20 YEAR GROWTH PLAN AS APPROVED THE HENRY COUNTY
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WHEREAS, the Coordinating Committee has certified that the plan has been ratified pursuant to Tennessee Code Annotated 6-58-104; and

WHEREAS, the City of McKenzie wishes to amend its portion of the 20 year growth plan to enable them to annex areas not previously included in their 20 year growth plan; and

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WHEREAS, the County-wide Coordinating Committee unanimously voted to recommend the amended urban growth boundary for McKenzie, Tennessee be accepted for inclusion in the overall county growth plan in July, 2008.

NOW, THEREFORE, BE IT RESOLVED by the Henry County, Tennessee Board of Commissioners, meeting in regular session on the 21st day of July, a majority or more of the membership concurring that the McKenzie, Tennessee 20 Year Growth Plan be amended as per the attached documents and be submitted to the State for inclusion in the overall county growth plan in July, 2008.

BE IT FINALLY RESOLVED that a true copy of this resolution be spread upon the Commission record of this date.

PASSED 7-21-08

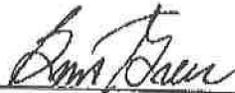


**BRENT GREER, CHAIRMAN
HENRY COUNTY COMMISSION**



**JERRY D. BOMAR
COUNTY CLERK**

APPROVED 7-21-08



**BRENT GREER
HENRY COUNTY MAYOR**

Minutes of the
Henry Countywide Planning Committee
5:00 p.m.
Henry County Court House, Budget Committee Room
Thursday, May 13, 2004

Present:

Brent Greer, Henry County Mayor
Bruce Reed, Chamber of Commerce Representative
Morris Jenkins, City of Puryear Representative
Faye Lowery, Henry City Mayor
Earl Anderson, Henry County Mayor Appointment
Clarence Clark, Paris Mayor Appointment
Dickie Brewer, Soil Conservation District
Jim Hayes, Paris Mayoral Appointment
Vicky Page, Proxy for Cottage Grove Mayor
Carl Holder, Paris City Manager, presiding

Absent:

John Weiher, III, Cottage Grove Mayor
Gayle Griffith, Municipally Owned Utility
Glen O. Sarver, Non-Municipally Owned Utility
Rick Kriesky, Henry County School Board
Everett Moody, Henry County Mayor Appointment

Media Present:

Glenn Tanner, The Paris Post-Intelligencer
Jan Anderson, WMUF

A quorum being present, Chairman Holder introduced the only item of business, being consideration of the City of Henry's request to expand its Urban Growth Boundary.

Chairman Holder explained the technical criteria for the establishment amendment of an Urban Growth Boundary, and called upon Mayor Lowery and Ed Bush of the City of Henry to present their request.

After lengthy consideration Member Reed moved that the committee approve the plan of the City of Henry as presented and recommended approval to the Henry County Commission; Member Anderson seconded the motion. Chairman Holder then called for a vote signified by raised hand.

Ten members vote aye in support of the motion.

No negative votes were cast.

There being no further business the meeting adjourned at 5:40 p.m.

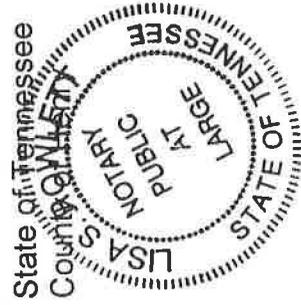


Carl Holder, Chairman

I certify that this is a true and correct copy of the official minutes of the Henry Countywide Planning Committee Meeting of May 13, 2004.

