

**Agenda**  
**Greene County, TN Regional Planning Commission**  
**Greene County Courthouse Annex, Conference Room**  
**204 North Cutler Street, Greene, TN 37744**  
**March 12, 2024 at 1:00 p.m.**

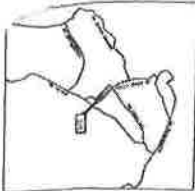
1. Call to order.
2. Approval of the February 13, 2024 minutes.
3. Review and consider approving the Buckner Family Division plat, for seven lots totaling 15.73 acres, located adjacent to Purgason Road in the 4<sup>th</sup> civil district.
4. Review and consider approving the Sharad S. Magar and Gina L. Magar plat, for two lots totaling 1.721 acres, located adjacent to White Sands Road in the 2<sup>nd</sup> civil district.
5. Review and consider approving the Plat of Lands for Mark Sebast, for three lots totaling 14.78 acres, located adjacent to Holly Creek Road in the 13<sup>th</sup> civil district.
6. Review and consider approving the Land Swap for Charlotte Beach et al & Friendship Baptist Church plat, for two lots totaling 0.10 acres, located adjacent to Millers Chapel Road in the 11<sup>th</sup> civil district.
7. Review and consider approving the Division of a Portion of the Brooks-Arwood Property plat, for three lots totaling 7.66 acres, located adjacent to Fillers Mill Road in the 18<sup>th</sup> civil district.
8. Review and consider approving the Concept Sketch for St. James Lutheran Church & Cemetery, for two lots totaling 6.84 acres, located adjacent to St. James Road in the 3<sup>rd</sup> civil district.
9. Review and consider approving the Survey for Brenda Johnson, for one lot totaling 0.97 acres, located adjacent to Warrensburg Road in the 5<sup>th</sup> civil district.
10. Administrative minor subdivisions (list will be provided at a later date).
11. Review monthly report of all activities recorded for Building/Zoning/Planning Office.
12. Other Business
13. Adjournment.





