

Agenda
Greene County, TN Regional Planning Commission
Greene County Courthouse Annex Conference Room
204 North Cutler Street, Greeneville, TN 37744
September 9, 2025, at 1:00 p.m.

1. Call to order.
2. Approval of August 12, 2025, minutes.
3. Review and consider approving the Division of the Cora Sue Barkley Property (Charlie Doty Road Tract) for three lots totaling 4.00 acres, located adjacent to Charlie Doty Road in the 17th civil district.
4. Review and consider approving the Seaton 6.51 Ac Property Partition for five lots totaling 6.51 acres, located adjacent to Dodd Branch Road in the 18th civil district.
5. Review and consider granting a variance to Article III C. 1. b. Lot Arrangement of the *Greene County Subdivision Regulations* concerning lot frontage and pipestem width and approving the Division of the Glenna Estep Property for two lots totaling 2.99 acres, located adjacent to Erwin Highway in the 1st civil district.
6. Discussion of approving plats with duplication area for subsurface sewage disposal systems on lots that do not contain the principal use.
7. Review and consider approving the Subdivision of the Electric Avenue Mobile Entertainment Inc. property for two lots containing 2.986 acres, to be located adjacent to Old Wilson Hill Road in the 10th civil district.
8. Discuss a proposal from CANUP (pronounced “canopy”), the Coalition Addressing the Needs of the Unhoused People of Greene County, to place four “micro shelters” for a Transitional Housing Village
9. Review and consider revising the *Greene County Subdivision Regulations*, specifically Appendix D. Approval of Subdivision Lots with Existing Septic Systems.
10. Review and consider revising the *Greene County Subdivision Regulations*, specifically Article VI. Boundary Retracements and Land Division Surveys.
11. Administrative minor subdivisions.
 - Resubdivision of the Ricky and Priscilla Hensley Property for one lot totaling 1.08 acres, located adjacent to Kenneytown Road in the 11th civil district.
 - Survey of a Portion of Tract 1 – Hartman Acres for one lot totaling 1.02 acres, located adjacent to Burkey Road in the 5th civil district.
 - Part of the Jeanne and Gary Anderson Property for two lots totaling 5.28 acres, located adjacent to Bear Paw Lane in the 11th civil district.
 - Division of a Portion of the Judy Harbin Property for one lot totaling 0.63 acres, located adjacent to Horton Highway in the 17th civil district.

- Division of a Portion of the Justin Self Property for one lot totaling 3.94 acres, located adjacent to Stone Mountain Road in the 6th civil district.
 - Subdivision of the Phillip Earl McNabb and Robbie Lee Snider Property for two lots totaling 2.30 acres, located adjacent to Smelcer Road in the 4th civil district.
 - Replat of Lot 1 Marlin Jay Blake Property for one lot totaling 0.06 acres, located off Blake Lane in the 20th civil district.
 - Combination Plat of Tracts 2 and 3 of the Hipps Heights Subdivision for one lot totaling 2.51 acres, located adjacent to Lonesome Pine Trail in the 23rd civil district.
 - Division of a Portion of the Fillers Cornwell Property for one lot totaling 0.95 acres, located adjacent to Arlie Waddell Lane in the 18th civil district.
 - Redivision of Lots 3-5 of the J. D. Paul Property Subdivision for two lots totaling 5.37 acres, located adjacent to Spider Creek Road in the 15th civil district.
 - Division of a Portion of the Eric Fillers and Kenneth & Amy Panacek Property for two lots totaling 0.13 acres, located adjacent to Middle Creek Road in the 1st and 22nd civil districts.
 - Redivision of Lots 1 and 2 of the Harvey M. Solomon Property for two lots totaling 1.01 acres, located adjacent to Red Hill Road in the 22nd civil district.
 - Replat of Bowes & Johnson Lots 10, 11, & 18 for two lots totaling 2.30 acres, located adjacent to Nolichuckey Road in the 3rd civil district.
 - Michael Arrington Property for one lot totaling 1.46 acres, located adjacent to Houston Valley Road in the 18th civil district.
12. Review monthly report of all activities recorded for Building/Zoning/Planning Office.
13. Other Business.
- Discussion of the requirement that full-sized plats be presented at the Planning Commission meeting.
 - Receive a copy of proposed bylaws
 - Receive a copy of *Ethical Principles in Planning* (American Planning Association)
14. Adjournment.

Minutes of the Greene County Regional Planning Commission

A meeting of the Greene County, TN Regional Planning Commission was held on Tuesday, August 9, 2025, at 1:00 p.m.

Members Present/Absent

Gwen Lilley, Chairman
Nick Gunter, Vice Chairman
Gary Rector, Secretary
Lyle Parton, Alternate Secretary
Edwin Remine
Phillip Ottinger
Jason Cobble
Becky Rideout
Larry Justis

Staff Representatives Present/Absent

Kevin Morrison, County Mayor
Roger Woolsey, County Attorney
Amy Tweed, Planning Coordinator
Tim Tweed, Building Official
Lyn Ashburn, Planning Department
Kevin Swatsell, Road Superintendent

Also participating: Interested citizens

The Chairman called the meeting to order at 1:00 p.m. and welcomed attendees.

Approval of Minutes. The Chairman asked if members had received the draft minutes of the July 8, 2025, meeting. A motion was made by Edwin Remine, seconded by Lyle Parton, to approve the minutes as written. The motion carried unanimously.

Redivision of Tracts 3 & 9 of the Beryl McCracken Property Section 1. The Planning Commission reviewed and considered approving the final plat for Redivision of Tracts 3 & 9 of the Beryl McCracken Property Section 1 for five lots on 4.93 acres, located at the intersection of Armstrong Road and Milburton Road in the 15th civil district. Amy Tweed stated the distance from centerline met or exceeded the requirements, except for a short section on Milburton Road near its intersection with Armstrong Road (adjoining Lot 3A). The surveyor stated the pins at that location had been set by a previous surveyor at a distance 23.6 feet from centerline. Staff recommended that a variance be granted to the *Greene County Subdivision Regulations, Article III. A. 5. Additional Width on Existing Streets*, to not require dedication of 1.4 feet of additional right-of-way in this area as the dedication was not proportional to the impact of the proposed use of the property. Amy Tweed stated the plat met all applicable regulations, excepting signatures, and recommended approval subject to the addition of signatures and approval of a variance to Article III. A. 5. A motion was made by Phillip Ottinger, seconded by Nick Gunter, to approve a variance to Article III. A. 5, and to approve the plat subject to the addition of signatures. The motion carried unanimously.

Herbert Shelton Property. The Planning Commission reviewed and considered approving the final plat for the Herbert Shelton Property for six lots on 17.40 acres, located adjacent to Greystone Road in the 1st civil district. Amy Tweed stated Tract 1 contained two homes, Tracts 2 and 5 were vacant, and Tracts 3, 4, and 6 contained homes. Staff stated an access easement was present for Lots 5 and 6, over the location of a meandering common driveway. Amy Tweed recommended approval, subject to the addition of signatures, as the plat met all other applicable

requirements. A motion was made by Lyle Parton, seconded by Gary Rector, to approve the plat subject to the addition of signatures, as the plat met all other applicable requirements. The motion carried unanimously.

Hampton Spring Pump House and Load Station. The Planning Commission reviewed and considered approving the lot size for the Hampton Spring Pump House and Load Station to be located in an A-1, General Agriculture District, on tax parcel 125-053.01, adjacent to Greystone Road at Middle Creek Road. Tim Tweed stated the *Zoning Resolution* required that, in the A-1, General Agriculture District, lot sizes for uses other than single family detached structures and small woodworking shops were subject to review by the Planning Commission. The size of the proposed use was 16.77 acres. A motion was made by Nick Gunter, seconded by Becky Rideout, to approve the lot size for the proposed use. The motion carried unanimously.

Administrative minor subdivisions. The Planning Commission was informed that the following subdivisions had been approved since the last meeting.

- Division of a Portion of the Hal & Patsy Stills Estate, for one lot totaling 0.99 acres located adjacent to Stills Road in the 9th civil district.
- Survey of a Portion of the Patricia Merzlak Property for one lot totaling 0.69 acres, located adjacent to Valleydale Road in the 19th civil district.
- Replat of Delbert Ridley Estate (Lots 1 & 2) for one lot totaling 1.009 acres, located adjacent to Marvin Road in the 7th civil district.
- Property Survey for Shirley Wright for one lot totaling 1.44 acres, located adjacent to McDonald Road in the 4th civil district.
- Division of the Bradbury Property for two lots totaling 5.02 acres, located adjacent to Old Stage Road in the 15th civil district.
- Claude Ricker Jr. Property for one lot totaling 0.29 acres, located off Greene Mountain Road in the 22nd civil district.
- Tommy Shanks Property for one lot totaling 1.00 acres, located adjacent to Fishpond Road in the 1st civil district.
- Division of the Laurie Richardson Property for two lots totaling 1.34 acres, located adjacent to Tiny Lane in the 24th civil district.
- Survey of a Portion of the Jonathon Weems Property for one lot totaling 2.21 acres, located adjacent to Cox Road in the 8th civil district.
- Richard A. Ramsey Property for one lot totaling 1.04 acres, located adjacent to Mohawk Ridge Road in the 6th civil district.
- Survey for Blake Dyck and Mariah Dyck for one lot totaling 1.00 acres, located adjacent to Harold Cemetery Road in the 12th civil district.

A motion was made by Gary Rector, seconded by Phillip Ottinger, to accept the list. The motion carried unanimously.

Boundary retracement survey review. Amy Tweed stated she had reviewed a boundary retracement survey for a 33.10 acre tract (Trey and Kelsie Clark Property and Part of the Jonathan Gove Property) located adjacent to South Wesley Chapel Road in the 21st civil district. No action was needed by the Planning Commission.

Monthly activity report for Building/Zoning/Planning Office. Tim Tweed discussed the monthly department activity report. A motion was made by Edwin Remine, seconded by Lyle Parton, to accept the report. The motion carried unanimously.

Other Business.

Work session with TDEC and surveyors. Amy Tweed stated that a work session had been held between the Planning Department, representatives of the Tennessee Department of Environment and Conservation, the County Attorney, and surveyors, on July 21, 2025. The main topic of discussion was the appropriate requirements for approval of lots with existing septic systems. Staff stated a proposed revision to the *Subdivision Regulations* would be presented at the meeting on September 9, 2025.

Work session with surveyors. Lyn Ashburn stated that a work session had been held between the Planning Department, County Attorney, surveyors, and Karen Ottinger, Register of Deeds, on July 31, 2025, to discuss boundary surveys. A second meeting was scheduled for August 19, 2025. It was anticipated that proposed changes to the Subdivision Regulations would be presented at the September 9, 2025, meeting.

Changed meeting date. Amy Tweed stated that the November 2025 meeting fell on Veterans Day, and recommended the meeting be moved to November 18, 2025, the following Tuesday. The consensus of the Planning Commission was to move the meeting date to November 18th at 1:00 p.m. in the 1st Floor Conference Room.

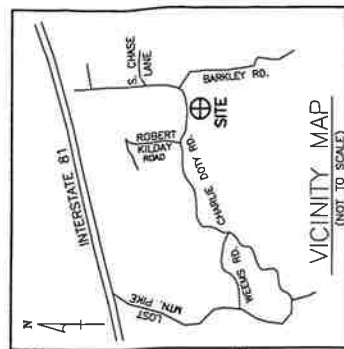
Education. Lyn Ashburn conducted an education session on contract zoning and conditional zoning.

There being no further business, a motion was made by Lyle Parton, seconded by Nick Gunter, to adjourn. The motion carried unanimously. The meeting adjourned at 2:45 p.m.

Approved as written: _____

Secretary: _____

Chairman/Vice Chairman: _____



VICINITY MAP
(NOT TO SCALE)

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

THIS R/K GNS SURVEY WAS PERFORMED USING CARLSON BR77 DUAL FREQUENCY RECEIVERS. THE GEOID MODEL USED IS GEODID8 BASED ON AN OPUS CORRECTION. THE ELEVATION OF THE CORNER IS 0.899932. ALL DISTANCES ARE REFERENCED TO GROUND. THE PRECISION OF THE MEASUREMENTS DOES NOT EXCEED 0.06'.

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

—FOR REVIEW—

TAX REF.: TAX MAP 20 PARCEL 6.03
DEED REF.: D.B. 268 PG. 116

DIVISION OF THE
CORA SUE BARKLEY PROPERTY
(CHARLIE DOTY ROAD TRACT)

17TH CIVIL DISTRICT GREENE CO. TN

AZIMUTH ENGINEERING, INC.
Engineers • Surveyors • Planners
P.O. BOX 1466 GREENEVILLE, TN 37744 (423) 638-9191

SCALE: 1"=100' DATE: 06/12/2025
JOB NO. 24SU151 DRAWN BY CAD: ADO
FILE LOC. NET FILE NAME 24SU151A

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATION OF THE STATE OF TENNESSEE, AND WITH THE EXCEPTION OF SUCH VIOLATIONS, IF ANY, AS NOTED HEREON, THAT IT IS A TRUE AND CORRECT REPRESENTATION OF THE ACTUAL SURVEY AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE GREENE COUNTY CLERK OF RECORDS AND DEEDS.

