

HARTSVILLE/TROUSDALE COUNTY PLANNING COMMISSION

*John Kerr – Chair
David Thomas – Vice Chair
Amanda Carman – Sec*

*Heather Bay
Katie Dillion
Mitch Gregory*

*Thomas Harper
David Nollner
Cal Welch*

AUGUST 14, 2023 | 7:00PM | TC COMMUNITY CENTER

AGENDA

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES

Regular meeting July 10, 2023

APPROVAL/CHANGES TO THE AGENDA

PUBLIC HEARING

OLD BUSINESS - None

NEW BUSINESS

- Election of Officers

DISCUSSION

- Definitions of adult oriented establishments (*Cheatham County as example*)
- ADA parking requirements in state/federal requirements and 2018 IBC
- Final plat expiration if no action taken (vested rights, recorded at ROD)
- Enforcement of site plans and as-built (*what checks & balances are available*)
- Commercial Building Design Guidelines

REPORT FROM CHAIRMAN

REPORT FROM PLANNING OFFICE

- Permitting Software update

CLOSING REMARKS

ADJOURN

Hartsville/Trousdale County Planning Commission Regular Meeting

Meeting Minutes

July 10, 2023 - 7:00 P.M. – Trousdale County Community Center

Present: Heather Bay, Amanda Carman, Katie Dillon, Mitch Gregory, Thomas Harper, John Kerr, Rosalie Myhan, David Nollner, David Thomas, Cal Welch

Absent:

Others Present: Jack McCall

Roll Call

Chairman Kerr called the meeting to order at 7:00 P.M. and asked Amanda Carman to conduct a roll call.

Approval of Minutes

Chairman Kerr asked for a review of the June 12th, 2023 meeting minutes. David Nollner made motion to approve minutes. Seconded by Thomas Harper. None opposed

MOTION CARRIED

Changes to the Agenda – None

Public Hearing – None

Old Business – None

New Business

- **Welcome new members – Cal Welch and Katie Dillon**

John Kerr introduced Cal Welch and Katie Dillon who replaced Rhonda Keisling and Carol Pruitt.

DISCUSSION

- **Commercial Building Design Guidelines**

David Thomas spoke about his thoughts on presenting the guidelines that are being prepared into ordinances by the Planning Commission to the County Commission. Rosalie Myhan spoke about contractors contacting her office and offered to supply example materials so that we could show examples when referring to approved materials.

- **Codes and Zoning Discussion**

David Thomas had presented the commission with Cheatham County's regulation for 1st Amendment Protected Adult Entertainment. Trousdale County does not have regulations on this, nor did they opt-in to the state regulations. It was mentioned that any Adult Entertainment property could be placed inside any commercial property due to no regulations. David Nollner made the motion to approve the Trousdale County Resolution on management of Adult Entertainment and definitions to go along with ordinance and any concerns from the County Attorney may add. Seconded by Amanda Carman.

MOTION CARRIED

- **Closing Remarks from the Chair and Planning Office**

Rosalie Myhan presented to the Commission a copy of the software for the permitting, planning, and zoning software information. This software will help cut down paperwork for the office. It will allow inspectors that go out to a property, document issues, and send straight to the contractor on site. The planning and zoning information will be uploaded and allow people to see a property has been rezoned. The public will be able to go online and apply for a permit prior to meeting at the office for final review of the application and payment. Mrs. Myhan then presented to the Commission about building permits not completed. Once reviewing surrounding counties, she found that other counties ask for a deposit on building permits. Amanda Carman made the motion to send to the County Commission for an approval of a fee of \$1,000 for permits which would be refunded upon having their final inspection complete. Seconded by David Nollner.

MOTION CARRIED

Adjourn

David Nollner made a motion to adjourn, Seconded by Thomas Harper. None opposed

MOTION CARRIED



ADA.gov

U.S. Department of Justice
Civil Rights Division

Accessible Parking Spaces

When state or local governments, businesses and non-profit organizations provide parking lots or garages, accessible parking spaces complying with the Americans with Disabilities Act (ADA) must be provided.

Accessible parking spaces are different than traditional parking spaces. They have specific features that make it easier for people with disabilities to access your programs, goods or services.

Topic

Read this to get a basic understanding of this topic.