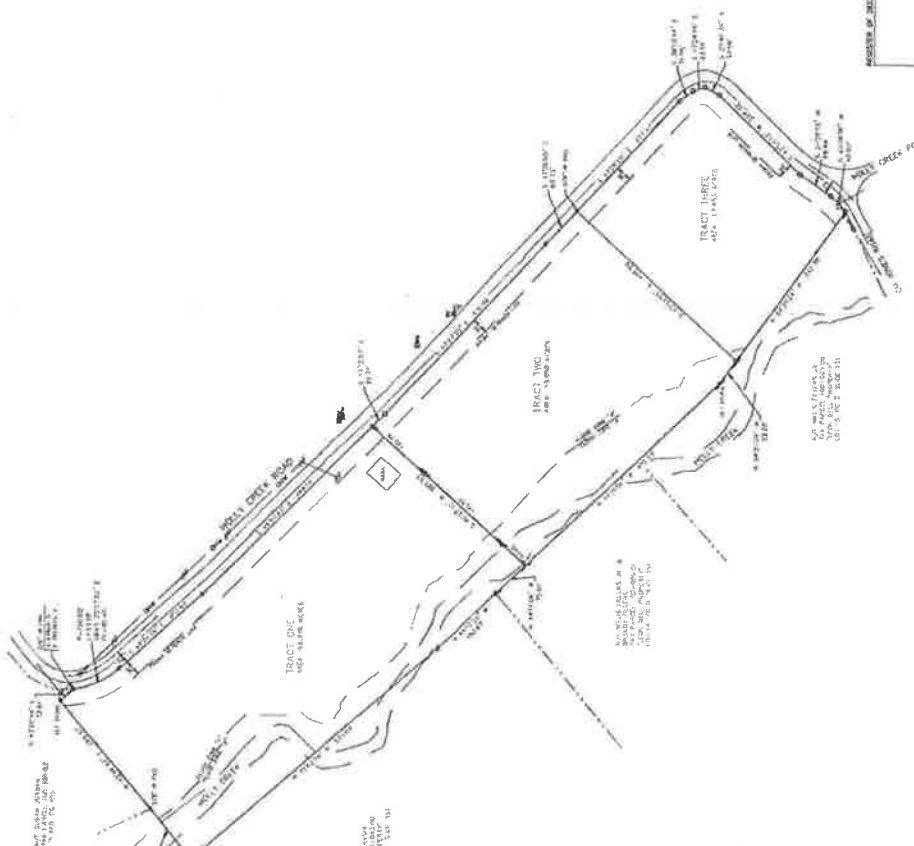


Division of Groundwater Protection  
 ↑  
 Correct title



**GENERAL NOTES**  
 1. THIS PLAN IS TO BE CONSIDERED AS PART OF THE SUBMITTAL TO THE GREENE COUNTY REGIONAL PLANNING COMMISSION.  
 2. THE PROJECT IS TO BE CONSIDERED AS PART OF THE SUBMITTAL TO THE GREENE COUNTY REGIONAL PLANNING COMMISSION.  
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**LEGEND**  
 1. EXISTING ROADWAY  
 2. PROPOSED ROADWAY  
 3. EXISTING UTILITY  
 4. PROPOSED UTILITY  
 5. EXISTING PROPERTY LINE  
 6. PROPOSED PROPERTY LINE  
 7. EXISTING EASEMENT  
 8. PROPOSED EASEMENT  
 9. EXISTING ENCROACHMENT  
 10. PROPOSED ENCROACHMENT



Remove 911  
 Remove Sewer

**DESCRIPTION OF AMENDMENT TO SUBMITTAL**  
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PLAT OF LANDS OF  
 GREENE COUNTY REGIONAL PLANNING COMMISSION  
 MARK SEIBERT  
 TITLE ENGINEER  
 1000000000  
 GREENE COUNTY, TENNESSEE  
 M. LACEY LAND SURVEYING, LLC  
 PROFESSIONAL LAND SURVEYING  
 1000000000  
 GREENE COUNTY, TENNESSEE  
 PHONE: 423-753-1318  
 FAX: 423-753-1317  
 14000124  
 80-1  
 0



NORTH RECONCILED TO THE  
TENNESSEE STATE PLANE  
COORDINATE SYSTEM (NAD 83).