AMOUNT OF \$ _____ HAS BEEN POSTED WITH THE PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

DATE _____

SECRETARY, GREENE CO. REGIONAL PLANNING COMMISSION

GENERAL NOTES:

- 1) SETBACKS SHALL CONFORM TO THE GREENE COUNTY ZONING ORDINANCE.
- 2) DIVISION OF GROUNDWATER PROTECTION APPROVAL OF SUBSURFACE DISPOSAL AREA IS REQUIRED PRIOR TO USE FOR BUILDING PURPOSES.

Stormwater/Utility Easement Statement

There is hereby established an easement over a minimum 10' wide strip of land for the purpose of installing, maintaining, and repairing stormwater management facilities and utility lines. The easement shall be subject to the terms and conditions of the Stormwater Management Ordinance and the Utility Easement Ordinance of the Greene County Regional Planning Commission.

CERTIFICATE OF APPROVAL BY THE GREENEVILLE ENERGY AUTHORITY

THE SIGNATURE BELOW CERTIFIES THAT, SUBJECT TO THE REQUIREMENTS OF THE GREENEVILLE ENERGY AUTHORITY, THE EXTENSION, REPAIRS, OR REPLACEMENT OF THE UTILITY SYSTEMS, INCLUDING BUT NOT LIMITED TO, THE LOCAL UTILITY DISTRICT, AND ARE HEREBY APPROVED AS SHOWN.

DATE _____

LOCAL UTILITY DISTRICT PROVIDER OR HIS AUTHORIZED REP.

CERTIFICATE OF THE APPROVAL OF WATER SYSTEMS

I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM OR SYSTEMS INSTALLED OR PROPOSED FOR THE SUBDIVISION SHOWN HEREON, INCLUDING BUT NOT LIMITED TO, THE LOCAL UTILITY DISTRICT, AND ARE HEREBY APPROVED AS SHOWN.

DATE _____

LOCAL UTILITY DISTRICT PROVIDER OR HIS AUTHORIZED REP.

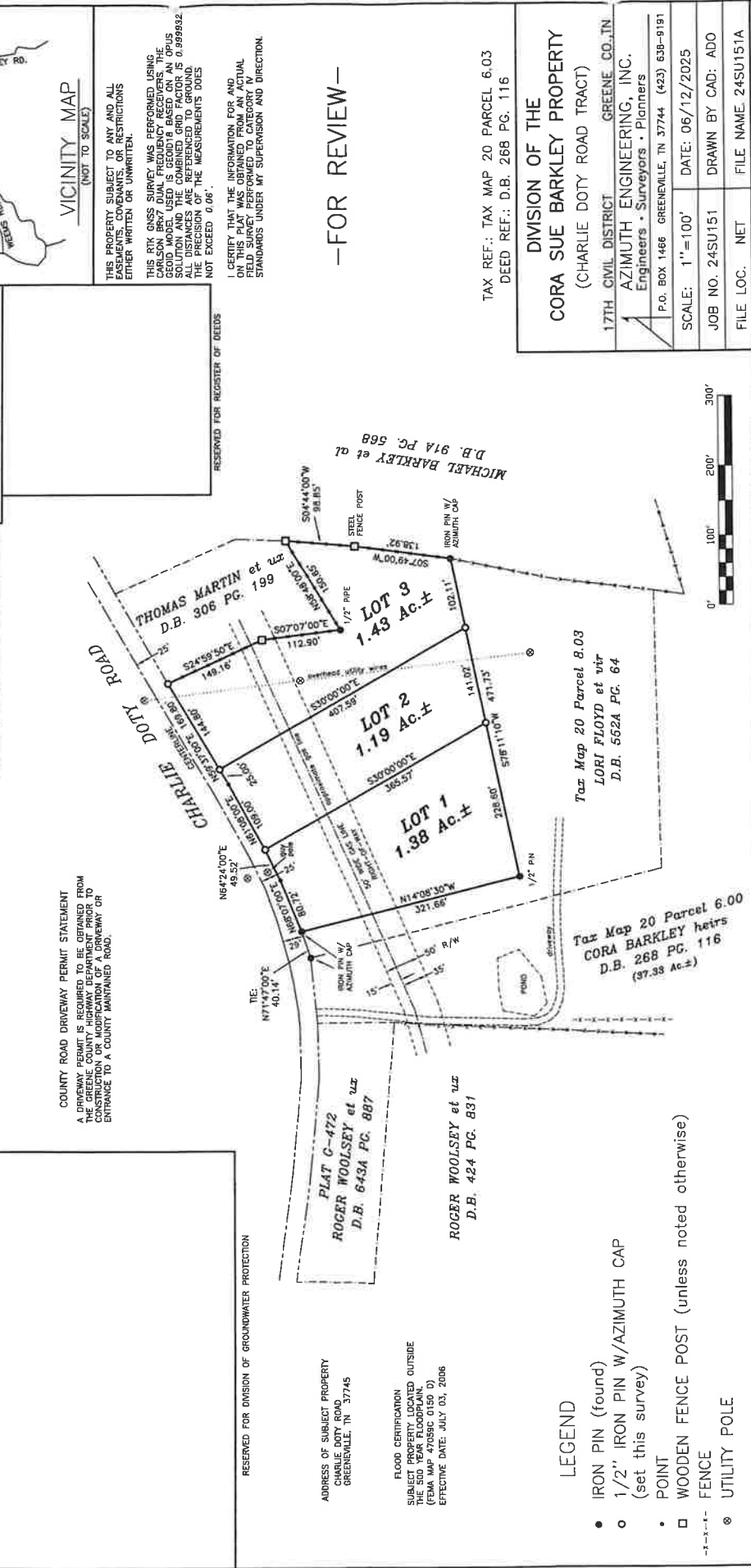
CERTIFICATE OF THE APPROVAL OF STREETS/ROADS

I HEREBY CERTIFY THAT THE PLAN SHOWN AND THE EXISTING COUNTY ROAD FOUND ON THE GREENE COUNTY ROAD LIST, SHALL COMPLY WITH THE REQUIREMENTS OF THE GREENE COUNTY PLANNING COMMISSION, AND THE PRELIMINARY SUBDIVISION REGULATIONS, AND THE PRELIMINARY PLANNING COMMISSION.

3. STATE ROUTE 15 IS NOT EVALUATED BY THE GREENE COUNTY PLANNING COMMISSION, AND PLAT APPROVAL DOES NOT CONSTITUTE APPROVAL OF THE STATE ROUTE.

DATE _____

GREENE COUNTY HWY SUPERINTENDENT / AUTHORIZED APPOINTEE



RESERVED FOR DIVISION OF GROUNDWATER PROTECTION

ADDRESS OF SUBJECT PROPERTY
CORA SUE BARKLEY
GREENEVILLE, TN 37745

FLOOD CERTIFICATION
SUBJECT PROPERTY LOCATED OUTSIDE THE 500 YEAR FLOODPLAIN.
(FEMA MAP 47058C 0150 D)
EFFECTIVE DATE: JULY 01, 2006

LEGEND

- IRON PIN (found)
- 1/2" IRON PIN W/AZIMUTH CAP (set this survey)
- POINT
- WOODEN FENCE POST (unless noted otherwise)
- UTILITY POLE

| CERTIFICATE OF OWNERSHIP AND DEDICATION | | CERTIFICATE OF ACCURACY | | CERTIFICATION OF THE APPROVAL OF STREETS/ROADS | | CERTIFICATE OF APPROVAL OF WATER SYSTEMS | | CERTIFICATE OF APPROVAL BY THE GREENEVILLE ENERGY AUTHORITY | |
|---|------|-------------------------|------|--|---|--|---|---|------------------------------|
| OWNER | DATE | OWNER | DATE | I HEREBY CERTIFY THAT THE PLAN SHOWN AND THE EXISTING COUNTY ROAD FOUND ON THE GREENE COUNTY ROAD LIST, SHALL COMPLY WITH THE REQUIREMENTS OF THE GREENE COUNTY PLANNING COMMISSION, AND THE PRELIMINARY SUBDIVISION REGULATIONS, AND THE PRELIMINARY PLANNING COMMISSION. | 3. STATE ROUTE 15 IS NOT EVALUATED BY THE GREENE COUNTY PLANNING COMMISSION, AND PLAT APPROVAL DOES NOT CONSTITUTE APPROVAL OF THE STATE ROUTE. | I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM OR SYSTEMS INSTALLED OR PROPOSED FOR THE SUBDIVISION SHOWN HEREON, INCLUDING BUT NOT LIMITED TO, THE LOCAL UTILITY DISTRICT, AND ARE HEREBY APPROVED AS SHOWN. | THE SIGNATURE BELOW CERTIFIES THAT, SUBJECT TO THE REQUIREMENTS OF THE GREENEVILLE ENERGY AUTHORITY, THE EXTENSION, REPAIRS, OR REPLACEMENT OF THE UTILITY SYSTEMS, INCLUDING BUT NOT LIMITED TO, THE LOCAL UTILITY DISTRICT, AND ARE HEREBY APPROVED AS SHOWN. | DATE | GREENEVILLE ENERGY AUTHORITY |
| | DATE | | DATE | | | | | | |

| | | | |
|----------------|---------------------|----------------|----------|
| TOTAL ACRES | 4.00 ± | TOTAL LOTS | 3 |
| ACRES NEW ROAD | 0.00 | MILES NEW ROAD | 0.00 |
| DEVELOPER | CORA BARKLEY heirs | CIVIL DISTRICT | 17TH |
| SURVEYOR | AZIMUTH ENGINEERING | CLOSURE ERROR | 1/10,000 |

FLOOD NOTE: _____
 "X" of _____, which bears an effective date of _____
 by graphic plotting only, this property is in Zone(s) _____
 of the Flood Insurance Rate Map/Community Panel No. _____
 47059C0375D
 07/03/2006 and is not in a Special Flood Hazard Area.

DIVISION OF CONSUMER AFFAIRS PROTECTION

STRUCTURE OF DRUGS

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | N 59°35'47" E | 96.59' |
| L2 | N 32°24'41" W | 90.76' |
| L3 | N 73°04'13" E | 25.58' |
| L4 | N 68°04'51" E | 111.22' |
| L5 | N 31°35'57" W | 35.99' |
| L6 | N 28°22'09" W | 89.10' |
| L7 | S 31°35'57" E | 140.00' |
| L8 | N 33°45'09" W | 144.29' |

- ☐ 1 1/2" IRON PIN SET (TPSI CAP)
- ☒ 1 1/2" IRON PIN FOUND

MISCELLANEOUS NOTES:

THE BUILDING SET-BACK LINES SHALL BE AS PER THE PARTICULAR ZONING ORDINANCE IN EFFECT UPON THE SUBJECT PROPERTY.

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

THERE IS HEREBY ESTABLISHED AN EASEMENT AREA A MINIMUM OF 7 1/2' WIDE ALONG THE INTERIOR SIDE OF ALL LOT LINES FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND THE CONVEYANCE OF STORMWATER RUNOFF FROM IMPROVEMENTS ON EACH LOT. SUCH STANDARD EASEMENT AREA IS IN ADDITION TO ANY OTHER STRUCTURAL OR NONSTRUCTURAL STORMWATER EASEMENTS AS MAY BE DELINEATED BY THE LICENSED SURVEYOR AND/OR ENGINEER OR THAT WHICH MAY BE REQUIRED BY THE GREENE COUNTY REGIONAL PLANNING COMMISSION.

PROPERTY REFERENCE:

LAWRENCE SEATON L/E
DB - 514A/PG. - 2580
TAX MAP 165
PARCEL 045.02

405 N BOONE STREET
JOHNSON CITY TN 37604 423-915-1136

GREENE COUNTY REGIONAL PLANNING COMMISSION

SEATON 6.51 AC.+ PROPERTY PARTITION

TOTAL ACRES 6.51 TOTAL LOTS 5

| ACRES | NEW ROAD | MILES | NEW ROAD |
|-------|----------|-------|----------|
| 1 | 0 | 0 | 0 |

SURVEYOR CHARLES T. JOHNSON JR. CIVIL DISTRICT CLOSURE ERROR 1-

$$\text{SCALE } 1'' = \frac{100'}{1}$$

STATE OF GREENWICH ENERGY AUTHORITY

The signature below certifies that, subject to existing CCA line extensions and other applicable laws, the information provided in this application is true and correct. The undersigned hereby certifies that the information provided in this application is true and correct. The undersigned hereby certifies that the information provided in this application is true and correct.

