

**Department of Economic  
and Community Development**



TENNESSEE

**Local Planning Assistance Office**

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

February 4, 2000

The Honorable Pete Jennings  
County Executive of Meigs County  
P.O. Box 156  
Decatur, Tennessee 37322

Dear Mr. Jennings:

The Local Government Planning Advisory Committee at its meeting January 26 approved the Meigs County Growth Plan submitted by the Meigs County Coordinating Committee. Enclosed is one copy of the materials submitted by the Coordinating Committee and a copy of the Local Government Planning Advisory Committee Resolution of Approval.

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

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

Sincerely,

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

Don Waller  
Director

DW/jw

Enclosure

**Submittal of County Growth Plan**

**and**

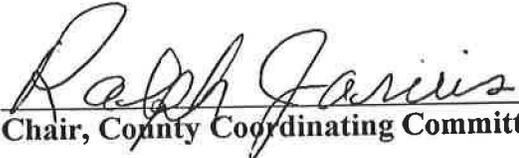
**Certificate of Ratification**

**Whereas**, the Meigs County Coordinating committee has developed and recommended to the County and municipal legislative bodies of Meigs County a Growth Plan which complies with TCA 6-58-104; and

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

**Whereas**, the Meigs County Coordinating Committee has held the requisite public hearings pursuant to TCA 6-58-104.

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

  
Chair, County Coordinating Committee

Date 1/13/00

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

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

  
Chair, Local Government Planning Advisory Committee

1.26.2000  
Date

**Department of Economic  
and Community Development**



TENNESSEE

**Local Planning Assistance Office**

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

February 4, 2000

The Honorable Pete Jennings  
County Executive of Meigs County  
P.O. Box 156  
Decatur, Tennessee 37322

Dear Mr. Jennings:

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Sincerely,

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

Don Waller  
Director

DW/jw

Enclosure

**MEIGS COUNTY**

**Submittal of County Growth Plan**

**and**

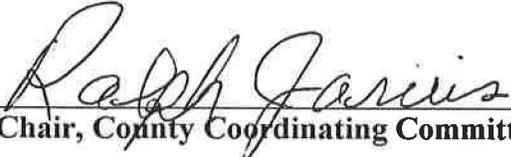
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**Whereas**, the County and municipal legislative bodies have ratified the Meigs County Growth Plan as required by TCA 6-58-104; and

**Whereas**, the Meigs County Coordinating Committee has held the requisite public hearings pursuant to TCA 6-58-104.

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

  
Chair, County Coordinating Committee

Date 1/13/00

---

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

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



1.26.2000





State of Tennessee  
Department of Economic and Community Development

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

January 24, 2007

The Honorable Ken Jones  
Meigs County Mayor  
P.O. Box 156  
Decatur, TN 37322

Dear Mayor Jones:

The Local Government Planning Advisory Committee approved the amended Growth Plan for Meigs County submitted by the Meigs 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 January 24, 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 Meigs County Coordinating Committee has developed and recommended to the County and municipal legislative bodies of Meigs County a Growth Plan which complies with TCA 6-58-106; and

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

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

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

Ralph Jarvis  
Chair, County Coordinating Committee

10-17-06  
Date

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

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

Kenneth C. Bellum  
Chair, Local Government Planning Advisory Committee

1-24-07  
Date

TOWN OF DECATUR  
URBAN GROWTH BOUNDARY CHANGE  
Ordinance 148

WHEREAS: The area the Town of Decatur proposes to add to its Urban Growth Boundary lies Mainly to the east of the existing town limits and may be described as follows:

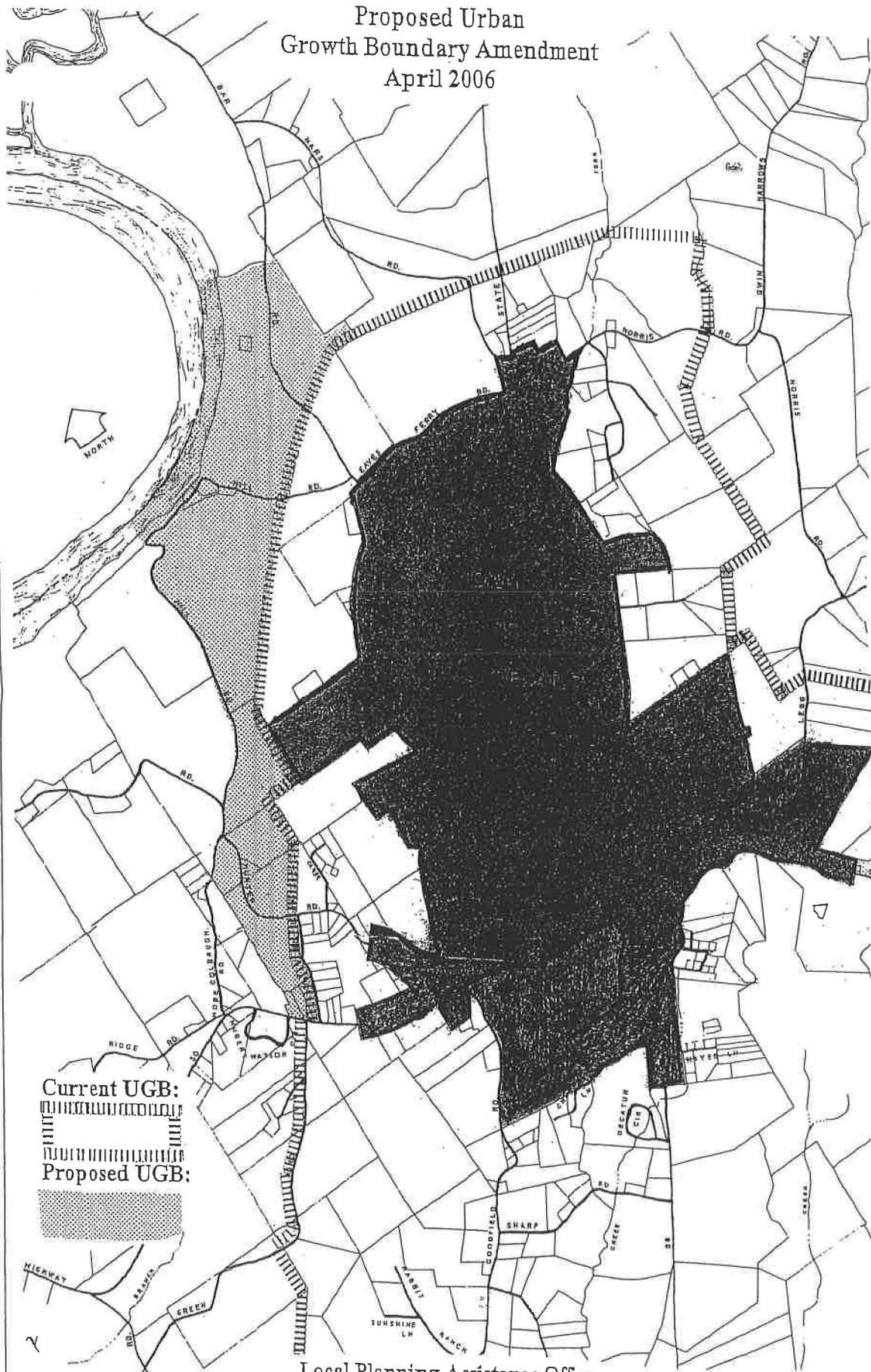
Beginning at a point on the 2000 Urban Growth Boundary at the intersection of Green Pond Hollow Road and (Old) SR 30, then northwest a distance of about 400-feet to the northeast corner of parcel 10 Meigs County Tax Map 42, then across (Old) SR 30 to the southwest corner of parcel 42-12 and north along the western boundary of parcel 42-12 a distance of about 280 feet to a corner, then southeast along the boundary of boundary of parcel 42-12 a distance of about 125 feet to a corner, then north along the western boundaries of parcels 42-12, 42-31.02 and 42-32 a distance of about 2850 feet, to the western edge of the right-of-way to Hobe Colbaugh Road, then north along the western edge of Hobe Colbaugh Road, Hunter Road and Hill Road a distance of about 7200 feet to a point where Hill Road curves to the east, by the Tennessee River, then due north across the Tennessee River/Chickamauga Lake to the centerline of the River, the boundary between Meigs County and Rhea County a distance of about 500 feet, then east-northeast along the boundary between Meigs County and Rhea County a distance of about 4800-feet to a point, then due east to the northwest corner of parcel 37-8 and along the boundary of parcel 37-8 and across SR 304 (River Road) to the northeast corner of parcel 37-8 a distance of about 1700 feet, then south along the boundary between parcels 37-2 and 37-18 of about 1700 feet to the southwest corner of parcel 37-18, then east along the southern boundary of parcel 18-37 a distance of about 500 feet, then south along the boundary between parcels 37-8 and 37-19 a distance of about 430 feet to the intersection with the northern boundary of parcel 37-20 and the existing 2000 Urban Growth Boundary, enclosing about 600 acres more or less.