**Tax Map 19 Parcel 71.03**  
**TOMMY BROOKS**  
D.B. 6224 PG. 1129

**Tax Map 19 Parcel 71.04**  
**JANIE MESSER et alr**  
D.B. 2814 PG. 744  
D.B. 3244 PG. 70

**LOT A**  
**0.04 AC.±**  
(1380 SQ. FT.)

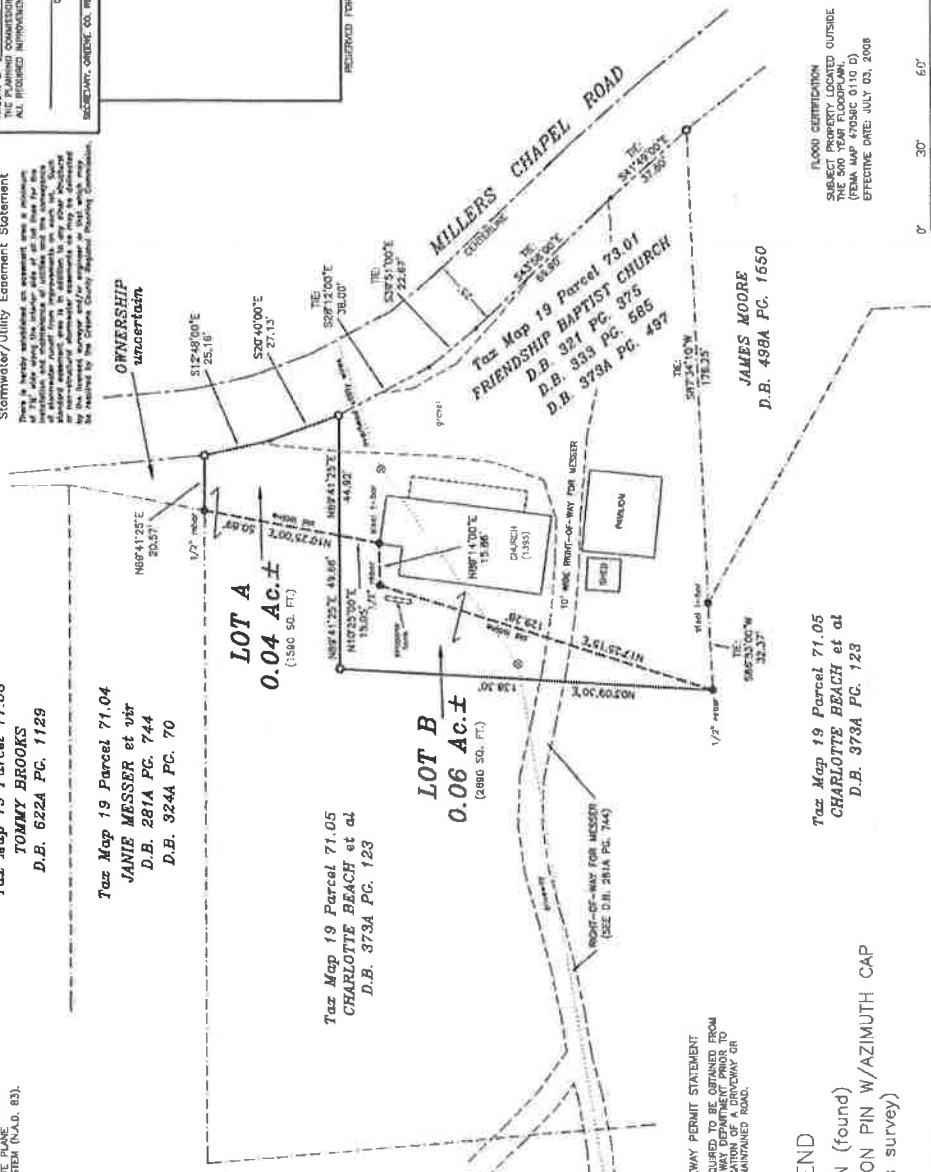
**LOT B**  
**0.06 AC.±**  
(2690 SQ. FT.)

**Tax Map 19 Parcel 71.05**  
**CHARLOTTE BEACH et al**  
D.B. 373A PG. 123

**Tax Map 19 Parcel 71.05**  
**CHARLOTTE BEACH et al**  
D.B. 373A PG. 123

- LEGEND**
- IRON PIN (found)
  - 1/2" IRON PIN W/AZIMUTH CAP  
(set this survey)
  - POINT
  - ⊙ UTILITY POLE

COUNTY ROAD DRIVEWAY PERMIT STATEMENT  
A DRIVEWAY PERMIT IS REQUIRED TO BE OBTAINED FROM  
THE GREENE COUNTY HIGHWAY DEPARTMENT PRIOR TO  
CONSTRUCTION OF A DRIVEWAY OR  
ENTRANCE TO A COUNTY MAINTAINED ROAD.



1:0000 CONTINUATION  
OF THE 500' YEAR FLOODPLAIN  
(FEMA MAP 17039C 0110 D)  
EFFECTIVE DATE: JULY 03, 2008



**CERTIFICATE OF APPROVAL FOR RECORDING**

I HEREBY CERTIFY THAT THE SUBMISSION IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE TENNESSEE PLANNING AND ZONING ACT, AND THAT THE PLANNING COMMISSION HAS REVIEWED THE PLANNING IMPROVEMENTS IN CASE OF DETAIL.

DATE: \_\_\_\_\_

SECRETARY, GREENE CO. REGIONAL PLANNING COMMISSION

**GENERAL NOTES:**

- SETBACKS SHALL CONFORM TO THE GREENE COUNTY ZONING ORDINANCE.
- DESIGN OF FOUNDATION PROTECTION APPROVAL PRIOR TO USE FOR BUILDING PURPOSES.