 20
Date

ALTERNATIVE AGING TREATMENT

_____ hereby certifies that the public water utility system or systems installed, provide water service to lat(s) _____, meet the requirements of the local utility district, and is hereby approved.

_____ hereby certifies that lat(s) _____ is/are not served by a public water system, and the expense of installing a well or providing water service from a private water service is the responsibility of the owner(s) thereof.

[illegible]

CERTIFICATION OF THE APPROVAL OF STREETS/ROADS

herbivory/entomology (insects)

1. Adequate right-of-way dedication on an existing county road within the Grimes County, Texas, and within the lot as proposed for the proposed development.
2. All easements and encroachments in accordance with the Grimes County Backyard Regulations, and the preliminary plans as approved by the Grimes County Commissioners.
3. State funds _____ is not evidenced by Grimes County, pursuant to the Grimes County Backyard Regulations, and the proposed development (no signature, plat approved) does not constitute approval of this statement.
4. Plat has been approved with a performance guarantee set by the Grimes County Backyard Regulations, and the Grimes County Backyard Regulations.

Date 20

CERTIFICATE OF ACCURACY

I hereby certify that I am (we are) the owner(s) of the property herein and described herein and that (we) hereby notify the plan of subdivision with my (our) free consent, that the minimum building restriction lines, and details of streets, alleys, walks, ponds, and other open spaces to be shown on the plan are correct and true.

Date _____ 20 ____

WILLIAMSON COUNTY, MISSOURI

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described herein and that I (we) hereby assign this plan of subdivision with my (our) fees, covenants, conditions and restrictions to the following parties to establish the minimum building restriction (area, and dedicate as streets, ways, alleys, parks, and other open spaces to:

Date _____ 20____

NORTH RECONCILED TO THE
TENNESSEE STATE PLANE
COORDINATE SYSTEM (N.A.D. 83
1985 ADJUSTMENT).

Lot 1 and 2 have not been evaluated, pursuant to this plot review, for a subsurface seepage disposal system and plot approval them not constitute approval of these lots.

FLOOD CERTIFICATION
SUBJECT PROPERTY LOCATED OUTSIDE
THE 500 YEAR FLOODPLAIN.
(FEMA MAP 47059C 0285 D)
EFFECTIVE DATE: JULY 03, 2006

11/23/2018 - 11:33:36 AM
16009344

| | |
|---------------------|-------|
| 1203-AL-PLAT | 16.00 |
| APRIL BATCH: 151195 | 3.00 |
| PLAT CABINET: J | 11.00 |
| SLIDE: 654 | |
| REG FEE | 16.00 |
| GO FEE | 3.00 |
| TOTAL | 19.00 |

STATUS: INQUIRY OPEN TODAY
JOB PAPER: NUNALLY

ERWIN HIGHWAY (STATE HIGHWAY 107)
CENTERLINE

I CERTIFY THAT THE INFORMATION FOR AND ON THIS PLAT WAS OBTAINED FROM AN ACTUAL FIELD SURVEY PERFORMED TO CATEGORY 1 STANDARDS UNDER MY SUPERVISION AND DIRECTION AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:10,000.



DIVISION OF THE
GLENNA ESTEPP PROPERTY

| | | |
|-----|-------------------------------------|--------------------|
| 151 | CIVIL DISTRICT | GREENE CO., TN |
| 1 | AZIMUTH ENGINEERING, INC. | |
| | Engineers - Surveyors - Planners | |
| | P.O. BOX 1466 GREENEVILLE, TN 37744 | (423) 636-8191 |
| | SCALE: 1"=40' | DATE: 11/10/2016 |
| | JOB NO. 16SU116 | DRAWN BY CAD: ADO |
| | FILE LOC. NET | FILE NAME: 16SU116 |

GREENE COUNTY PLANNING COMMISSION

| | | | |
|----------------|---------------------|----------------|----------|
| TOTAL ACRES | 1.43 ± | TOTAL LOTS | 2 |
| ACRES NEW ROAD | 0.00 | MILES NEW ROAD | 0.00 |
| DEVELOPER | GLENN A ESTEPP | CIVIL DISTRICT | 1ST |
| SURVEYOR | AZIMUTH ENGINEERING | CLOSURE ERROR | 1/10,000 |

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE ORDINANCE OF THE BOARD OF SUPERVISORS OF TARRANT COUNTY, TEXAS.

I/WE HEREBY CERTIFY THAT I/AM/WE AND THE OWNER(S) OF THE PROPERTY SHOWN AND DISCLOSED HEREON AND THAT I/WE HEREBY ABOUT THIS PLAN OF SUBDIVISION WITH ANY/OUR) FUTURE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL STREETS, ALLEYS, BALCONY, PARKS, AND OTHER OPEN SPACES TO

INDUSTRY COUNTRY THAT THE SUBCOMMITTEE PLAT SHOWN HEREIN HAS BEEN FOUND TO COMPLY WITH THE SUBCOMMITTEE REGULATIONS FOR GREENE CO. TENNESSEE WITH THE EXCEPTION OF SUCH VARIANCES. BY ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RE-

OWNER Almona Estep DATE 11-14-16
OWNER W. K. K. DATE 11-14-18

11/17/46
DATE
Henry C. [Signature]
SECRETARY
REGIONAL PLANNING COMMISSION

LEGEND

- 1/2" IRON PIN (found)
- 1/2" IRON PIN w/AZIMUTH CAP
(set this survey)
- POINT
- UTILITY POLE

Greene County - Parcel: 113 024.01



Date: September 2, 2025

County: GREENE

Owner: TEOTWAWKI TRUST JOSEPH A TADLOCK ETAL TRUSTEES

Address: ERWIN HWY 4720

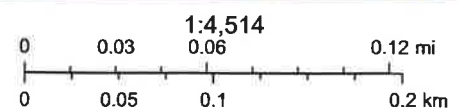
Parcel ID: 113 024.01

Deeded Acreage: 2.99

Calculated Acreage: 0

Vexcel Imagery Date: 2023

Sharon Tadlock



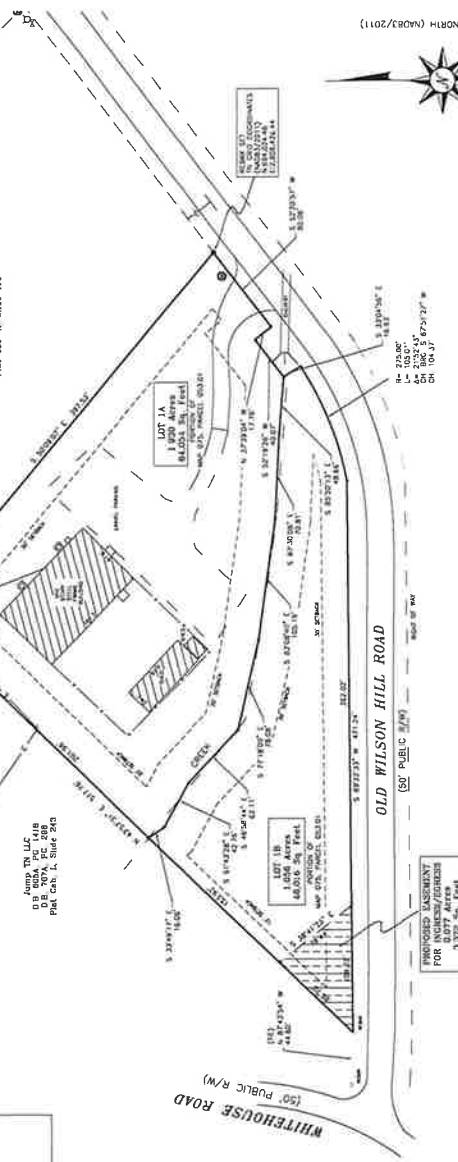
State of Tennessee, Comptroller of the Treasury, Division of Property Assessments (DPA), Esri Community Maps Contributors, State of North Carolina DOT, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

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



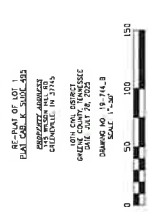
VICINITY MAP
IN 1:50,000

Permittee: Electric Avenue, Inc.
Project: Mobile Entertainment, Inc.
Site: 0.077 Acres
Map: 0.077 Acres



BASED ON TN GRID NORTH (NOV/2011)

GREENVILLE
PLANNING
COMMISSION
SUBDIVISION OF THE
ELECTRIC AVENUE
MOBILE ENTERTAINMENT,
INC.



CERTIFICATE OF APPROVAL FOR RECORDING

I, the undersigned, being duly sworn, depose and say that the foregoing is a true and correct copy of the original as the same appears in the records of the County of Greene, Tennessee.

(1) Name of Survey: Electric Avenue, Inc.
(2) Name of Survey: Electric Avenue, Inc.
(3) Date of Survey: 08/11/2011
(4) Name of Surveyor: J. L. Smith
(5) Name of Subdivider: Electric Avenue, Inc.
(6) Name of Subdivider: Electric Avenue, Inc.
(7) Name of Subdivider: Electric Avenue, Inc.

DATE: 08/11/2011

CERTIFICATE OF APPROVAL FOR RECORDING

I, the undersigned, being duly sworn, depose and say that the foregoing is a true and correct copy of the original as the same appears in the records of the County of Greene, Tennessee.

(1) Name of Survey: Electric Avenue, Inc.
(2) Name of Survey: Electric Avenue, Inc.
(3) Date of Survey: 08/11/2011
(4) Name of Surveyor: J. L. Smith
(5) Name of Subdivider: Electric Avenue, Inc.
(6) Name of Subdivider: Electric Avenue, Inc.
(7) Name of Subdivider: Electric Avenue, Inc.

DATE: 08/11/2011

CERTIFICATE OF APPROVAL FOR RECORDING

I, the undersigned, being duly sworn, depose and say that the foregoing is a true and correct copy of the original as the same appears in the records of the County of Greene, Tennessee.

(1) Name of Survey: Electric Avenue, Inc.
(2) Name of Survey: Electric Avenue, Inc.
(3) Date of Survey: 08/11/2011
(4) Name of Surveyor: J. L. Smith
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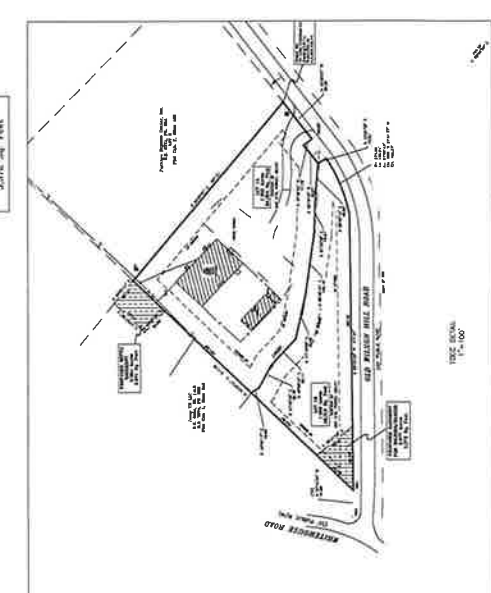
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DATE: 08/11/2011

4522 Asheville Hwy
Greenville, TN 37615
Phone (423) 243-7280
www.apalachiansurveying.com

Apalachian
Surveying & Planning
Consultants, P.A.
Surveying & Planning
4522 Asheville Hwy
Greenville, TN 37615
Phone (423) 243-7280
www.apalachiansurveying.com

CANUP REQUEST
FOR SITE
APPROVAL

TOVAR JOSE LUIS

099 07208 000

A JUAN

099 07210 000

Holly Creek Rd

GRAVEL
ENTRY

PROPOSED PLACEMENT
OF 4 MICRO SHELTERS
TOWARD FRONT OF LOT
(16' x 6' EACH -
SPACED TO MEET
CODE AS REQUIRED)

SEXTON PAUL E

099 07212 000

PROPOSED SITE
FOR SHELTER PLACEMENT

ALCANTARA LETICIA

099 07214 000

THOMAS JER



How to Build a **CONESTOGA HUT**

An Inexpensive and Durable Micro-Shelter

Erik de Buhr

EDITED BY Guy Maynard



Micro Shelter in building progress



Micro Shelter inside view



Micro Shelter

MEMORANDUM

To: The Greene County Regional Planning Commission
From: Lyn Ashburn, Research/Special Projects
Amy Tweed, Planning Coordinator
Date: September 1, 2025
Subject: Proposed change to the *Subdivision Regulations* concerning boundary surveys

Planning staff met with local surveyors, the County Attorney, and the Register of Deeds on July 31st and August 19th, 2025, to discuss boundary surveys. Most of the surveyors, as well as Karen Ottinger, Greene County Register of Deeds, preferred the following standards:

- Boundary surveys under five acres are certified by the Planning Coordinator.
- Boundary surveys for five acre or larger tracts can be recorded without Planning Coordinator certification regardless of when the lot/tract was created. (Existing regulations state that lots created by deed after 8/1/84, when enforcement of subdivision regulations began, could only be recorded if they went through the subdivision process.)
- Lots previously created by plat can be combined with other lots using a boundary survey.
- If a boundary survey combines sub-five acre lots that were created by a subdivision plat, and the resulting size is five acres or more, the survey can be recorded without certification by the Planning Coordinator.

