

**TROUSDALE COUNTY  
ZONING RESOLUTION**

**January 23, 1995**

**Amendments Through March, 1997**

**Department of Economic and Community Development  
Local Planning Assistance Office  
Suite 128  
446 Metroplex Drive  
Nashville, Tennessee 37211-3139**

**Telephone: (615) 741-1534  
FAX: (615) 532-1896**

2. Off-street loading space shall be provided at a standard of one (1) space for each twenty-five thousand (25,000) square feet of aggregate gross floor space.
3. Parking areas shall be designed with careful regard to orderly arrangement, topography, amenity of view, ease of access, and as an integral part of overall site design. It is desirable that parking areas be level or on terraces formed with the slope of the land. Changes in levels between terraces should be formed by retaining walls or landscaped banks with concrete curbs.

Ten (10) percent of all parking areas shall be devoted to landscaping as approved by the planning commission.

All parking areas shall be paved and lined.

Each parking space shall be a minimum of nine feet by eighteen feet (9' x 18') in size. The maximum width of driveway openings to the public street shall be thirty-five (35) feet. The minimum distance between driveways shall be fifty (50) feet. The minimum distance between driveways and street intersections shall be twenty-five (25) feet and from an adjoining property line shall be twenty (25) feet.

Minimum width of driveways providing maneuvering space within a parking lot for parking stalls shall be as follows:

a.	<b>90 degree parking</b>	<b>25 feet</b>
b.	<b>60 degree parking</b>	<b>20 feet</b>
c.	<b>45 degree parking</b>	<b>20 feet</b>
d.	<b>30 degree parking</b>	<b>12 feet</b>

G. Staging Period

The planning commission may permit the development to be constructed in stages, if appropriate to the type of development, so that completion is achieved in a logical and timely manner.

**5.045 M-1, General Industrial District**

A. District Description

The M-1, General Industrial District, is intended to provide areas in which the principal use of land is for manufacturing, processing, assembling, fabrication of materials, and warehousing or storage. These land uses generally do not depend primarily on frequent personal visits by clients or customers, but generally require good accessibility to major rail, water, or highway transportation routes. The following regulations shall apply in the M-1, General Industrial District, as defined on the Zoning Map of Trousdale County, Tennessee.

B. Uses Permitted

In the M-1, General Industrial District, the following uses and their accessory uses are permitted.

1. Food and kindred products manufacturing, except meat products.
2. Textile mill products manufacturing, except dyeing and finishing of textiles.
3. Apparel and other finished products made from fabrics, leather, and similar materials manufacturing.
4. Lumber and wood products manufacturing.
5. Furniture and fixtures manufacturing.
6. Printing, publishing, and allied industries.
7. Stone, clay, and glass products manufacturing (excluding quarrying).
8. Fabricated metal products manufacturing except ordinance and accessories.
9. Professional, scientific, and controlling instruments; photographic and optical goods, watches and clocks manufacturing.
10. Miscellaneous manufacturing including jewelry, silverware and plated ware, musical instruments and parts, toys, amusement and sporting goods manufacturing, pens, pencils, and other office materials, costume jewelry, novelties and miscellaneous notions; tobacco, liquor, and gasohol manufacturing.
11. Transportation, communication and utilities, excluding airports, and solid waste disposal.
12. All types of wholesale trade.
13. Office functions only where it is directly related to the industrial establishment in which it is located.
14. Signs and billboards as regulated in Article IV, Section 4.080.

C. Uses Permitted as Special Exceptions

In the M-1, General Industrial Districts, the following uses and their accessory uses may be permitted as special exceptions after review and approval in accordance with Article VII, Section 7.060.

1. Lots or yards for scrap or salvage operations or for processing, storage, display, or sales of any scrap, salvage, or second hand building materials.

2. Automobile wrecking salvage, and junk yards, subject to the provisions of Article IV, Section 4.100.
3. Airports.
4. Solid waste disposal, subject to the approval of the Trousdale County Environmentalist, the Tennessee Department of Health and Environment, and the Trousdale County Commission.
5. Mining activities and related services as regulated in Article IV, Section 4.120.

D. Uses Prohibited

In the M-1, General Industrial District, all uses, except those uses or their accessory uses specifically permitted or permitted upon approval as a special exception by the Board are prohibited.

E. Dimensional Regulations

All uses permitted in the M-1, General Industrial Districts shall comply with the following requirements except as provided in Article VI.

1. Front Yard. The minimum depth of the front yard shall be forty (40) feet.
2. Rear Yard. The minimum depth of the rear yard shall be thirty (30) feet.

No yard shall be required for that portion of a lot which fronts on a railroad or rail spur line.