Carl Holder

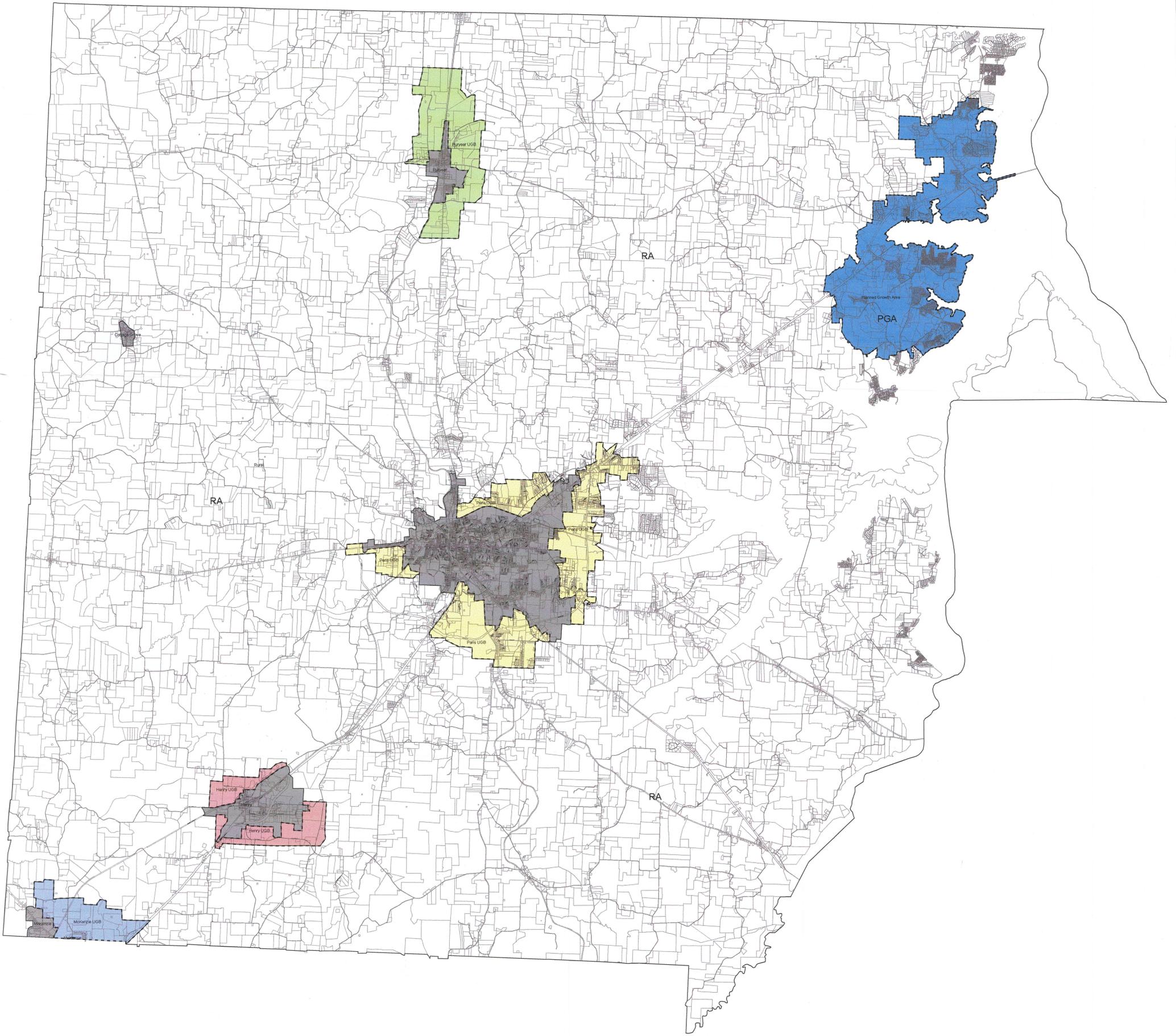
Carl Holder, Chairman



Lisa S. Rowlett

Notary

My Commission Expires: Aug 21, 2007.



Local Government Planning Advisory Committee
 TO Amend the Henry County Growth Plan
 DATE: April 23, 2009
 BY: [Signature]
 [Signature]
 Director of Economic & Community Development

GROWTH PLAN

HENRY COUNTY, TENNESSEE

Legend

-  Incorporated Area
-  Henry UGB
-  McKenzie UGB
-  Paris UGB
-  Planned Growth Area
-  Purveyor UGB
-  Rural



PREPARED BY THE TENNESSEE DEPARTMENT OF ECONOMIC & COMMUNITY DEVELOPMENT
 LOCAL PLANNING ASSISTANCE OFFICE
 WEST TENNESSEE REGION JACKSON, TENNESSEE
 BASE PARCEL DATA PROVIDED BY THE TENNESSEE BASE MAPPING PROGRAM
 THIS IS NOT AN ENGINEERING DRAWING
 DATE:

CITY OF HENRY, TENNESSEE URBAN GROWTH BOUNDARY MAP HENRY, TENNESSEE

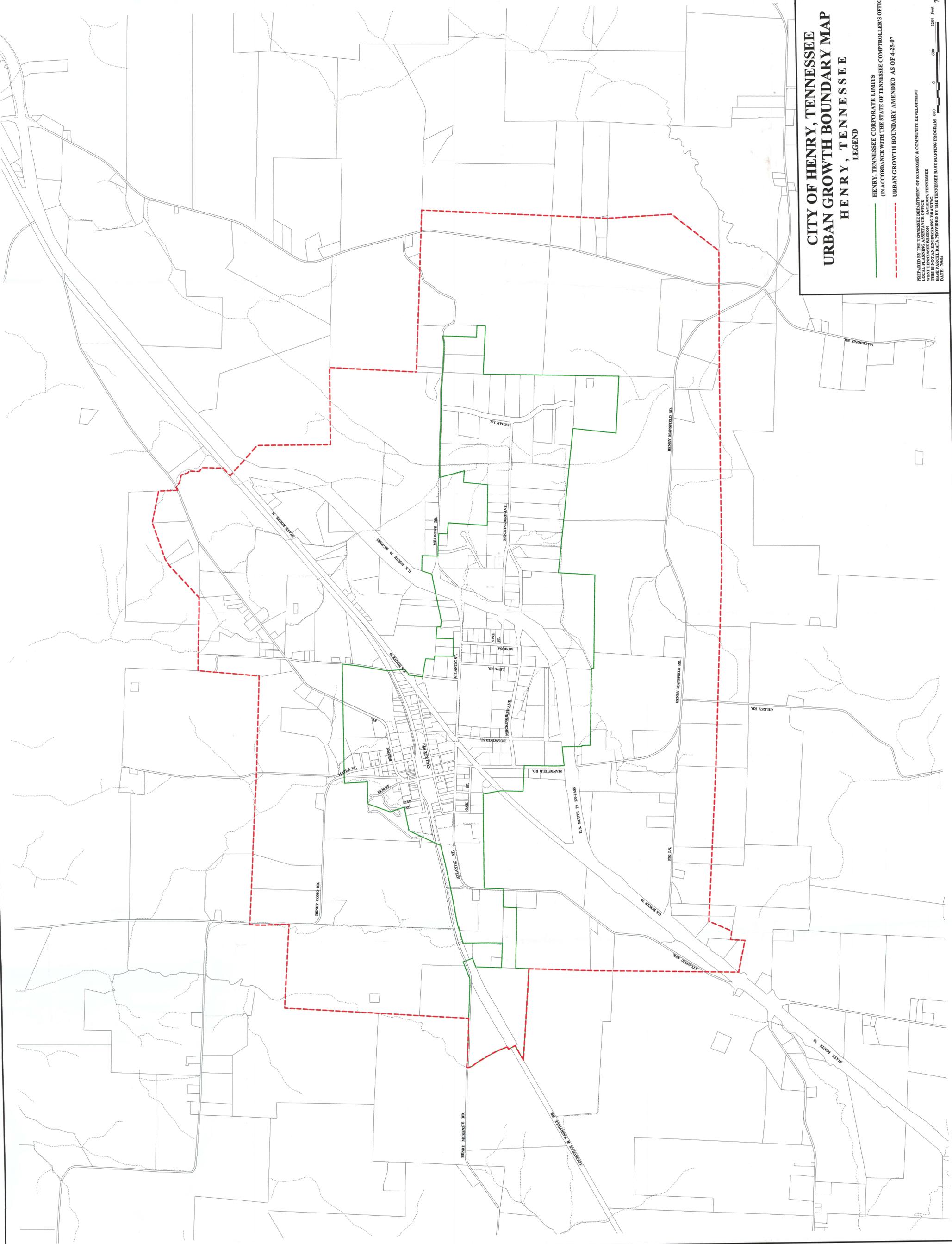
- LEGEND
- HENRY, TENNESSEE CORPORATE LIMITS
(IN ACCORDANCE WITH THE STATE OF TENNESSEE COMPTROLLER'S OFFICE)
 - URBAN GROWTH BOUNDARY AMENDED AS OF 4-25-07