**Stormwater/Utility Easement Statement**

There is hereby established an easement over a portion of the site along the interior side of all lot lines for the installation, maintenance, and use of stormwater and utility lines. The easement shall be subject to the terms, conditions, and restrictions set forth in the Stormwater/Utility Easement Agreement to be prepared by the Greene County Regional Planning Commission.

**VICINITY MAP**  
(NOT TO SCALE)



THIS PROPERTY SUBJECT TO ANY AND ALL EASEMENTS, COVENANTS, OR RESTRICTIONS EITHER WRITTEN OR UNWRITTEN.

THIS SURVEY WAS PERFORMED USING THE CAROLSON ELECTRONIC FREQUENCY RECEIVER. THE GRID MODEL USED IS GEOLIB BASED ON AN OREGON STATE DATUM. ALL DISTANCES ARE REFERENCED TO GROUND. THE PRECISION OF THE MEASUREMENTS DOES NOT EXCEED 6/10".

I CERTIFY THAT THE INFORMATION FOR AND ON THIS PLAT WAS OBTAINED FROM AN ACTUAL FIELD SURVEY AND THAT THE SURVEY STANDARDS UNDER MY SUPERVISION AND DIRECTION.

**-FOR REVIEW-**

LOT A { TAX REF.: TAX MAP 19 PARCEL 73.01  
DEED REF.: D.B. 333 PG. 585

LOT B { TAX REF.: TAX MAP 19 PARCEL 71.05  
DEED REF.: D.B. 373A PG. 123

**LAND SWAP FOR  
CHARLOTTE BEACH et al &  
FRIENDSHIP BAPTIST CHURCH**

11TH CIVIL DISTRICT GREENE CO., TN  
**AZIMUTH ENGINEERING, INC.**  
Engineers - Surveyors - Planners  
P.O. BOX 1466 GREENEVILLE, TN 37744 (423) 638-9191

SCALE: 1"=30'  
DATE: 02/06/2024

JOB NO. 22SU168 DRAWN BY CAD: ADO  
FILE LOC. NET FILE NAME: 22SU168A

**GREENE COUNTY PLANNING COMMISSION**

TOTAL ACRES	0.10 ±	TOTAL LOTS	2
ACRES NEW ROAD	0.00	MILES NEW ROAD	0.00
DEVELOPER	CHARLOTTE BEACH et al	CIVIL DISTRICT	11TH
SURVEYOR	AZIMUTH ENGINEERING	CLOSURE ERROR	1/10,000

**CERTIFICATE OF APPROVAL BY THE GREENEVILLE ENERGY AUTHORITY**

THE ENGINEER HAS REVIEWED THE SUBMISSION FOR THE 500' YEAR FLOODPLAIN (FEMA MAP 17039C 0110 D) EFFECTIVE DATE: JULY 03, 2008. THE ENGINEER HAS REVIEWED THE PLANNING IMPROVEMENTS IN CASE OF DETAIL. THE ENGINEER HAS REVIEWED THE PLANNING IMPROVEMENTS IN CASE OF DETAIL. THE ENGINEER HAS REVIEWED THE PLANNING IMPROVEMENTS IN CASE OF DETAIL.

DATE: \_\_\_\_\_

REGIONAL ENERGY AUTHORITY

**CERTIFICATE OF THE APPROVAL OF WATER SYSTEMS**

I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM OR SYSTEMS DETAILLED ON THIS PLAT ARE IN ACCORDANCE WITH THE LOCAL UTILITY DISTRICT AND ARE SUBJECT TO THE LOCAL UTILITY DISTRICT'S REGULATIONS AS SHOWN.

DATE: \_\_\_\_\_

LOCAL UTILITY DISTRICT PROVIDED OR HIS AUTHORIZED REP.