3. Side Yard. The minimum depth of the side yard shall be thirty (30) feet, except the side yards for industrial lots adjacent to suburban residential, rural residential, or rural center districts shall be a minimum of fifty (50) feet. No yard shall be required for that portion of a lot which fronts on a railroad or rail spur line.
4. Land Area. Where public water and sewer service is available, there shall be required a minimum land area of two (2) acres. In areas where only public water is available, there shall be a minimum of five (5) acres. No industrial land uses shall be permitted in areas where a public water supply is not available, except where the Board of Zoning Appeals has determined that such use does not require a supply of potable water in its manufacturing operation. In such instances, the Board may grant written approval of the use and shall not be less than five (5) acres in size.
5. Maximum Lot Coverage. No maximum lot coverage shall be imposed in the M-1 District.

6. Lot Width. No lot shall be less than one hundred fifty (150) feet wide at the building setback line.
7. Height Requirements. No height limitations shall be imposed in the M-1, General Industrial District, except as provided in Article VI, Section 6.030.
8. Parking Space Requirement. As regulated in Article IV, Section 4.010.
9. Loading and Unloading Requirements. As regulated in Article IV, Section 4.020.

5. Each separate campsite shall contain a minimum of eight hundred (800) square feet. (A campsite shall be considered to consist of trailer or tent space, parking space, picnic table, fireplace, and one-half (1/2) the roadway providing access).
6. Each campsite shall be directly accessible by an interior road.
7. All interior roads shall be a minimum of ten (10) feet wide for one way traffic and eighteen (18) feet wide for two way traffic.
8. All interior roads shall meet the following curve requirements:
  - Minimum radius for a 90 degrees turn - 40 feet**
  - Minimum radius for a 60 degrees turn - 50 feet**
  - Minimum radius for a 45 degrees turn - 68 feet**
9. No camping vehicle or camping equipment shall be used for human habitation for a period exceeding thirty (30) consecutive days.
10. Each campground shall provide a trailer dump station for the disposal of holding tank sewage.

#### **4.120 Development Standards for Mining Activities and Related Services**

Mining activities and related activities shall meet the following conditions:

- A. The location of such an activity shall be in an area sparsely developed during the length of time the mining and quarrying activity is anticipated.
- B. The proposed site shall be subject to the following conditions:
  1. Operations shall be conducted so as not to create a nuisance or cause undue noise, vibration, dust, odor, or candescence to adjacent properties. The premises shall be kept in a neat and clean condition at all times. No loose paper or debris shall be allowed on the site, except on areas where active filling operations are taking place.
  2. No excavation or filling shall be made within one hundred (100) feet of any boundary of the site.
  3. Side slopes of excavation and fills in earth, sand or gravel shall not exceed one (1) foot vertical to three (3) feet horizontal and shall be blended into undisturbed existing surfaces.

4. Provisions shall be made for the disposal of surface water, falling on or crossing the site at all times, during and after completion of the operations. The operations shall not obstruct the normal flow of any public drain, or abrogate the riparian rights of any other party to a stream or drain.

**4.130 Self-Service Storage Facilities (Mini-Warehouses) (Added by Resolution No. 96-5, July 22, 1996.)**

This section is intended to provide a maximum flexibility in design and to ensure a minimum standard of site development for self-storage facilities (mini-warehouses).

It is intended that self-storage facilities be located so as to have direct access to major streets for convenience and to be compatible with surrounding land uses.

**A. Procedure for Approval**

A permit for a self-service storage facility shall be issued by the City Building Inspector only as authorized by the Trousdale County Board of Zoning Appeals. The Board shall so authorize said permit only after application and review in accordance with the requirements of this section, and after the Board determines that the proposed location meets the intent of this resolution and that the indicated development standards in Paragraph D, of this section, will be followed.

**B. Information Required**

1. General Location Sketch Map at a scale not smaller than 1"=2,000', showing:

- Actual shape, location, and dimensions of the lot.
- Shape, size and location of all existing buildings or other structures.
- Shape, size, location, and height of all proposed buildings and structures.
- Topographic features, both existing and proposed, with contours at a vertical interval no greater than five (5) feet.
- Location of all driveways and entrances.
- Proposed means of surface drainage, including all drainage ways and facilities.
- Location of all driveways and entrances.

# TROUSDALE COUNTY PLANNING COMMISSION

**THE HARTSVILLE/TROUSDALE COUNTY PLANNING COMMISSION WILL MEET IN REGULAR SESSION ON JULY 3, 2001 – 7:00 PM AT THE COURTHOUSE WITH THE FOLLOWING AGENDA:**

## **I. ROLL CALL**

## **II. MINUTES OF PRECEDING MEETING**

## **III. OLD BUSINESS**

## **IV. REPORT OF CHAIRMAN**

## **V. REPORT OF STATE PLANNER**

## **VI. REPORT OF BUILDING INSPECTOR**

## **VII. NEW BUSINESS**

- 1) Howard Keisling Property – Requesting recommendation to rezone property (184 Acres) on Bass Lane from A-1 to M-1. Bryan Carr – LoJac Enterprises – Spokesperson for Mr. Keisling.