After extensive research, an additional meeting with the County Attorney, and input from an American Institute of Certified Planner (AICP) at CTAS, staff opinion is that most of what the surveyors want is possible, with the following exceptions:

1. Previously subdivided lots cannot be combined using a boundary survey. Because state law defines a subdivision to include “resubdivision”, and combining subdivided lots is a resubdivision, lots created by a subdivision plat can only be combined or further divided by another subdivision plat. Since this can be done as an administrative plat, and a signature by TDEC would not be required (because the original lots were approved by TDEC), the replat process would be much quicker than the original plat process.
2. It does not meet the intent of state planning legislation to permit all sub-five acre tracts created by deed (not plat) to be placed on a boundary survey. Because our regulations have been in place since 1972, permitting all deeded lots to be shown on boundary surveys, regardless of when they were approved, lets these lots bypass the subdivision process. As it is, boundary surveys are permitted to be recorded without being subdivided, up to 8/1/1984, when enforcement staff were hired.

Note: While enforcement of the *Zoning Resolution* began on 8/1/1984, enforcement of the *Subdivision Regulations* really didn’t take place until creation of the Planning Coordinator position in 2006. Staff proposes the cutoff date for approval of deeded lots to be revised to 7/1/2006.

The following proposal is lengthy because definitions and certifications need to be created, but the result is:

1. Standard and combination boundary surveys with tracts ≤ 5 acres must be certified by the Planning Coordinator before being recorded, if the tracts were created between 7/1/1972 (adoption of subdivision regulations) and 7/1/2006 (hiring of Planning Coordinator).
2. Tracts created before 7/1/1972 are not required to be submitted to the Planning Coordinator for certification.
3. All types of boundary and combination boundary surveys with tracts ≥ 5 acres that were created by deed can be recorded without Planning Coordinator certification regardless of when the tract was created.
4. Lots containing less than five acres that were created by plat, or previously resubdivided, are permitted to be shown on small tract boundary surveys but cannot be included on a combination boundary survey.
5. If the total area of a standard boundary survey containing previously subdivided lots is ≥ 5 acres, it does not have to be certified by the Planning Coordinator (no lot lines being removed).
6. Tracts smaller than five acres that were created after 7/1/2006 can only be shown on combination boundary surveys, unless they go through the subdivision process. Then they can be shown on small tract boundary surveys.

Planning staff proposes the following changes to the *Subdivision Regulations*.

Proposal. Remove **Article VI Boundary Surveys** in its entirety, replace with the following:

ARTICLE VI. BOUNDARY SURVEYS

A. General information.

1. Lots containing less than five (5) acres which were previously created by subdivision plat can only be combined through the subdivision process, regardless of the size of the resulting lot.
2. Right-of-way cannot be dedicated by boundary survey.

B. Definitions

1. Boundary survey: A drawing created by locating and re-establishing the original boundary of one or more deeded tracts based on historical records, legal descriptions, and physical evidence such as monuments or markers. All boundary surveys are recorded in the Boundary Survey Cabinet in the Register of Deeds office.
 - a. Small tract boundary survey: One or more of the tracts shown on the survey contain less than five (5) acres.
 - i. All boundary surveys for small tracts created between July 1, 1972, and July 1, 2006, are reviewed and certified by the Planning Coordinator.
 - ii. Tracts created before 7/1/1972 are not required to be certified (before regulations).
 - iii. Tracts created after 7/1/2006 must go through the subdivision process to be recorded.
 - iv. If the property owner wants to show a tract containing less than five acres that was created between 7/1/1972 and 7/1/2006 on a boundary survey, and tracts containing five acres or more are also shown, the boundary survey must be certified by the

- Planning Coordinator. The boundary survey does not have to be certified if a combination boundary survey is used, because the total boundary area is ≥ 5 acres.
- v. If composed of more than one tract, the interior deeded lines must be shown as a solid line but may be printed as a lighter weight line than the exterior boundary line.
 - vi. To be recorded, boundary surveys with small tracts must contain the following information: tax map ID of each tract; Certificate of Planning Coordinator Approval; Certificate of Compliance with TCA 13-3-401; Certificate of Ownership (Boundary Survey); and a 3" block for the Register of Deeds Office.
- b. Large tract boundary survey.
 - i. All tracts shown on the survey contain five or more acres.
 - ii. The survey is not reviewed or certified by the Planning Coordinator.
2. Combination boundary survey. A survey where multiple lots/tracts are combined into one tract, and the lots lines being removed are shown as dashed lines.
- a. Small tract combination surveys.
 - i. Combination boundary surveys that contain less than five acres (after tracts are combined), are reviewed and certified by the Planning Coordinator.
 - ii. Previously subdivided lots cannot be shown on a combination boundary survey, because they can only be combined by subdivision plat.
 - iii. Combination boundary surveys where some of the original tracts are less than five acres, but the ending size is five acres or greater, are not reviewed and certified by the Planning Coordinator.
 - iv. The small tract combination boundary survey must contain the: tax map ID for each tract; Certificate of Compliance with TCA 13-3-401; Certificate of Ownership (Combination Boundary Survey); Certificate of Planning Coordinator Approval; and a 3" block for the Register of Deeds.
 - b. Large tract (\geq five acres) combination boundary surveys are not reviewed or certified by the Planning Coordinator.
3. Boundary survey, unapproved:
- a. A survey of property containing less than five (5) acres that was divided from its parent tract after 7/1/2006, without undergoing the subdivision approval process.
 - b. Unapproved boundary surveys do not meet the requirements for recording in the Register of Deeds office, but they may be recorded if they go through the subdivision process.
4. Boundary survey (large tract division):
- a. A division of land where the parent tract and all new tracts are five (5) acres or larger in size.
 - b. Surveys for this type of land division are not reviewed or approved by the Planning Commission or Planning Coordinator.
5. Resubdivision: any change to a previously approved subdivision plat involving the creation, dissolution, or movement of an approved lot line.
6. Subdivision: "any division of less than five (5) acres for the purpose, whether immediate or future, of sale or building development, and includes resubdivision and, when appropriate to the context, relates to the process of resubdividing or to the land or area subdivided;" T.C.A. §13-3-401.

Proposal. Revise Appendix B Forms for Final Plat Certifications to add the following certificates:

1. For all standard boundary surveys (non-combination surveys).

Certificate of Compliance with TCA 13-3-401 (Boundary survey): I hereby certify that this survey complies with the requirements of TCA 13-3-401, and each tract contains (circle which applies):

- 1). A minimum of five acres; or
- 2). Less than five acres and was created by deed before 7/1/1972; or
- 3). Less than five acres and was created by deed between 7/1/1972 and 7/1/2006.

Registered Land Surveyor

TN License No.

Date

Certificate of Ownership (Boundary Survey): I/we hereby certify that I am/we are the owner(s) of the property shown hereon, I/we approve this boundary survey for recordation on this survey, and any easement shown adjacent to a public county road is hereby dedicated for road, utility, and drainage purposes

Owner

Date

Owner

Date

2. For small tract boundary/small tract combination boundary surveys:

Certificate of Planning Coordinator Approval. This is to certify that, based on information provided by the surveyor, the tract shown on this drawing was created via a metes and bounds description recorded between 7/1/1972 and 7/1/2006. The tract has not been approved by the Greene County Regional Planning Commission and the following information is unknown: whether the tract has frontage on a public county or state road; if it is in an area subject to flooding; whether it has available and adequate utility service; if the tract contains an existing subsurface sewage disposal system (SSDS) or if it could be approved for a future system by the Tennessee Department of Environment and Conservation. The recording of this drawing does not constitute a representation or guarantee that the tract can be built upon, or that a building permit could be issued for remodeling or additions.

Greene County Planning Coordinator

Date

3. For combination boundary surveys:

Certificate of Ownership (Combination Boundary Survey): I/we hereby certify that I am/we are the owner(s) of the property shown hereon and that I/we adopt this combination boundary survey for recordation of said survey. All interior deed/tract lines within the boundary shown shall be extinguished and the property shown shall be considered one tract. Further, any easement shown adjacent to a public county road is hereby dedicated for road, utility, and drainage purposes.

 Owner

 Date

 Owner

 Date

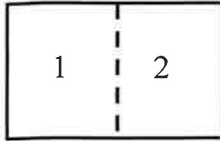
Certificate of Compliance with TCA 13-3-401 (Combination Boundary Survey): I hereby certify that this survey complies with the requirements of TCA 13-3-401, as the property does not include a previously subdivided lot and the final tract contains (circle which applies):

- 1). A minimum of five acres; or
- 2). Less than five acres and was created by deed before 7/1/1972; or
- 3). Less than five acres and was created by deed between 7/1/1972 and 7/1/2006.

 Registered Land Surveyor

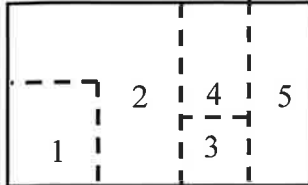
 TN License No.

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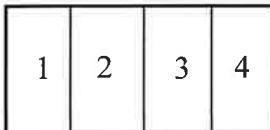
Subdivision plat

- The proposal is to combine lots previously approved by a subdivision plat.
- Lots cannot be combined with a boundary survey; requires subdivision plat, regardless of ending size.



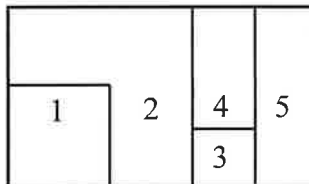
Combination boundary survey

- Proposal is to combine tracts; one tract contains <5 acres; all others ≥ 5 acres.
- Since tracts are being combined and total size is ≥ 5 , no Planning certification is necessary.
- Interior deeded lines must be dashed in (showing their removal).



Boundary survey

Proposal is to show all lots within the boundary (not being combined). Interior lot lines need to be shown (lighter weight line than exterior boundary). Ending boundary size < 5 acres, submit to the Planning Coordinator. Ending boundary size > 5 acres, no need for Planning certification.



Boundary survey

Tract 3 < 5 acres; all other tracts ≥ 5 acres. Since not combining lots, Tract 3 must be certified by Planning (pre 7/1/2006). If can't be certified (post 7/1/2006) must be subdivided from original tract. Interior lines must be shown as solid (lighter weight line than exterior boundary).

Picture small tract with large tracts in boundary, not combination
Add drawing of combination less five acres

VICINITY MAP

SLURVEY COMPANY ESTD 1888

THIS PROPERTY WAS
DETERMINED TO BE IN FEMA
FLOOD ZONE "X" BY MAP SCALING
ONLY USING FEMA FIRM MAP
47059C0115D EFFECTIVE DATE
07/03/2006. NO TOPOGRAPHIC
SURVEY WAS PERFORMED.

DASHED LINES SHOWN HEREON WERE CALCULATED USING PUBLIC RECORD AND EVIDENCE FOUND DURING THE CURRENT SURVEY, BUT WERE NOT FIELD SURVEYED. SAID LINES ARE SHOWN FOR REFERENCE ONLY AND DO NOT REPRESENT THE SURVEYOR'S OPINION AS TO THE LOCATION OF ANY BOUNDARY.

