



February 29 ,2024

Hickman County Planning Commission
ATTN: Claud Callicott, Chairman
114 N. Central Ave. Suite 101
Centerville, TN 37033

RE: Pinewood Surf Club - Preliminary Plat Review

Dear Chairman, Callicott,

I have been engaged by a group of property owners and county citizens called Friends of the Piney to review the Pinewood Surf Club - Preliminary Plat submittal package for its completeness. Below are my findings respectfully submitted to you for your consideration.

Public Water and Sanitary Sewer Services:

The most significant question for this development is where it will get public water and sanitary sewer services. Section 1=104 Policy and Purpose in the Subdivision Regulations indicates that *“Land shall not be subdivided until proper provisions have been made for drainage, water, sewerage, other public utilities and for other required public services.”* Availability of capacity of water and sanitary sewer is the starting point for any development. Without those services, development is not possible. The Preliminary Plat does not provide information as to the source of the water and sewer services. If it is from a local utility district, then a letter from that district confirming availability is critical for the development to proceed. I’m not sure that I have ever seen a project proceed through approvals without this single question being answered first. I don’t know if the County will take on any responsibility for these critical services if they approve a development and entitle the land. I humbly suggest that the Planning Commission consider this issue before approving this or any other development.

Steep Slopes:

Section 4-102.104 of the subdivision regulations indicates that lands with slopes in excess of 20% shall have a list of requirements apply. That list includes preservation of natural vegetation, densities shall be limited to one dwelling unit per two acres of land, no construction that would cut the top of the slope shall be permitted. The proposed subdivision does not appear to take into account the 20% slopes on the property. The steep slopes affect up to 100 lots in this development. It is clear that this particular development cannot be constructed as currently proposed while adhering to the steep slope’s requirements in the County’s subdivision regulations. Attached is a plan with the 20% slopes overlaid on the subdivision plan.

Missing Required information:

There is a list of information required by the County Subdivision regulations to be provided on the Preliminary Plat. My review of the Plat finds the following information missing or inadequate:

- 4-105.204 a study of the effect of this subdivision on existing downstream drainage facilities has not been provided.
- The location and dimensions of all boundary lines of the property have not been provided.
- The locations and sizes of drainage culverts have not been provided.
- The limits of the floodway have not been shown and a flood study has not been provided.
- The distance and bearing of one of the corners of the boundary of the subdivision to the nearest intersection of existing public way has not been provided.
- A key map showing the relation of the subdivision to all public ways, railroad, water courses in all directions to a distance of at least one-half mile has not been provided.

The Landings

Stormwater Variance Request

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This concludes the summary of my review of the Pinewood Surf Club Preliminary Plat. I do not believe that the Preliminary Plat package as submitted meets the requirements of the County's Subdivision Regulations. Moreover, the absence of an availability letter for public water and sanitary sewer services from a local utility district is a significant red flag. I am always available to discuss any of these findings if you would like. Thank you so much for your consideration of my letter.

Respectfully submitted,

CSDG

A handwritten signature in black ink, appearing to read "Kevin F. Gangaware". The signature is fluid and cursive, with a large initial "K" and a long, sweeping underline.

Kevin F. Gangaware, P.E.
CEO / Founder