For more detailed information on a topic, view [Guidance & Resource materials](#)

For information about the legal requirements, visit [Laws, Regulations & Standards](#)

Features

Location

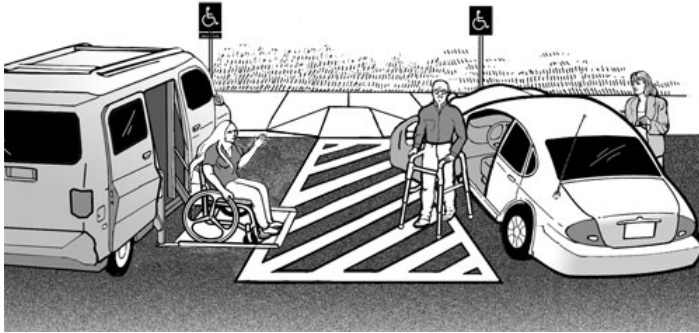
In parking lots or garages, accessible parking spaces must be located on the shortest accessible route to the accessible entrance. An accessible route is the path a person with a disability takes to enter and move through a building or facility.

Access Aisles

Accessible parking spaces must have access aisles. Access aisles provide a designated area for people who use wheelchairs or other mobility devices to get in and out of their car or van. Mobility devices allow people with disabilities to move about independently. They include walkers, canes, crutches, braces, manual or power wheelchairs, Segways, and electric scooters.

Access aisles must be:

- ✔ Marked (to discourage drivers from parking in them)
- ✔ The same length as the space
- ✔ Level with the parking space



Two accessible parking spaces can share an access aisle with the access aisle between the two parking spaces (except in angled parking).

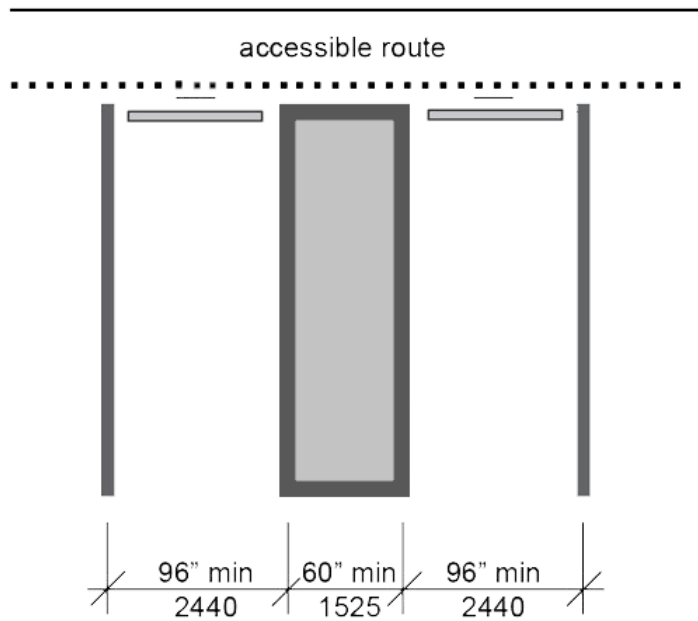
An access aisle can be placed on either side of the parking space (except in angled parking where it must be located on the passenger side of the parking space).

Parking Spaces

Accessible parking spaces must be provided for cars and vans.

Car accessible spaces must:

- ✔ Be at least 96 inches wide
- ✔ Have an access aisle at least 60 inches wide
- ✔ Have no more than a 1.48 (2.08%) slope in all directions
- ✔ Have a surface that is firm, stable, and slip-resistant
- ✔ Have a sign with the international symbol of accessibility on it, mounted at least 60 inches above the ground (measured to the bottom of the sign)



Van accessible spaces must (pick option #1 or #2)