THERE IS HEREBY ESTABLISHED
 AN EASEMENT AREA A MINIMUM
 OF 7.5' ALONG THE INTERIOR SIDE
 OF ALL LOT LINES FOR THE
 INSTALLATION AND MAINTENANCE
 OF UTILITIES AND THE
 CONVEYANCE OF STORM WATER
 RUNOFF FROM IMPROVEMENTS
 ON EACH LOT. SUCH STANDARD
 EASEMENT AREA IN ADDITION TO

ANY STRUCTURAL OR
NONSTRUCTURAL STORMWATER
EASEMENTS AS MAY BE
DELINEATED BY THE LICENSED
SURVEYOR AND/OR ENGINEER OR
THAT WHICH MAY BE REQUIRED

[illegible]

ENVIRONMENTAL SCIENTIST
IN CHARGE OF WATER RESOURCES

DATE 05-16-25

PROCESSES OF GROUP

08/16/2026 - 10:41:37 AM

25007466

1 1003 BLUFLAT

MOLLY WATCH, 251149

PLAT CABINET: L

SLIDE: 924

| | |
|---------|-------|
| NO. FEB | 14 |
| CP FEB | 2.08 |
| TOTAL | 17.08 |

NAME OF TENNESSEE, CERRILLO COUNTY

KAREN COLLINS-OTTINGER

LEGEND

- ◆ 5E IRON PIN SET
- ◆ MONUMENT FOUND (SEE CALL OUTS)
- UNMONUMENTED POINT ALONG RIGHT OF WAY
- △ UTILITY POLE

JOSHUA K BECKETT, PLS
TN REGISTRATION # 3227
758 WHISPERING RD
GREENEVILLE, TN 37743
(423) 278-6493
jbeckett@beckettsurveys.com

PLAT REFERENCE:
CAB: G SLIDE: 643
DEED REFERENCE
DB: 545A PG 190
TAX MAP: 033
PARCEL: 023.07
TOTAL LOTS: 1
TOTAL AREA: 1.00
SCALE: 1"=100'
ZONING CLASS: A-1



TENNESSEE STATE POLICE
CENTRALIZED SYSTEMS DIVISION

| |
|--------------------------------|
| 1000' TO WOODLAWN ROAD |
| GNSS SURVEY STYLE: RTK |
| GNSS ROVER: CARLSON BRx7 |
| RTK CORRECTIONS: ONSITE BASE |
| GNSS BASE: CARLSON BRx7 |
| ADATUM: TENNESSEE SPC (NAD 83) |
| GEIOD MODEL: 18 |
| DATUM ADJUSTMENT FACTOR: |

**OBSERVATION LENGTHS:
SIDE SHOTS: 3 SECONDS
CONTROL POINTS: 3X 5 MINUTES,
AVERAGED**

I CERTIFY THIS SURVEY AS A CATEGORY IV SURVEY, BEING DONE IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE. THE POSITIONAL ACCURACY OF THE GNSS VECTORS OBSERVED DOES NOT EXCEED 0.08°

VICINITY MAP

Book L Page 924

PART OF THE JEANNE AND GARY ANDERSON PROPERTY

11TH CIVIL DISTRICT OF GREENE COUNTY, TENNESSEE

CLIENT: GARY ANDERSON

SURVEY COMPLETED: 05-07-2025

CERTIFICATION OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HAVE THE AUTHORITY TO EXECUTE THIS INSTRUMENT AND DEDICATE ALL STREETS, ALLEYS, WALKS, AND OTHER OPEN SPACES TO THE PUBLIC USE OF THE COMMUNITY.

Joshua K Beckett
DATE: 7-30-25

CERTIFICATION OF APPROVAL FOR RECORDING

Public water is not available to the property. Water to be provided by a private well, installed at the expense of the property owner(s).

Local Public Utility Provider
DATE: _____

CERTIFICATE OF THE APPROVAL OF WATER SYSTEMS

DASHED LINES SHOWN HEREON WERE CALCULATED USING PUBLIC RECORD AND EVIDENCE FOUND DURING THE CURRENT SURVEY, BUT WERE NOT FIELD SURVEYED. SAID LINES ARE SHOWN FOR REFERENCE ONLY AND DO NOT REPRESENT THE SURVEYOR'S OPINION AS TO THE LOCATION OF ANY BOUNDARY.

Local Public Utility Provider
DATE: _____

CERTIFICATION OF APPROVAL OF STREETS

I HEREBY CERTIFY THAT THE SUBDIVISION HAS BEEN INSTALLED IN ACCORDANCE WITH THE SUBDIVISION ACT, CHAPTER 130, TENNESSEE CODE, AND THE SUBDIVISION RECORDS FOR GREENE COUNTY, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIATIONS, IF ANY, AS ARE NOTED IN THE RECORDS OF THE GREENE COUNTY PLANNING COMMISSION AND THIS MAP IS APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY CLERK.

Local Public Utility Provider
DATE: _____

CERTIFICATION OF APPROVAL OF EASEMENTS AND/OR ENCUMBRANCES

THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE SEARCH. THERE MAY BE EASEMENTS AND/OR ENCUMBRANCES NOT KNOWN TO THE SURVEYOR NOT SHOWN HEREON.

Local Public Utility Provider
DATE: _____

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Local Public Utility Provider
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Local Public Utility Provider
DATE: _____

CERTIFICATION OF ACCURACY

I HEREBY CERTIFY THAT THE SURVEY SHOWN AND DESCRIBED HEREON IS AN ACCURATE AND FAIR SURVEY OF THE PROPERTY SHOWN AND DESCRIBED HEREON, AND THAT I HAVE THE AUTHORITY TO EXECUTE THIS INSTRUMENT AND DEDICATE ALL STREETS, ALLEYS, WALKS, AND OTHER OPEN SPACES TO THE PUBLIC USE OF THE COMMUNITY.

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Local Public Utility Provider
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Local Public Utility Provider
DATE: _____

CERTIFICATION OF HOLISTON ELECTRIC COOPERATIVE

THE SIGNATURE BELOW CERTIFIES THAT, SUBJECT TO THE TERMS AND CONDITIONS OF THE AGREEMENT, THE ELECTRIC SERVICE CAN BE PROVIDED TO THE PROPERTY SHOWN ON THIS MAP. NOTE THAT IF A LINE EXISTING ON THE MAP IS NOT SHOWN AS SHOWN HEREON, THE SIGNATURE OF THE SURVEYOR WILL BE REQUIRED TO CORRECT THE MAP.

Joshua K Beckett
DATE: 7-30-25

CERTIFICATION OF APPROVAL OF STREETS

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Local Public Utility Provider
DATE: _____

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Local Public Utility Provider
DATE: _____

DIVISION OF GROUND WATER PROTECTION

FOR THE DIVISION OF GROUND WATER PROTECTION, I HEREBY CERTIFY THAT THE SUBDIVISION HAS BEEN INSTALLED IN ACCORDANCE WITH THE SUBDIVISION ACT, CHAPTER 130, TENNESSEE CODE, AND THE SUBDIVISION RECORDS FOR GREENE COUNTY, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIATIONS, IF ANY, AS ARE NOTED IN THE RECORDS OF THE GREENE COUNTY PLANNING COMMISSION AND THIS MAP IS APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY CLERK.

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DATE: 7-30-25

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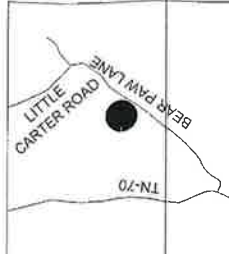
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DATE: 7-30-25

FOR THE DIVISION OF GROUND WATER PROTECTION, I HEREBY CERTIFY THAT THE SUBDIVISION HAS BEEN INSTALLED IN ACCORDANCE WITH THE SUBDIVISION ACT, CHAPTER 130, TENNESSEE CODE, AND THE SUBDIVISION RECORDS FOR GREENE COUNTY, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIATIONS, IF ANY, AS ARE NOTED IN THE RECORDS OF THE GREENE COUNTY PLANNING COMMISSION AND THIS MAP IS APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY CLERK.

Joshua K Beckett
DATE: 7-30-25

FOR THE DIVISION OF GROUND WATER PROTECTION, I HEREBY CERTIFY THAT THE SUBDIVISION HAS BEEN INSTALLED IN ACCORDANCE WITH THE SUBDIVISION ACT, CHAPTER 130, TENNESSEE CODE, AND THE SUBDIVISION RECORDS FOR GREENE COUNTY, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIATIONS, IF ANY, AS ARE NOTED IN THE RECORDS OF THE GREENE COUNTY PLANNING COMMISSION AND THIS MAP IS APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY CLERK.

Joshua K Beckett
DATE: 7-30-25



VICINITY MAP
GNS SURVEY STYLE: RTK
GNS ROVER: CARLSON BR47
RTK CORRECTIONS: ON-SITE BASE
GNS BASE: CARLSON BR47
DATUM: TENNESSEE SPC (NAD 83)
GEOID MODEL: 18
CONVERGENCE: 1" 48" 02"
DATUM ADJUSTMENT FACTOR:
0.999992860
OBSERVATION LENGTHS:
SIDE SHOTS: 3 SECONDS
CONTROL POINTS: 3X 5 MINUTES,
AVERAGED
I CERTIFY THIS SURVEY AS A
CATEGORY IV SURVEY, BEING
DONE IN COMPLIANCE WITH THE
CURRENT TENNESSEE MINIMUM
STANDARDS OF PRACTICE. THE
POSITIONAL ACCURACY OF THE
GNS VECTORS OBSERVED DOES
NOT EXCEED 0.08"

TENNESSEE STATE PLANE
COORDINATE SYSTEM (NAD83)

REMAINING LAND OF JEANNE AND GARY
(EXCEEDS 5 ACRES)

PROPOSED STREAM

CULVERT

WHITE OAK

WHITE OAK

WHITE OAK

WHITE OAK

WHITE OAK

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WHITE OAK

THIS PROPERTY WAS
DETERMINED TO BE IN FEMA
FLOOD ZONE "X" BY MAP SCALING
ONLY USING FEMA FIRM MAPS
4707300385D AND 47058C0100D
EFFECTIVE DATE 07/03/2006. NO
TOPOGRAPHIC SURVEY WAS
PERFORMED

THIS SURVEY WAS PERFORMED
WITHOUT BENEFIT OF A TITLE
SEARCH. THERE MAY BE
EASEMENTS AND/OR
ENCUMBRANCES NOT KNOWN TO
THE SURVEYOR NOT SHOWN
HEREON.

REMAINING LAND OF JEANNE AND GARY
(EXCEEDS 5 ACRES)