AND WHEREAS:

The proposed UGB is all within one mile of the existing town limits. The primary responsibility for police of this area is with the Meigs County Sheriff's Office, but is within the area of police authority given the Town by TCA 6-54-301. Fire protection for the Decatur Volunteer Fire Department provides this area. There are 2.5 miles of county road and .5 miles of state highway in the proposed UGB amendment area. The Decatur water treatment plant is in the proposed UGB area, and the Decatur Public Works Department provides potable water to a portion of the proposed UGB area and the Town of Decatur.

Town of Decatur, Tennessee

Proposed Urban  
Growth Boundary Amendment  
April 2006



Local Planning Assistance Office  
Chattanooga, Tennessee

LOCAL PLANNING ASSISTANCE OFFICE SUGGESTIONS FOR  
AMENDING THE COUNTY GROWTH PLAN

After the local government planning advisory committee has approved a growth plan, the plan shall stay in effect for not less than three (3) years absent a showing of extraordinary circumstances. After the expiration of the three-year period, a municipality or county may propose an amendment to the growth plan by filing notice with the county mayor and with the mayor of each municipality in the county. Upon receipt of such notice, such officials shall take appropriate action to promptly reconvene or re-establish the coordinating committee. The burden of proving the reasonableness of the proposed amendment shall be upon the party proposing the change. The procedures for amending the growth plan shall be the same as the procedures in this section for establishing the original plan

1. A city or county should begin the process by conducting a study as required in Tennessee Code 6-58-106 to determine if a change to an urban growth boundary, planned growth area or rural area is justified.
2. After holding two public hearings, a city or county legislative body may petition by written notice the County Mayor to reconvene or reestablish the coordinating committee.
3. The County Mayor should hold coordinating committee meetings to evaluate the merit of the proposed county growth plan amendment as quickly as practical.
4. The coordinating committee is not bound by the request of a city or county, but should give due consideration of the request and supporting documentation.
5. If the coordinating committee determines an amendment is appropriate, then it must hold two public hearings (15 days notice for each) and then submit the amended plan to each city and the county legislative body for ratification (to be approved or rejected within 120 days of submission). The County Coordinating Committee should consider using registered or certified mail to document the beginning of the 120 day period.
6. If ratified by all local governing bodies, then the coordinating committee may submit the amended plan to the Local Government Planning Advisory Committee for approval.
7. At a minimum the Local Government Planning Advisory Committee requires a document that describes and depicts the municipal corporate boundaries, urban growth boundaries, planned growth areas and rural areas. This in essence is a map. The Committee requires that the Chairman sign a resolution certifying that the plan meets all requirements of the statute. The Committee recommends that the plan be mapped on the Tennessee State Base Map data for the county if available to facilitate location of boundaries in the field. Additionally, the Committee recommends that a comprehensive planning process and documentation be conducted and submitted as allowed in Tennessee Code 6-58-107, particularly in the areas of land utilization and infrastructure improvements.
8. If the county or any municipality rejects the recommended growth plan, then the coordinating committee shall reconsider its action. After such reconsideration, the coordinating committee may recommend a revised growth plan and may submit such revised growth plan for ratification by the county legislative body and the governing body of each municipality. If a recommended growth plan or revised growth plan is rejected, then the county or any municipality may declare the existence of an impasse and may request the secretary of state to provide an alternative method for resolution of disputes preventing ratification of a growth plan.

Advice on proceeding with a county growth plan amendment may be obtained from the Department of Economic and Community Development, Local Planning Assistance Office ([www.Tennessee.gov/ECD](http://www.Tennessee.gov/ECD)), or the University of Tennessee Institute for Public Service, Municipal Technical Advisory Service ([www.mtas.utk.edu](http://www.mtas.utk.edu)) and County Technical Advisory Service ([www.ctas.utk.edu](http://www.ctas.utk.edu)).