**CERTIFICATE OF THE APPROVAL OF STREETS/ROADS**

I HEREBY CERTIFY THAT THE PROPOSED STREETS/ROADS SHOWN ON THIS PLAT ARE IN ACCORDANCE WITH THE GREENE COUNTY PLANNING COMMISSION AND THE GREENE COUNTY PLANNING COMMISSION HAS REVIEWED THE PLANNING IMPROVEMENTS IN CASE OF DETAIL. THE PLANNING COMMISSION HAS REVIEWED THE PLANNING IMPROVEMENTS IN CASE OF DETAIL. THE PLANNING COMMISSION HAS REVIEWED THE PLANNING IMPROVEMENTS IN CASE OF DETAIL.

DATE: \_\_\_\_\_

GREENE COUNTY PLANNING COMMISSION

**CERTIFICATE OF ACCURACY**

I HEREBY CERTIFY THAT THE PLAT, SYSTEM AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE BEST OF MY KNOWLEDGE AND BELIEF. I HAVE REVIEWED THE PLANNING IMPROVEMENTS AND THAT THE PLANNING IMPROVEMENTS ARE IN ACCORDANCE WITH THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS.

RECORDING ON: \_\_\_\_\_ DATE: \_\_\_\_\_

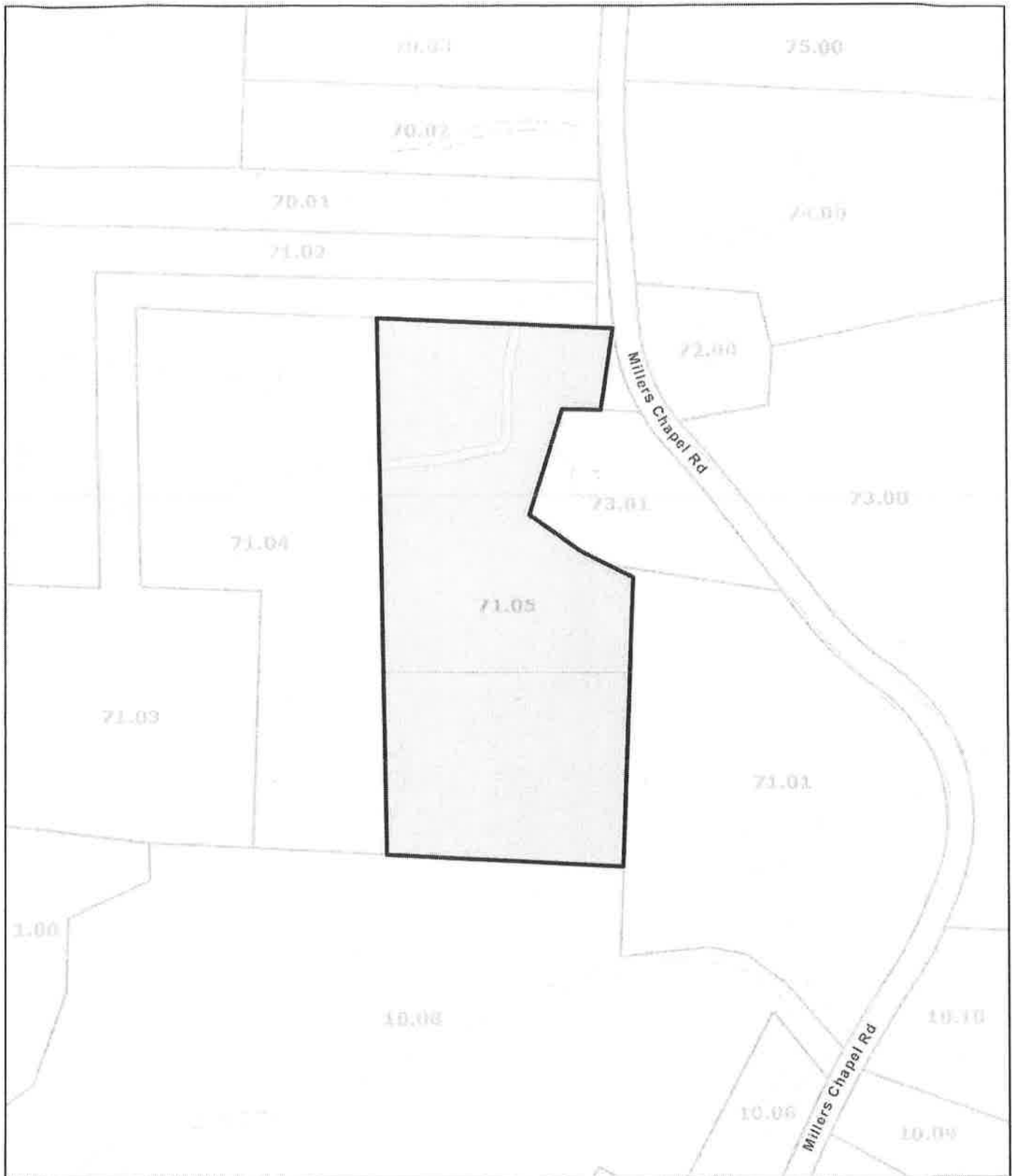
20 24

TOWNSHIP REGISTERED LAND SURVEYOR

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

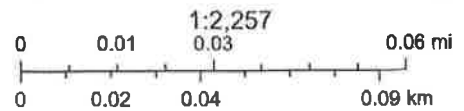
OWNER	DATE
OWNER	DATE
OWNER	DATE
OWNER	DATE

# Greene County - Parcel: 019 071.05



Date: March 7, 2024

County: Greene  
Owner: BEACH CHARLOTTE ETAL  
Address: MILLERS CHAPEL RD  
Parcel Number: 019 071.05  
Deeded Acreage: 3.34  
Calculated Acreage: 0



Esri Community Maps Contributors, Tennessee STS GIS, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/ NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, State of Tennessee, Comptroller of the Treasury







**CERTIFICATE OF ADVALTUE**

STATE OF TENNESSEE  