PROPOSED STREAM

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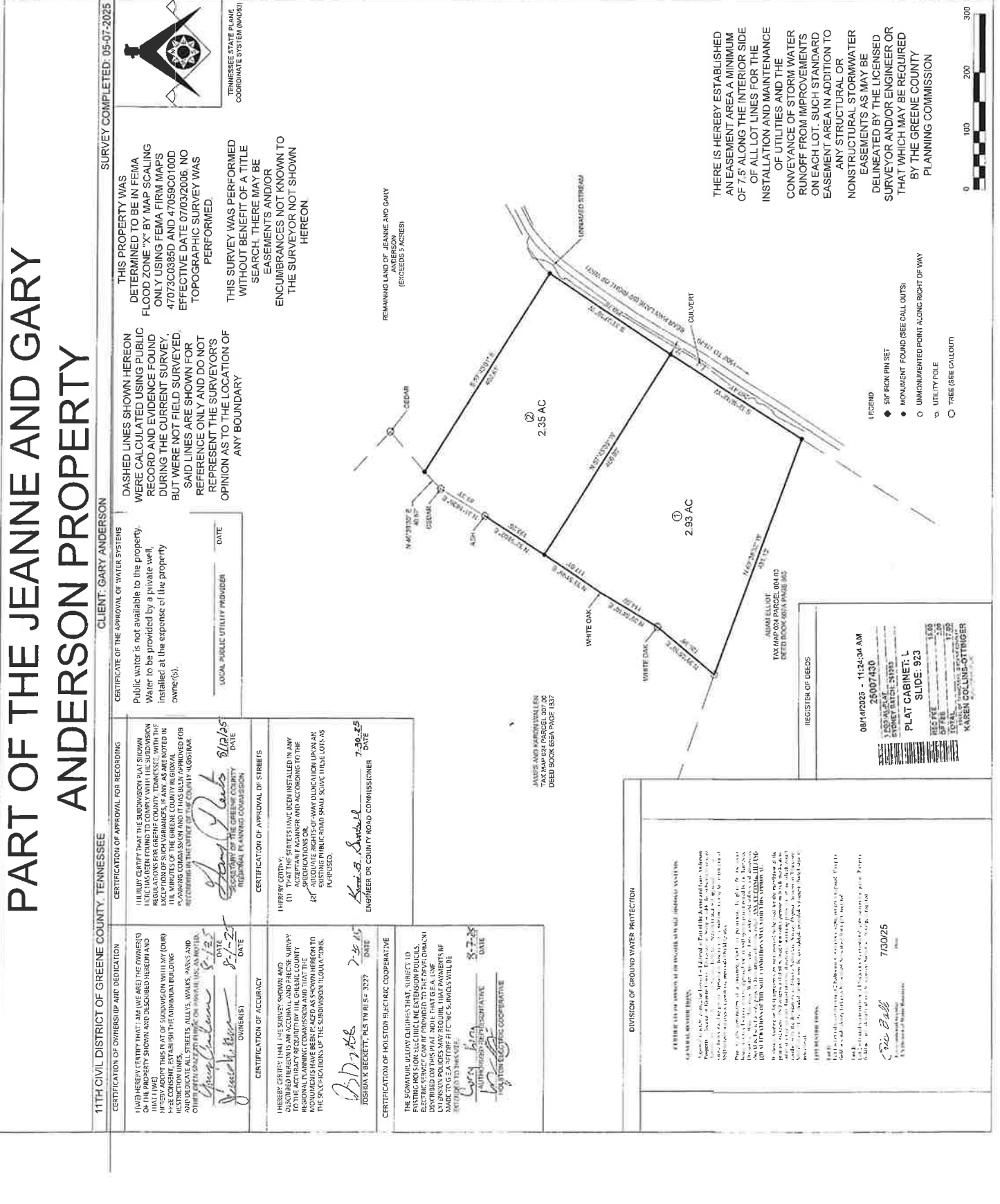
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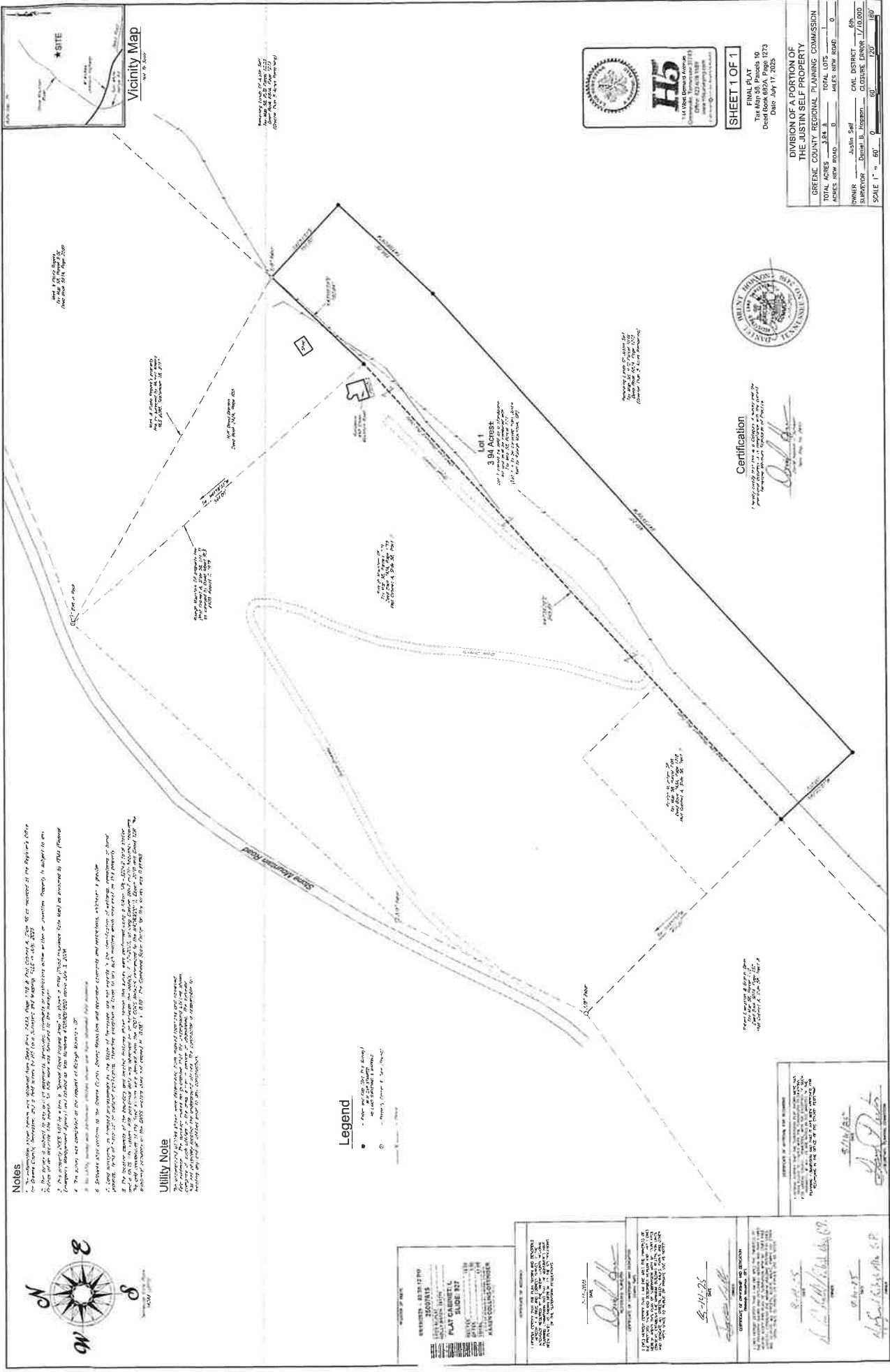
THERE IS HEREBY ESTABLISHED
AN EASEMENT AREA A MINIMUM
OF 7.5' ALONG THE INTERIOR SIDE
OF ALL LOT LINES FOR THE
INSTALLATION AND MAINTENANCE
OF UTILITIES AND THE
CONVEYANCE OF STORM WATER
RUNOFF FROM IMPROVEMENTS
ON EACH LOT. SUCH STANDARD
EASEMENT AREA IN ADDITION TO
ANY STRUCTURAL OR
NONSTRUCTURAL STORMWATER
EASEMENTS AS MAY BE
DELINEATED BY THE LICENSED
SURVEYOR AND/OR ENGINEER OR
THAT WHICH MAY BE REQUIRED
BY THE GREENE COUNTY
PLANNING COMMISSION

LEGEND
● SUR FROM PIN SET
● MONUMENT FOUND SEE CALL OUTS
○ UNMONUMENTED POINT ALONG RIGHT OF WAY
○ UTILITY POLE
○ TREE (SEE CALLOUT)

REGISTER OF DEEDS
08/14/2025 - 11:34:34 AM
25007430
1300 ALUMINUM
STONEY BROTHERS
PLAT CABINET: 1
SLIDE: 923
RECEIVED
TOTAL
OFFICE
KAREN COLLINS-OTTINGER

DEED BOOK 650A PAGE 1337
TAX MAP 024 PARCEL 004.03
DEED BOOK 650A PAGE 1337

BOOK L Page 923





| Age Group | Percentage of Respondents |
|-----------|---------------------------|
| 18-29 | 85% |
| 30-49 | 80% |
| 50-69 | 75% |
| 70+ | 70% |

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0 100 200 300 400 500 600 700 800 900 1000

Abstract

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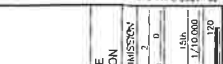
© 2000 Blackwell Science Ltd *Journal of Internal Medicine* 247: 105–112

Keywords: child sexual abuse; disclosure; legal system

1000

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[illegible]

Elaine Willinger

Signature: James A. H. H. H. Date: 12/12/12

Planning Commission

Monthly Report

AUGUST 2025

Building, Zoning & Planning
Permit Comparatives
Deposit Comparatives

GREENE COUNTY
BUILDING & ZONING OFFICE

DEPOSIT COMPARATIVES FOR July 2025 - June 2026
Account # 41520

| <i>Month</i> | <i>Deposit Totals 24-25</i> | <i>Deposit Totals 25-26</i> | <i>Difference</i> | <i>%</i> |
|------------------|-----------------------------|-----------------------------|-------------------|----------|
| <i>July</i> | \$ 33,983.00 | \$ 36,245.00 | \$ 2,262.00 | 6.66% |
| <i>August</i> | \$ 47,053.00 | \$ 33,949.00 | \$ (13,104.00) | -27.85% |
| <i>September</i> | \$ 31,012.00 | | | |
| <i>October</i> | \$ 23,331.00 | | | |
| <i>November</i> | \$ 32,189.00 | | | |
| <i>December</i> | \$ 12,974.00 | | | |
| <i>January</i> | \$ 24,762.00 | | | |
| <i>February</i> | \$ 19,574.00 | | | |
| <i>March</i> | \$ 42,887.00 | | | |
| <i>April</i> | \$ 45,509.00 | | | |
| <i>May</i> | \$ 40,331.00 | | | |
| <i>June</i> | \$ 118,296.00 | | | |

YTD Comparatives

| <i>Totals</i> | <i>YTD 24-25</i> | <i>YTD 25-26</i> | <i>Difference</i> | <i>Percentage</i> |
|---------------|------------------|------------------|-------------------|-------------------|
| | \$471,901.00 | \$70,194.00 | | |

GREENE COUNTY
BUILDING & ZONING OFFICE
 PERMIT COMPARATIVES FOR July 2025 - June 2026
 Account # 41520

| Month | Permit Totals 24-25 | Permit Totals 25-26 | Difference | % |
|------------------|---------------------|---------------------|------------|------------|
| July | 82 | 79 | -3 | -3.66% |
| August | 84 | 79 | -5 | -5.95% |
| September | 70 | | | |
| October | 69 | | | |
| November | 72 | | | |
| December | 49 | | | |
| January | 47 | | | |
| February | 72 | | | |
| March | 103 | | | |
| April | 88 | | | |
| May | 99 | | | |
| June | 84 | | | |
| YTD Comparatives | | | | |
| Totals | YTD 24-25 | YTD 25-26 | Difference | Percentage |
| | 919 | 158 | | |

PERMIT BREAKDOWN AUGUST 2025

| Code | Description | July | August |
|-------|-----------------------------|------|--------|
| 210 | Single Family Residence* | 18 | 18 |
| 213 | Residential Add-On | 5 | 2 |
| 212 | Off/On Frame Modular* | 0 | 2 |
| 231 | Double Wide Manufactured | 11 | 10 |
| 220 | Single Wide Manufactured | 6 | 4 |
| 240 | Attached Residential Garage | 0 | 0 |
| 243 | Detached Residential Garage | 14 | 16 |
| 243 | Detached Accessory Building | 6 | 4 |
| 241 | Porch | 0 | 1 |
| 242 | Deck | 2 | 0 |
| 241 | Carport | 6 | 8 |
| 260 | Rezoning | 0 | 1 |
| 265 | Variance | 0 | 0 |
| 200 | Other** | 7 | 9 |
| 244 | Apartment | 0 | 0 |
| 245 | Commercial*** | 4 | 3 |
| 300 | Gas | 0 | 0 |
| 301 | Mechanical | 0 | 1 |
| 302 | Plumbing | 0 | 0 |
| 303 | Sign | 0 | 0 |
| TOTAL | | 79 | 79 |

*also includes any garages, porches & decks

** roofs and remodel

***cell tower plan review and equipment upgrades, complete office space and site plan review

**GREENE COUNTY
PLANNING DEPARTMENT**

DEPOSIT COMPARATIVES FOR July 2025 - June 2026

Account # 43320

| Month | Deposit Totals 24-25 | | Deposit Totals 25-26 | | Difference | % |
|-----------|----------------------|----------|----------------------|----------|-------------|---------|
| July | \$ | 1,630.00 | \$ | 4,650.00 | \$ 3,020.00 | 185.28% |
| August | \$ | 860.00 | \$ | 1,560.00 | 700.00 | 81.40% |
| September | \$ | 820.00 | | | | |
| October | \$ | 560.00 | | | | |
| November | \$ | 910.00 | | | | |
| December | \$ | 820.00 | | | | |
| January | \$ | 660.00 | | | | |
| February | \$ | 740.00 | | | | |
| March | \$ | 820.00 | | | | |
| April | \$ | 840.00 | | | | |
| May | \$ | 1,020.00 | | | | |
| June | \$ | 1,140.00 | | | | |

| YTD Comparatives | | | |
|------------------|-------------|------------|------------|
| Totals | YTD 24-25 | YTD 25-26 | Difference |
| | \$10,820.00 | \$6,210.00 | Percentage |

**GREENE COUNTY
PLANNING DEPARTMENT**

PLAT APPROVAL COMPARATIVES FOR July 2025 - June 2026
Account # 43320

| <i>Month</i> | <i>Plat Approvals</i> | <i>Plat Approvals</i> | <i>Difference</i> | <i>%</i> |
|-------------------------|-----------------------|-----------------------|-------------------|-------------------|
| | 24-25 | 25-26 | | |
| <i>July</i> | 22 | 65 | 43 | 195.45% |
| <i>August</i> | 14 | 18 | 4 | 28.57% |
| <i>September</i> | 11 | | | |
| <i>October</i> | 9 | | | |
| <i>November</i> | 11 | | | |
| <i>December</i> | 11 | | | |
| <i>January</i> | 9 | | | |
| <i>February</i> | 8 | | | |
| <i>March</i> | 12 | | | |
| <i>April</i> | 13 | | | |
| <i>May</i> | 15 | | | |
| <i>June</i> | 15 | | | |
| YTD Comparatives | | | | |
| Totals | YTD 24-25 | YTD 25-26 | Difference | Percentage |
| | 150 | 83 | | |

POLICIES AND PROCEDURES OF THE GREENE COUNTY REGIONAL PLANNING COMMISSION

ARTICLE 1. GENERAL INFORMATION

- A. **Planning Commission Name and Jurisdiction.** The Greene County Regional Planning Commission, identified in this document as “Planning Commission”, has jurisdiction over the areas of Greene County that are located outside of the Baileyton planning region and the municipalities of Baileyton, Greeneville, Mosheim, and Tusculum.
- B. **Planning Commission Office.** The Planning Commission office is located in the Greene County Planning Office, Inspection and Regulation Department, identified as “Department”, 129 Charles Street, Suite 2, Greeneville, TN 37743.
- C. **Planning Commission Staff.**
1. Planning Coordinator.
 - a. The Planning Coordinator serves as primary support for the Planning Commission and is authorized to act on their behalf.
 - b. The Commission may authorize other employees in the Department to act on their behalf.
 2. The Building Commissioner assists the Commission in their capacity as the enforcement officer for the *Greene County Zoning Resolution*, with responsibilities as per Article IX of said regulations, and is authorized to act on behalf of the Planning Commission.
- D. **Purpose of Planning Commission Bylaws.** These bylaws are adopted as per T.C.A. § 13-3-103, to provide for the orderly disposition of business coming before the Planning Commission.
- E. **Amending bylaws.** These bylaws may be amended, repealed, or suspended by the affirmative vote of not less than a majority of the entire membership of the Planning Commission (not less than five (5) votes), provided no amendment or repeal shall be adopted until at least a five (5) day written notice of the proposal has been provided to all members of the Planning Commission and the public.
- F. **Deadline for Planning Commission meeting.** The submission deadline is 4:00 p.m. on the 20th day of the month preceding the meeting, unless the 20th falls on a weekend or holiday, in which case submission will be by 9:00 a.m. the next business day.