Option #1

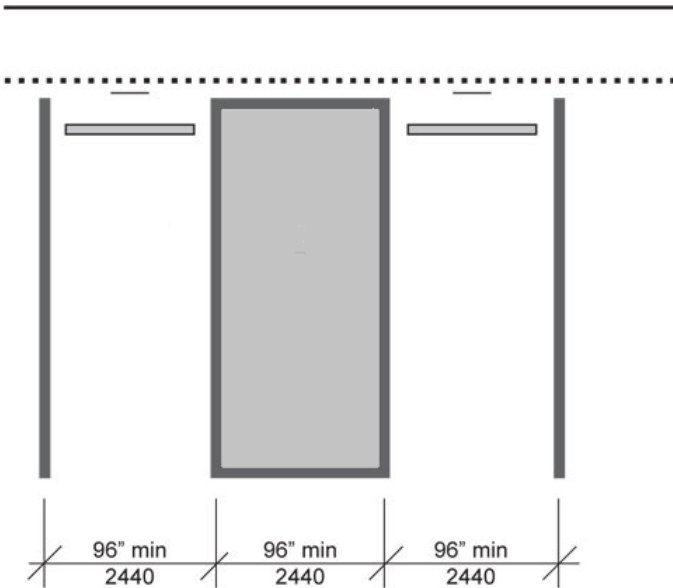
- ✓ Be at least 132 inches wide
- ✓ Have an access aisle at least 60 inches wide
- ✓ Have no more than a 1:48 (2.08%) slope in all directions
- ✓ Provide at least 98 inches of vertical clearance (van height) for the parking space, access aisle, and vehicular route
- ✓ Have a surface that is firm, stable, and slip-resistant
- ✓ Have two signs, mounted at least 60 inches above the ground (measured to the bottom of the sign)
 - First sign: international symbol of accessibility
 - Second sign: stating that the space is van accessible

Option #2

- ✓ Be at least 96 inches wide
- ✓ Have an access aisle at least 96 inches wide
- ✓ Have no more than a 1.49 (2.08%) slope in all directions
- ✓ Provide at least 98 inches of vertical clearance for the parking space, access aisle and vehicular route
- ✓ Have a surface that is firm, stable and slip-resistant

✔ Have two signs, mounted at least 60 inches above the ground (measured to the bottom of the sign)

- First sign: international symbol of accessibility
- Second sign: stating that the space is van accessible



Calculating Accessible Parking Spaces

The number of accessible parking spaces must be considered separately for each parking structure (lot or garage), not based on the total number of parking spaces provided on a site.

The chart below shows the number of accessible spaces required by the [2010 ADA Standards for Accessible Design](#).

Total Number of Parking Spaces Provided in a Parking Lot or Facility	Minimum Number of Accessible Parking Spaces Permitted
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7

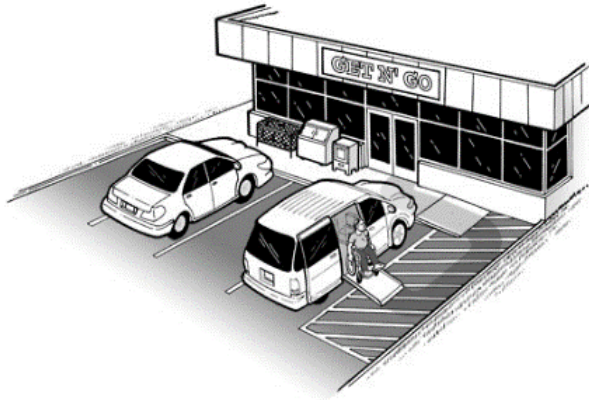
Total Number of Parking Spaces Provided in a Parking Lot or Facility	Minimum Number of Accessible Parking Spaces Permitted
301 to 400	8
401 to 500	9
501 to 1000	2 percent of total
1001 and over	20, plus 1 for each 100, or fraction thereof, over 1000
At least one of every six spaces must be van accessible.	

Special Parking Conditions

Limited Parking

Where parking spaces are limited to four or fewer spaces:

- ✔ One van accessible parking space must be provided
- ✘ A sign identifying the accessible space is not required



Parking at Hospital Facilities

Hospital Outpatient Facilities

- ⓘ Ten percent of patient and visitor parking must be accessible. At least one of every six accessible parking spaces must be van accessible.

Rehabilitation Facilities

- ⓘ Twenty percent of patient and visitor parking must be accessible. At least one of every six accessible parking spaces must be van accessible.

Outpatient Physical Therapy Facilities

- ❗ Twenty percent of patient and visitor parking must be accessible. At least one of every six accessible parking spaces must be van accessible.

Learn More About the ADA and Accessible Parking

You might find the links below helpful:

- [ADA Update: Primer for Small Businesses](#)
- [ADA Update: A Primer for State and Local Governments](#)
- [ADA Compliance Brief: Restriping Parking Spaces](#)

Related Content

Guidance

[ADA Compliance Brief: Restriping Parking Spaces](#)