 GREENE COUNTY  
 I HEREBY CERTIFY THAT THE PLAT SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE GREENE COUNTY RECORDS ACT AND THE RECORDS ACT OF 1998. THE SURVEY HAS BEEN FILED AS SHOWN HEREON TO THE SUFFICIENT RECORDS OF THE GREENE COUNTY CLERK'S OFFICE.  
 WITNESSE MY HAND AND SEAL THIS 20th DAY OF FEBRUARY, 2024.  
 Brian T. Bartlett, CLERK



**CERTIFICATE OF OWNERSHIP/ACQUISITION**

I, THE UNDERSIGNED, HEREBY CERTIFY THAT I HAVE AND THE OWNER(S) OF THE PROPERTY SHOWN HEREON AND THE LINE HEREON ADOPT THIS PLAN OF SUBDIVISION WITH MY/OUR FREE CONSENT ESTABLISH THE MINIMUM BUILDING RESTRICTIONS OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

OWNER(S) \_\_\_\_\_ (DATE) \_\_\_\_\_  
 OWNER(S) \_\_\_\_\_ (DATE) \_\_\_\_\_

**NOTES**

1. SURVEY TO ALL EASEMENTS AND RIGHTS OF WAY OF RECORD.
2. ALL DISTANCES CALCULATED BY CHORDS UNLESS OTHERWISE NOTED.
3. BEING A PORTION OF THE PROPERTY AS DESCRIBED IN PLOD BOOK 342.
4. THE PROPERTY OF THIS PROPERTY LIES IN A SPECIAL FLOOD HAZARD ZONE AS SHOWN ON FLOOD INSURANCE RATE MAPS OF FEMA. COMMUNITY PANEL NO. 48060C0101. THE PROPERTY IS LOCATED WITHIN THE SPECIAL FLOOD HAZARD ZONE AS SHOWN ON THE FLOOD INSURANCE RATE MAPS OF FEMA. COMMUNITY PANEL NO. 48060C0101. THE PROPERTY IS LOCATED WITHIN THE SPECIAL FLOOD HAZARD ZONE AS SHOWN ON THE FLOOD INSURANCE RATE MAPS OF FEMA. COMMUNITY PANEL NO. 48060C0101.
5. A SURVEY PLAN IS REQUIRED TO BE OBTAINED FROM THE GREENE COUNTY CLERK'S OFFICE PRIOR TO CONSTRUCTION OF ANY IMPROVEMENTS OR A VIOLATION OF ANY APPLICABLE CODES OR REGULATIONS.