G. **Dissemination of information at the Planning Commission meeting.** The Planning Commission packet shall not be made available to the media and the public until it has been provided to the Planning Commission.

H. **Project representative.**

1. Property owners shall either designate themselves as the contact person for their project or appoint one other person to serve as the project representative.
2. This representative is responsible for disseminating information from staff to others involved in the project (other owners, realtors, attorneys, etc.)
3. If the property owner chooses someone other than themselves or their design professional to act as project representative, a copy of the representative agreement shall be provided when submitting the project application.

ARTICLE II. POWERS AND FUNCTIONS

A. **Powers of the Planning Commission.**

1. Authorization to enter private property.
 - a. “The commission, its members and employees, in the performance of its functions, may enter upon any land and make examinations and surveys and place and maintain necessary monuments and marks on such land.” T.C.A. §13-3-104 (c).
 - b. For the purposes of these regulations, staff members authorized by the Planning Commission to act on their behalf, shall be considered “employees of the Planning Commission”.
2. “The Planning Commission has such powers as may be necessary for it to perform its functions and to promote regional planning.” T.C.A. §13-3-104 (d).

B. **Responsibilities of the Planning Commission.**

1. Make recommendations to update and amend the general regional plan (*Greene County Land Use and Transportation Policy Plan*), to guide in creating the efficient and economic development of the region, in accordance with present and future needs and resources. T.C.A. §13-3-303.
2. Identify areas with inadequate public services and facilities, or where service is provided via private means, in determining if public services are necessary for development to occur. T.C.A. §13-3-301 and T.C.A. §13-3-302:
3. Update and/or amend the *Greene County Subdivision Regulations*. T.C.A. §13-3-403.
4. Make recommendations to the Greene County Legislative Body (GCLB) concerning proposed amendments to, or replacement of, the text of the *Greene County Zoning Resolution* and/or the zoning map.

5. As per T.C.A. §13-3-406, the Planning Commission shall work to ensure that "... no county or court or board or officer thereof or any other public officer or authority shall accept, lay out, open, improve, grade, pave or light any road or lay or authorize water mains or sewers or connections or other facilities or utilities to be laid in any road located within such region and outside of the boundaries of municipal corporations, unless the road was:
 - a. Identified as a public road before the Planning Commission was established (1972); or
 - b. Shown on a subdivision plat approved by the Planning Commission, provided the location, dimensions, and length on the ground must match what is shown on the plat; or
 - c. Authorized to be built by the GCLB after the Planning Commission approved the road; or
 - d. Authorized by the GCLB after overruling a Planning Commission decision to deny approval of the road. This action requires approval by a majority vote of the entire membership of the GCLB; or
 - e. Constructed with state funds as part of, or an improvement to, the state highway system. The Tennessee Department of Transportation (TDOT) first submits the road proposal to the Planning Commission for their approval. If disapproved, the Commissioners of TDOT have the power to overrule the disapproval of the Planning Commission.
6. Authorize roads and/or utilities that will be private/nonpublic, and controlled by non-governmental entities including, but not limited to, property owner associations. T.C.A. §13-3-413 (a).
7. When necessary, set bond amounts and hold guaranteeing instruments, or assign that duty and function to other governmental bodies. T.C.A. § 13-3-403 (b)(3)
8. Make recommendations concerning alternative procedures for the opening, changing, and closing of public roads in Greene County (that are not maintained by any other governmental entity), as per the requirements of T.C.A. § 54-10-216 (a).
9. Where appropriate, propose changes to or replacement of the *Major Road Plan*, as adopted on April 24, 1972, and recorded in the Greene County Register of Deeds Office in Plat Book 10 Page 41.
10. As per T.C.A. § 13-3-502 (a)(2)(C), if it is proposed to move a single family residence to a foundation within a developed area of single family residences, the Planning Commission, in the absence of a homeowners or neighborhood association, shall consider the proposal.

ARTICLE III. MEMBERSHIP

A. Composition of the Planning Commission.

1. The Planning Commission shall be composed of nine (9) members appointed by the County Mayor and confirmed by the Greene County Legislative Body.

2. The Planning Commission should be represented by persons from all backgrounds and types of employment, including the self-employed and homemakers.
3. It is recommended that no more than two (2) members with the same type of employment or background be appointed to serve at the same time.

B. **Absences.** Members who miss more than four (4) meetings in a twelve (12) month period may be asked to resign from the Planning Commission.

C. **Vacancies.**

1. Any vacancy in membership of the Planning Commission shall be filled through appointment by the mayor subject to confirmation by the Legislative Body.
2. Replacement members shall serve for the length of the unexpired term, except that those who are also members of the Legislative Body shall have coterminous terms.
3. Members desiring to resign from the Planning Commission shall do so by means of a written resignation presented to the Chairman.
4. If the Chairman resigns, the letter of resignation will be presented to the County Mayor.
5. If a Planning Commission officer resigns, their replacement shall not become an officer unless elected by the Planning Commission in compliance with the election procedure.
6. The county legislative body may remove a member of the planning commission for cause, provided a written notice is provided to the planning commissioner at least fifteen (15) days before the hearing.

ARTICLE IV. OFFICERS

A. **Duties of Officers.** The officers of the Planning Commission shall be a Chairman, Vice-Chairman, Secretary and Alternate Secretary, who shall be selected from among the members.

1. The Chairman shall:
 - a. Direct all meetings of the Planning Commission and appoint committees as needed;
 - b. Decide all points of order or procedure;
 - c. Limit discussion that is not relevant to the issue being discussed;
 - d. Have the right to debate and participate in any discussion before the Planning Commission;
 - e. Act to stop any remarks that are spurious, disrespectful, unprofessional in tone or act, or derogatory.
 - f. Sign all minutes, reports, instruments, etc.
 - g. Only vote to break a tie.
 - h. Act as a representative for the Planning Commission and as a liaison between the Planning Commission and other public bodies.

2. The Vice-Chairman, in the absence or incapacity of the Chairman or at the Chairman's request, shall perform the duties of the Chairman.
3. The Secretary shall:
 - a. Record, or cause to be recorded, proceedings at meetings and work sessions;
 - b. Sign meeting minutes following their approval by the Planning Commission; and
 - c. Sign subdivision plats after approval by the Planning Commission or sign administrative plats upon certification by the Planning Coordinator that the plats meet the requirements of the *Subdivision Regulations*.
4. The Alternate Secretary performs the duties of the Secretary in the Secretary's absence or incapacity.
5. The power and duties of any officer may be delegated from time to time to any member of the Planning Commission by a majority vote of the members present at a meeting, whenever it is judged that the best interests of the Planning Commission will be served by the delegation.

B. Election of Officers.

1. The Planning Commission shall elect officers at the regular October Planning Commission meeting, or if there is no October meeting, at the next regularly scheduled meeting.
2. Terms of elected officers shall be for one (1) year, with eligibility for reelection.

C. Vacancy of Officer Position. Elections to fill vacant officer positions shall take place at the first meeting following the vacancy, and the newly elected officer shall serve out the unexpired term of the vacating officer.

ARTICLE V. MEETINGS

A. Open Meetings Act.

1. Meetings shall be conducted with notice provided as per T.C.A. § 8-44-102 (Open Meetings Act) and these bylaws.
2. "Meeting" means the convening of the Planning Commission when a quorum is required to make a decision or to deliberate toward a decision on any matter.
3. On-site inspections of matters going before the Planning Commission, where two or more Planning Commissioners are present, are not considered to be public meetings, with the provision that no discussion relative to approval or denial of the project may take place.
4. The chance meeting of two (2) or more members of the Planning Commission is not considered a public meeting, provided such chance meeting, as well as informal assemblages or electronic communication, shall not be used to decide or deliberate public business in circumvention of the spirit or requirements of this part.

5. Any action taken in violation of these requirements shall be void and of no effect, as per T.C.A. §8-44-1.

- 6.

B. Ex Parte Communication.

1. No Planning Commissioner shall engage in email, text, or voice communication about items pending before the Planning Commission, outside of the public meeting process.
2. If a Planning Commissioner is contacted outside of a public meeting to discuss an item pending before the Planning Commission, the person making contact shall be informed that such discussion is not permitted.
3. The content of ex parte communication shall be provided to the Planning Commission at the meeting held to discuss the issue.
4. The Planning Commissioner may direct the person to contact Planning staff with any questions or concerns they may have.

C. General Meeting Requirements.

1. Public notice.
 - a. Prior to each meeting an agenda stating the date, hour, and location of the meeting, and the items to be discussed, shall be provided to Greene County radio stations and a newspaper of general circulation in Greene County.
 - i. Notices for rezonings, subdivision plats with variance requests, and preliminary plats and their subsequent final plats, shall be sent out at least seven (7) days before the meeting.
 - ii. For rezoning requests, notice shall be provided to the owners of property located within 300 feet of the exterior boundary of the property proposed for rezoning.
2. Regular meetings.
 - a. Regular meetings shall be held on the second Tuesday of each month at 1:00 p.m. in the Greene County Annex Conference Room, located at 204 N. Cutler Street, Greeneville, Tennessee, though the Chairman may designate an alternate date, time, or location.
 - b. The Planning Commission may deliberate or act upon matters not listed on the original agenda (sent out as part of the packet), provided these bylaws are followed and the action complies with applicable state laws on public notice.
 - c. Public notices shall be sent out at least seven (7) days before the meeting.
3. Called meetings.
 - a. Called meetings shall only be used to address a specific issue that needs immediate attention, or that needs more time and discussion than can be handled in a regular meeting.
 - b. Discussion and action shall be limited to the topic listed in the public notice of the meeting.

- c. Called meetings may be scheduled by the Chairman, or by a majority vote of the members present at a public meeting when the called meeting is being discussed.

1. Emergency meetings:

- a. May only be requested by the County Mayor; and
- b. Shall only be scheduled when immediate action is needed to either avoid a negative impact to the County and/or its municipalities, or immediate action is needed on a time-sensitive issue that will benefit the County and/or municipalities; and
- c. Must have a public notice period of at least forty-eight (48) hours.

C. **Quorum.**

- 1. A quorum shall consist of five (5) members of the Planning Commission.
- 2. A commissioner who, because of a conflict of interest or similar stated reason, removes themselves from the table for discussion and voting on an issue, is still considered “present” for the benefit of a quorum.

D. **Meeting Agenda.**

- 1. Preparation.
 - a. Anyone wishing for an item to be considered by the Planning Commission shall contact the Planning Coordinator to request the item be placed on the agenda.
 - b. The agenda shall be prepared in advance and, once provided to the Planning Commission, be made available to the media and the public.
- 2. Removal of agenda items.
 - a. Prior to the meeting, items may only be removed if the applicant or their representative submits a written/emailed request to the Planning Coordinator.
 - b. At the beginning of the meeting, prior to adoption of the agenda, items may be removed upon a verbal or written request by the applicant.
 - c. Items placed on the agenda by staff, such as changes to regulations, may be removed by staff at any time.
 - d. Items which result in neighbors or other citizens attending the meeting shall only be removed from the agenda by a majority note of the Planning Commission.
 - e. Items that have already been removed from one agenda shall not be removed a second time, unless the applicant withdraws their request/proposal. This would require resubmission of all fees, plans, studies, etc., for approval at a later meeting.
 - f. Items such as minor plats, staff reports, and the like, may be added to the agenda after its initial publishing, provided a revised agenda which reasonably describes what will be deliberated or acted upon at the meeting is provided in a time frame adequate to permit at least forty-eight (48) hours of public notice.

- E. **Order of Meetings.** The monthly public meeting of the Planning Commission shall be conducted in the order of the printed meeting agenda, which shall be organized as follows:

1. Call to order.
2. Welcome to visitors
3. Addition/removal of agenda items
4. Adoption of agenda.
5. Approval of minutes.
6. Old business.
7. New business.
8. Other business.
9. Adjournment.