AND WHEREAS: The Town of Decatur anticipates immediate annexation only of the area  
Accessing and in the immediate vicinity of the Decatur Water Treatment Plant,

NOW THEREFORE: Be it ordained by the Board of Mayor and Aldermen of the Town of  
Decatur, Tennessee that the Town of Decatur shall petition the Meigs County Mayor and  
follow the due process in order to change the Decatur Urban Growth Boundary as  
described above and hereby requests that the Decatur Urban Growth Boundary be  
amended as described so that the boundary will better follow property lines and other  
readily identifiable landmarks, to have the option of annexing future urban developments,  
especially that along the river/lakefront, and to include in the boundary the Town of  
Decatur water treatment plant.

Recommended by the Decatur Planning Commission: March 14, 2006

Public Hearings advertised: March 28, 2006 and May 18, 2006

Public Hearings held: April 11, 2006 and June 13, 2006

Passed on 1<sup>st</sup> reading: April 11, 2006 Decatur Board of Mayor & Aldermen

Passed on 2<sup>nd</sup> reading: June 13, 2006 Decatur Board of Mayor & Aldermen

Dean Henry  
Mayor Dean Henry

Carrie Davis  
Recorder Carrie Davis

Passed on 1st reading: August 25, 2006 Meigs County Coordinating Comm.

Passed on 2nd reading: Sept. 12, 2006 Meigs County Coordinating Comm.

\_\_\_\_\_  
Meigs Co. Mayor Ken Jones

Carrie Davis  
Secretary Carrie Davis

Approved by Meigs County Commission: \_\_\_\_\_

\_\_\_\_\_  
Mayor Ken Jones

\_\_\_\_\_  
Secretary

RESOLUTION # 11

**A Resolution to Approve the Meigs County Growth Plan September 2006**

WHEREAS, pursuant to Tennessee Code Annotated 6-58-104, a "20-Year Growth Plan" for Meigs County, Tennessee was developed and recommended by the Meigs County Coordinating Committee, ratified by all local governments in Meigs County, and became effective in 2000 upon its approval by the Local Government Planning Advisory Committee; and

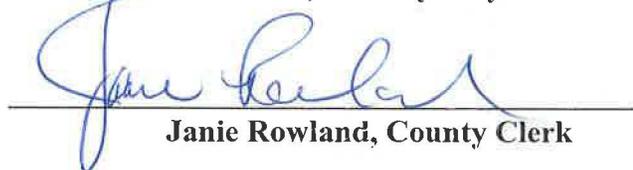
WHEREAS, pursuant to Tennessee Code Annotated 6-58-104 (d)(1), an approved Growth Plan is to stay in effect for not less than three years, absent a showing of extraordinary circumstances; and

WHEREAS, said three year period has expired and the Meigs County 20-Year Growth Plan can be amended, provided that Tennessee Code Annotated 6-58-101 (d)(1) requires that procedures for amending an approved County Growth Plan shall be the same as the procedures for establishing the original plan; and

WHEREAS, the Town of Decatur has submitted proposed amendments to the 20-Year Growth Plan in the form of an expansion of the Decatur Urban Growth Boundary, with said amendments having been duly introduced by Decatur, then considered and recommended by the Meigs County Coordinating Committee pursuant to the requirements of Tennessee Code Annotated 6-58-104;

NOW, THEREFORE, BE IT RESOLVED that the **Board of County Commissioners for Meigs County, Tennessee** hereby ratifies the amended Meigs County Growth Plan, now entitled "**20 Year Growth Plan, Meigs County, Tennessee, September, 2006**", as recommended by the Meigs County Coordinating Committee.

  
\_\_\_\_\_  
Ken Jones, County Mayor

  
\_\_\_\_\_  
Janie Rowland, County Clerk

Approved Sept. 22, 2006  
\_\_\_\_\_  
Date



**Town of Decatur  
 PO Box 188  
 Decatur, TN 37322**

December 29, 2006

Mr. Dan Hawk, Director  
 Local Planning Assistance Office  
 10<sup>th</sup> Floor, Tennessee Tower  
 312 8<sup>th</sup> Avenue North  
 Nashville, TN 37243

RE: Meigs County UGB Amendment

Dear Mr. Hawk:

I hereby request that the Town of Decatur UGB amendment to the Meigs County Urban Growth Plan be placed on the Local Government Planning Advisory Commission Agenda. The amendment is shown on the enclosed maps.

Resolutions of approval from Meigs County, the Town of Decatur, and the Coordinating Committee are attached. A description of the UGB amendment area and justification for the amendment are also attached.

I appreciate your assistance in this matter.

Sincerely yours,

Dean Henry, Mayor  
 Town of Decatur

Enc.