**STORM WATER/UTILITY EASEMENT STATEMENT**

THERE IS NO/DO NOT EXIST/SHOWN AN EASEMENT AREA A MINIMUM OF 10 FEET WIDE ALONG THE INTERIOR SIDE OF ALL LOT LINES FOR THE CONVEYANCE OF STORM WATER/SURFACE DRAINAGE FROM IMPROVEMENTS ON EACH LOT. SUCH STANDARD EASEMENT AREA IS IN ADDITION TO ANY EASEMENT AREA SHOWN ON THIS SURVEY. THE STANDARD EASEMENT AREAS AS MAY BE OPERATED BY THE CHARGED SURVEYOR AND/OR OWNER OF THE LANDS TO BE SURVEYED BY THE GREENE COUNTY REGIONAL PLANNING COMMISSION.

**CERTIFICATE OF APPROVAL FOR RECORDING**

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR ADEQUATE SURVEY IN THE INTERESTS OF THE PLANNING COMMISSION AND THAT THE PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE GREENE COUNTY CLERK.

SECRETARY \_\_\_\_\_ (DATE) \_\_\_\_\_  
 REGIONAL PLANNING COMMISSION

**SETBACK REQUIREMENTS**

ALL BUILDING SETBACKS SHALL CONFORM TO THE GREENE COUNTY ZONING ORDINANCE.

**Appalachian Surveying Consultants, P.A.**  
 Surveying/Land Planning  
 Brian T. Bartlett, PLS, CFS  
 NCBELS License No.: C-2898

4522 Ardenville Hwy  
 Greenville, TN 37743  
 Phone (828) 249-7280  
 www.appalachiansurveying.com  
 bartlett@appalachiansurveying.com  
 NCBELS License No.: C-2898

**CERTIFICATE OF APPROVAL OF EASEMENTS**

I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM OR SYSTEMS SHOWN ON THIS SURVEY HAS BEEN APPROVED BY THE GREENE COUNTY HEALTH DEPARTMENT AND THE GREENE COUNTY PLANNING COMMISSION. THE EASEMENTS SHOWN ON THIS SURVEY HAVE BEEN APPROVED BY THE GREENE COUNTY PLANNING COMMISSION AND THE GREENE COUNTY HEALTH DEPARTMENT. THE EASEMENTS SHOWN ON THIS SURVEY HAVE BEEN APPROVED BY THE GREENE COUNTY PLANNING COMMISSION AND THE GREENE COUNTY HEALTH DEPARTMENT.

CITY OR COUNTY HEALTH DEPARTMENT \_\_\_\_\_ (DATE) \_\_\_\_\_  
 REPRESENTATIVE \_\_\_\_\_

**DIVISION OF GROUNDWATER PROTECTION CERTIFICATION**

DATE \_\_\_\_\_  
 SPECIAL COUNTY HEALTH COMMISSION

**CERTIFICATE OF APPROVAL OF WATER SERVICES**

I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM OR SYSTEMS SHOWN ON THIS SURVEY HAS BEEN APPROVED BY THE GREENE COUNTY HEALTH DEPARTMENT AND THE GREENE COUNTY PLANNING COMMISSION. THE EASEMENTS SHOWN ON THIS SURVEY HAVE BEEN APPROVED BY THE GREENE COUNTY PLANNING COMMISSION AND THE GREENE COUNTY HEALTH DEPARTMENT.