F. **Discussion and Debate.** Each matter on the agenda will be considered in the following order:

1. Staff presentation.
2. Questions by Planning Commissioners, though Planning Commissioners may ask questions of staff, applicants, and the public at any time, as permitted by the Chairman.
3. Floor opened to comments/questions by the applicant(s).
4. Response by staff, if needed.
5. Floor opened to comments/questions by audience members.
6. Response by staff, if needed.
7. Discussion among Planning Commissioners.
8. Motion. The reasons for the motion shall be stated as completely as possible.
9. Second.
10. Discussion among Planning Commissioners.
11. Vote. If the initial voice vote is not unanimous, a roll call vote shall be conducted, and the votes of each commissioner shall be placed in the minutes.

G. **Planning commission action.** The Planning Commission may approve, deny, table, postpone, or accept agenda items upon a motion, second, and approval by a majority vote of members present at the meeting.

1. Approval. A motion to approve an item shall include the reasons for approval and may include conditions that must be met before approval is finalized.
2. Deny. A motion to deny approval of an item must include the reasons for denial.
3. Table.
 - a. A motion to table is used to suspend consideration of an item in order to deal with another matter that has come up unexpectedly and which must be dealt with before the pending item can be properly addressed.
 - b. Tabling an item requires a second and a simple majority vote, and the motion must state if the item is to be tabled until later in the same meeting, or the next regular meeting.
 - c. Motions to table and remove from the table are undebatable, though the reasons for the motion shall be stated.

- d. Tabled items cannot be discussed until a motion is made, seconded, and approved by the majority, to “remove” the item from the table.
- e. Items not removed from the table “die” and are not brought back to the Planning Commission for consideration unless requested to be placed on the agenda.
- 4. Postpone. Items may be postponed to a specific date, to a date after specified conditions have been met, or indefinitely.
- 5. Accept. A vote to accept is used to indicate the Planning Commission has received information that does not require action on their part.

H. **Voting.**

- 1. Any vote to "Pass" shall be recorded as a "No" vote.
- 2. Any vote to abstain must be accompanied by a statement providing the reason for the abstention.
- 3. A majority of the votes cast shall be sufficient for the adoption of any motion that is in order.
- 4. A motion that does not receive a second is considered to have failed.
- 5. Motions that are not approved by a majority of the Planning Commissioners present shall be recorded as having failed.
- 6. The Chairman may vote in order to break a tie.

I. **Public Participation.**

- 1. Public comments during consideration of agenda items.
 - a. The applicant and/or their representatives will be allowed seven (7) minutes to present information on their request, though they are permitted to respond to questions or comments from Planning Commissioners.
 - b. Members of the public will each be allowed a total of five (5) minutes to address the Planning Commission.
 - c. The chairman may grant additional time in the absence of objection by a majority of Planning Commissioners present, provided the information is new and not a repeat of previous statements.
 - d. The Planning Commission is not obligated to allow a speaker to use their allotted time if the information being presented is a repeat of previously provided information, or is spurious, disrespectful, or derogatory.
 - e. Any group wishing to speak will be encouraged to select a spokesperson, whose time to speak will be lengthened up to seven (7) minutes.
 - f. Use of a spokesperson shall not prohibit public comment by other attendees.
- 2. Public Comment Period.
 - a. The Planning Commission may provide a public comment period at the end of each meeting, provided the item to be discussed is under the purview of the Planning Commission.

- b. A person wishing to speak on a topic which is not on the agenda should contact the Planning Coordinator at least three (3) days before the meeting to be added to the agenda.
- 3. Work Sessions. Planning Commission work sessions or training sessions, where there are no actionable items on the agenda, are not required to allow public input or comment.
- 4. Decorum of visitors.
 - a. No one shall act in a manner that:
 - i. Impedes the operation of the meeting; or
 - ii. Creates a disturbance or otherwise impedes the ability of a visitor, Planning Commissioner, or staff, to see and hear the meeting; or
 - iii. Impairs the clarity and quality of the official recording of the meeting.
 - b. The Chairman is authorized to order the removal of any person who makes personal, impertinent, profane or slanderous remarks, or who become boisterous or otherwise performs intrusive actions, such as whistling, extensive clapping, etc.
 - c. Video and audio recording. Audio and video recording of Planning Commission meetings are permitted, provided that doing so does not create or exacerbate safety issues, impinge upon the ability of others to participate in the meeting, interfere with the staff recording of the meeting, or otherwise interfere with the meeting itself.

ARTICLE VI. MINUTES.

- A. **Preparation of minutes.** While it is the responsibility of the Secretary to record the actions of the Planning Commission and to prepare minutes for approval, this responsibility may be delegated to staff.
- B. **Required contents of minutes.** A record of all meetings shall be made that will include the following:
 - 1. Every motion upon which a vote is taken by the Planning Commission.
 - 2. The names of the Planning Commissioners making and seconding any such motion.
 - 3. The number of "Yes" votes and "No" votes on each motion.
 - 4. A record of any roll call vote taken.
 - 5. The name of any member of the Planning Commission that abstains from the discussion/vote on any matter.
 - 6. The reason(s) for a motion to approve or deny.
 - 7. A list containing the names of all Planning Commissioners and staff present at the meeting
 - 8. A list containing the names of all visitors present at the meeting. This list may be an attachment to, and not included in, the body of the minutes.
- C. **Minutes.**
 - 1. Prior to Planning Commission approval of the minutes, they shall be identified as "draft".

2. Draft minutes may be made available to the public after dissemination to the Planning Commission.
3. Approved minutes shall be signed by the Chairman and Secretary of the Planning Commission.
4. If the Secretary is not available, the Alternate Secretary may sign the approved minutes. Likewise, if the Chairman is not available, the Vice-Chairman may sign the approved minutes.
5. The original minutes shall be maintained in the Office of the Greene County Mayor.

ARTICLE VII. PLANNING COMMISSION RECORDS

- A. Access to records shall be in accordance with the requirements of state law (T.C.A. §10-7-503) and the latest Greene County policy for the inspection and copying of public records.
- B. Non-Tennessee residents shall have the same access to records as provided for Tennessee residents.
- C. The Planning Coordinator or their designee is designated as the Records Custodian for all department records relating to the Planning Commission, as well as any other information submitted to or created by planning staff.

ARTICLE VIII. ETHICAL REQUIREMENTS

- A. **General Provisions.** Planning Commissioners and staff members shall conduct themselves in accordance with the standards of ethical conduct established in the Charter for Greene County, Tennessee, and the American Planning Association.
- B. **Conflict of Interest.**
 1. Any member who has a private gain, financial, personal or interpersonal interest, in any property or matter that is the subject of a decision of the commission is disqualified from participating in the discussion, decision, and/or proceedings of the Commission in connection with that item.
 2. The Commission member shall disclose their interest prior to any discussion or hearing on the matter.
 3. A Planning Commissioner or staff member providing advice to the Commission shall have the right and duty to point out to the Planning Commission if a member of the Commission has a conflict of interest, and if the Commission by a simple majority vote of those present at the meeting rules that such a member has the conflict of interest, the member shall be disqualified from discussing and voting on the specific item.

4. Any disqualified member with a conflict of interest must leave the room when the item is discussed and voted on. The minutes shall record that the member left the room and did not vote.

Ethical Principles in Planning

(As Adopted by the American Planning Association Board, May 1992)

This statement is a guide to ethical conduct for all who participate in the process of planning as advisors, advocates, and decision makers. It presents a set of principles to be held in common by certified planners, other practicing planners, appointed and elected officials, and others who participate in the process of planning.

The planning process exists to serve the public interest. While the public interest is a question of continuous debate, both in its general principles and in its case-by-case applications, it requires a conscientiously held view of the policies and actions that best serve the entire community.

Planning issues commonly involve a conflict of values and, often, there are large private interests at stake. These accentuate the necessity for the highest standards of fairness and honesty among all participants.

Those who practice planning need to adhere to a special set of ethical requirements that must guide all who aspire to professionalism.

The Code is formally subscribed to by each certified planner. It includes an enforcement procedure that is administered by AICP. The Code, however, provides for more than the minimum threshold of enforceable acceptability. It also sets aspirational standards that require conscious striving to attain.

The ethical principles derive both from the general values of society and from the planner's special responsibility to serve the public interest. As the basic values of society are often in competition with each other, so do these principles sometimes compete. For example, the need to provide full public information may compete with the need to respect confidences. Plans and programs often result from a balancing among divergent interests. An ethical judgment often also requires a conscientious balancing, based on the facts and context of a particular situation and on the entire set of ethical principles.

This statement also aims to inform the public generally. It is also the basis for continuing systematic discussion of the application of its principles that is itself essential behavior to give them daily meaning.

The planning process must continuously pursue and faithfully serve the public interest.

Planning Process Participants should:

1. Recognize the rights of citizens to participate in planning decisions;
2. Strive to give citizens (including those who lack formal organization or influence) full, clear and accurate information on planning issues and the opportunity to have a meaningful role in the development of plans and programs;

3. Strive to expand choice and opportunity for all persons, recognizing a special responsibility to plan for the needs of disadvantaged groups and persons;
4. Assist in the clarification of community goals, objectives and policies in plan-making;
5. Ensure that reports, records and any other non-confidential information which is, or will be, available to decision makers is made available to the public in a convenient format and sufficiently in advance of any decision;
6. Strive to protect the integrity of the natural environment and the heritage of the built environment;
7. Pay special attention to the interrelatedness of decisions and the long range consequences of present actions.

Planning process participants continuously strive to achieve high standards of integrity and proficiency so that public respect for the planning process will be maintained.

Planning Process Participants should:

1. Exercise fair, honest and independent judgment in their roles as decision makers and advisors;
2. Make public disclosure of all "personal interests" they may have regarding any decision to be made in the planning process in which they serve, or are requested to serve, as advisor or decision maker.
3. Define "personal interest" broadly to include any actual or potential benefits or advantages that they, a spouse, family member or person living in their household might directly or indirectly obtain from a planning decision;
4. Abstain completely from direct or indirect participation as an advisor or decision maker in any matter in which they have a personal interest, and leave any chamber in which such a matter is under deliberation, unless their personal interest has been made a matter of public record; their employer, if any, has given approval; and the public official, public agency or court with jurisdiction to rule on ethics matters has expressly authorized their participation;
5. Seek no gifts or favors, nor offer any, under circumstances in which it might reasonably be inferred that the gifts or favors were intended or expected to influence a participant's objectivity as an advisor or decision maker in the planning process;
6. Not participate as an advisor or decision maker on any plan or project in which they have previously participated as an advocate;
7. Serve as advocates only when the client's objectives are legal and consistent with the public interest.
8. Not participate as an advocate on any aspect of a plan or program on which they have previously served as advisor or decision maker unless their role as advocate is authorized by applicable law, agency regulation, or ruling of an ethics officer or agency; such participation as an advocate should be allowed only after prior disclosure to, and approval by, their affected client or employer; under no circumstance should such participation commence earlier than one year following termination of the role as advisor or decision maker;
9. Not use confidential information acquired in the course of their duties to further a personal interest;

10. Not disclose confidential information acquired in the course of their duties except when required by law, to prevent a clear violation of law or to prevent substantial injury to third persons; provided that disclosure in the latter two situations may not be made until after verification of the facts and issues involved and consultation with other planning process participants to obtain their separate opinions;
11. Not misrepresent facts or distort information for the purpose of achieving a desired outcome;
12. Not participate in any matter unless adequately prepared and sufficiently capacitated to render thorough and diligent service;
13. Respect the rights of all persons and not improperly discriminate against or harass others based on characteristics which are protected under civil rights laws and regulations.

APA members who are practicing planners continuously pursue improvement in their planning competence as well as in the development of peers and aspiring planners. They recognize that enhancement of planning as a profession leads to greater public respect for the planning process and thus serves the public interest.

APA Members who are practicing planners:

1. Strive to achieve high standards of professionalism, including certification, integrity, knowledge, and professional development consistent with the AICP Code of Ethics;
2. Do not commit a deliberately wrongful act which reflects adversely on planning as a profession or seek business by stating or implying that they are prepared, willing or able to influence decisions by improper means;
3. Participate in continuing professional education;
4. Contribute time and effort to groups lacking adequate planning resources and to voluntary professional activities;
5. Accurately represent their qualifications to practice planning as well as their education and affiliations;
6. Accurately represent the qualifications, views, and findings of colleagues;
7. Treat fairly and comment responsibly on the professional views of colleagues and members of other professions;
8. Share the results of experience and research which contribute to the body of planning knowledge;
9. Examine the applicability of planning theories, methods and standards to the facts and analysis of each particular situation and do not accept the applicability of a customary solution without first establishing its appropriateness to the situation;
10. Contribute time and information to the development of students, interns, beginning practitioners and other colleagues;
11. Strive to increase the opportunities for women and members of recognized minorities to become professional planners;
12. Systematically and critically analyze ethical issues in the practice of planning.