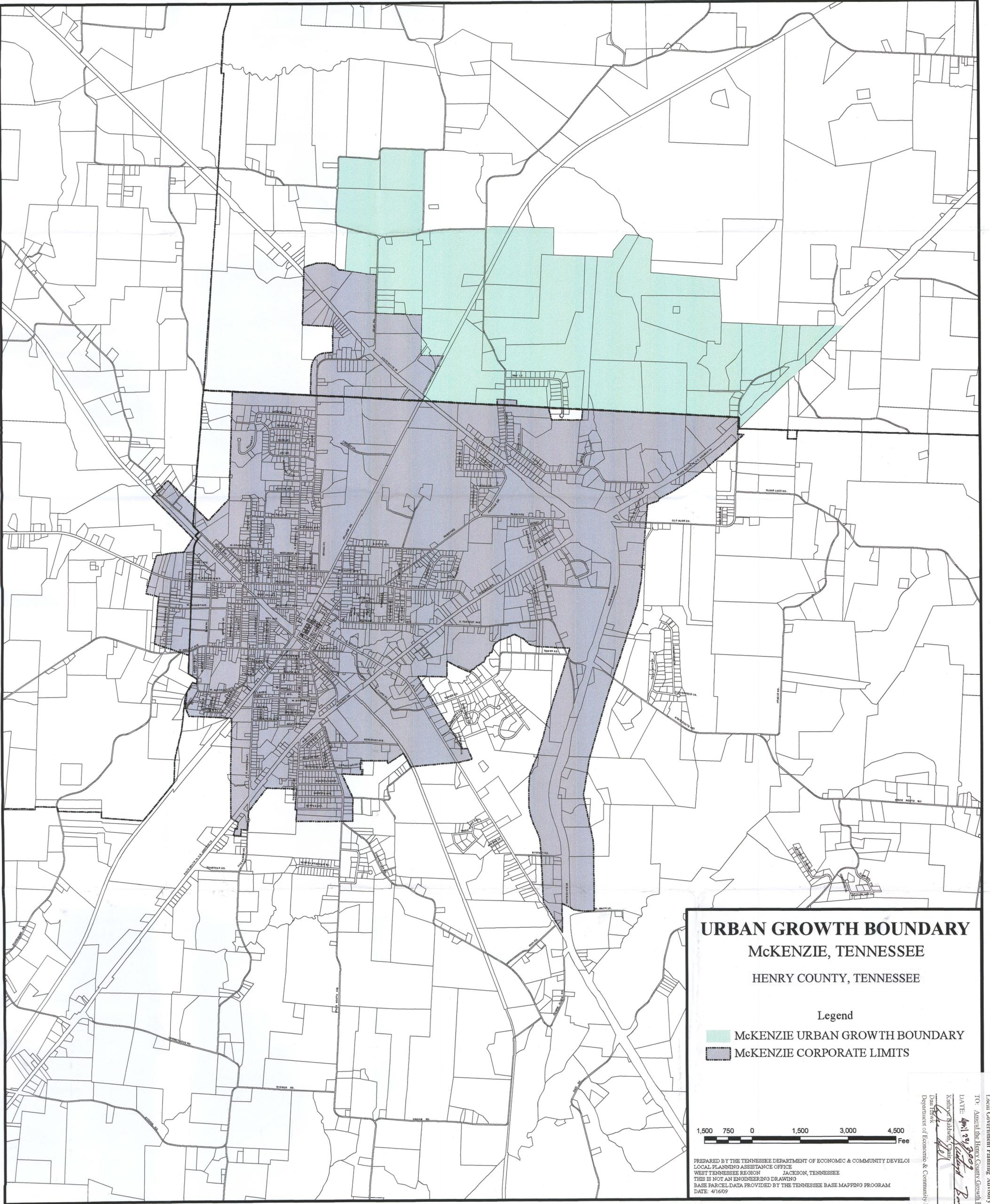


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PREPARED BY THE TENNESSEE DEPARTMENT OF ECONOMIC & COMMUNITY DEVELOPMENT
LOCAL PLANNING ASSISTANCE OFFICE
THIS IS A NON-CONTRACTING DRAWING
BASED ON THE TENNESSEE BASE MAPPING PROGRAM
DATE: 7/9/04

Local Government Planning Advisory Committee
To: Almond the Henry County Growth Plan
DATE: April 25, 2007
[Signature]

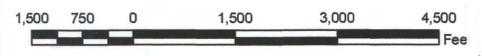




URBAN GROWTH BOUNDARY
McKENZIE, TENNESSEE
HENRY COUNTY, TENNESSEE

Legend

- McKENZIE URBAN GROWTH BOUNDARY**
- McKENZIE CORPORATE LIMITS**



PREPARED BY THE TENNESSEE DEPARTMENT OF ECONOMIC & COMMUNITY DEVELOPMENT
 LOCAL PLANNING ASSISTANCE OFFICE
 WEST TENNESSEE REGION JACKSON, TENNESSEE
 THIS IS NOT AN ENGINEERING DRAWING
 BASE PARCEL DATA PROVIDED BY THE TENNESSEE BASE MAPPING PROGRAM
 DATE: 4/16/09

Local Government Planning Advisory Committee
 For: Amend the Henry County Growth Plan
 DATE: *April 29, 2009*
 Kathryn R. Baker, Chair
 Dan Hawk
 Department of Economic & Community Development
Robert Robinson