CITY OR COUNTY HEALTH DEPARTMENT \_\_\_\_\_ (DATE) \_\_\_\_\_  
 REPRESENTATIVE \_\_\_\_\_

**CERTIFICATE OF ELECTRIC SERVICE**

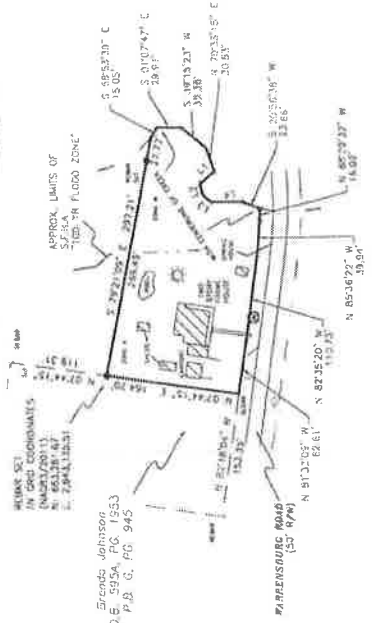
I HEREBY CERTIFY THAT THE PUBLIC ELECTRIC SERVICE SHOWN ON THIS SURVEY HAS BEEN APPROVED BY THE GREENE COUNTY HEALTH DEPARTMENT AND THE GREENE COUNTY PLANNING COMMISSION. THE EASEMENTS SHOWN ON THIS SURVEY HAVE BEEN APPROVED BY THE GREENE COUNTY PLANNING COMMISSION AND THE GREENE COUNTY HEALTH DEPARTMENT.

CITY OR COUNTY HEALTH DEPARTMENT \_\_\_\_\_ (DATE) \_\_\_\_\_  
 REPRESENTATIVE \_\_\_\_\_

**VICINITY MAP (NTS)**



LOT 1 AREA  
 2.677 ACRES  
 49,563 Sq Feet  
 30,480 SQ FT  
 REMAINING LOTS OF  
 GERARDINE KERR  
 D.B. 342, PG. 157  
 D.B. 112, PG. 157



BASED ON TN GRID NORTH (NAD83/2011)

**REGISTER OF RECORDS**

UNMARKED POINT
PK NAIL SET
IRON PIN FOUND
IRON SPIKE FOUND
IRON PIN FOUND
CALLS TO ROCK
CONCRETE FOUND
TRANSPIRENT
PKC MOUNTAIN
TELEPHONE PESTION
MANHOLE
SEWER CLEANOUT
LOCK POLE
POWER POLE
WATER METER
PK WATER VALVE
WELL
DRIP IRRIGATION INLET
OVERHEAD TELEPHONE
OVERHEAD ELECTRIC
FENCE

**GPS CERTIFICATION**  
 I, Brian T. Bartlett, hereby certify that this plat was drawn under my supervision and the following information was used to perform the survey:  
 (1) Date of survey: FEBRUARY 18, 2024  
 (2) Distance measured: 634.254  
 (3) Date of survey: FEBRUARY 18, 2024  
 (4) Station/Spot: BARTLETT/PLANS/2024/24  
 (5) Spot marks: 6883123  
 (6) Combine Grid Station: 6883123

**GREENE COUNTY REGIONAL PLANNING COMMISSION**  
 SUBDIVISION SURVEY  
**BRENDA JOHNSON**

PROFESSIONAL ADDRESS  
 578 COW DISTRICT  
 GREENE COUNTY, TENNESSEE  
 DATE: FEBRUARY 21, 2024  
 DRAWING NO.: 24-014  
 SCALE: 1"=40'



**SURVEY CLASSIFICATION CERTIFICATION**  
 I, BRIAN T. BARTLETT, HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE BOUND OF PRECISION OF THE INDICATED SURVEY IS 2.5MM.

# *Planning Commission Monthly Report*

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## **February 2024**

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Building, Zoning & Planning  
Permit Comparatives  
Deposit Comparatives