### **Order of presentation –**

- 1) LoJac presenting proposal for rezoning request including use.
- 2) Questions from Planning Commission members.
  
- 3) Presentation of area residents.
- 4) Questions from Planning Commission members.

**Closing statements from both sides.**

## **VIII. ADJOURNMENT**

Rezoning Request

Trousdale County  
Building and Codes Department  
210 Broadway  
Hartsville, TN 37074  
(615) 374-3074

Name of Applicant LoJac Enterprises - Bryan Carr

Location Bass Road

Map Number 17 Parcel Number 5 + 5.01

Number of Acres 184 Number of Lots \_\_\_\_\_

Present Zoning A-1 Requested Zoning M-1

Reason for This Request Quarry and Asphalt Plant

Zoning on Surrounding Property A-1

Names of Surrounding Property Owners Claude Beasley, James Angel,  
Charles Scruggs, Anthony Pignone, Agnes Franklin, Gross,  
Mack Ribbrey, John Gross

Affected Throughfares Bass Road

Public Utilities Provided Hartsville Water

Schools Affected None

Date Reviewed by the Planning Commission July 3, 2001

Action Taken by the Planning Commission Unfavorable Recommendation

Public Hearing Before County Commission July 23, 2001

Approved \_\_\_\_\_ Disapproved

Reason For Disapproval Unfavorable record of LoJac (statistics)  
Too many things wrong for the Community  
Great Community Opposition

Hartsville - Trousdale  
Metro

Planning Commission

July 3, 2001

Approved  
August 7, 2001

Present

Mark Kemp  
Jim Lech  
Eleanor Ford  
Walter Buckingham

Rodney Bowen  
Mike Cornwell  
Mary Agnes Chitwood  
Charles Roddy  
Thomas Harper  
David Freeman  
Barry Taylor  
Johnny Kerr

Mary Spectators  
Nolija Pitts  
(Court Reporter)  
LoJack Rep  
Jack Lowery  
Bryan Carr  
Chambers

↙

The Hartsville - Trousdale Planning Commission met in regular meeting, July 3, 2001, with the Chairman, Rodney Bowen, presiding.

On a motion by Thomas Harper, and the second by David Freeman, the minutes were approved as read. Because of the large group assembled,

and the large group of prospective speakers,<sup>2</sup>  
the Chairman asked each one desiring to  
speak to sign in.

The Chairman explained the rules of the  
Planning Commission and the position of  
the Commission, that being a Recommending  
Body and that the County Commission  
has the last say as to Rezoning. After that,  
all would go to the Board of Zoning Appeals.

A request was presented for recommendation  
to rezone property on Bass Road from A-1  
to M-1. Howard Keisling is owner of the property.  
Byron Carr acted as spokesperson for Mr. Keisling,  
asking for recommendation to rezone and  
explaining the proposed use of the land, that  
being to operate a Rock Quarry and an  
Asphalt Plant. He introduced the owner  
of LoJack, Mr. Jack Lowery, and the  
President, Mr. Chambers.

Mr. Carr stated there would be no Dist,

as it would be Dust Controlled with

High Pressure Water leaving a Mist.

He addressed Property values and gave handouts for illustration on property around some of his operations.

He said Truck traffic would not be a problem as it was one mile away from State Highway.

With new technology, there would be no big boom in blasting and there would be very little noise.

There is always an Air Quality Test, and the Roads would have a water truck around to water down any dust there.

His benefits would be for a five year Growth. They want to be part of the Community Growth.

For Tax - 2 1/4 % comes to the County.

Serrano tax - 15¢ a ton comes to County.

The Question asked by member was,

"Who foots bill for Road Construction and Repairs?"

Answer: The Owner.

Questions from member, Mrs. Black, concerned Records of Inspection - Quotes as -

Answers - Environmental ~~Company~~ Conservation <sup>4</sup>  
says, Company is non-conforming.

What about Trucking?

Answer - 75-90 Trucks per day.

Concerning Drainage - Has records of Pollution,

Records show -

Company cited for failure to monitor storm water discharge

Several plants

Cited for results being sent ~~to~~ late to State -

From OSHA -

Company cited several times with serious citations.

Mr. Lowery stated that over a million tons of Asphalt a year would be produced.

After the presentation of Mr. Carr, the opposition speakers were given a chance to speak.

William Beasley was the first to speak in <sup>5</sup> opposition to the proposal of a Rock Quarry and Asphalt Plants. He stated that 405 people would be affected. He praised LoJack for the good proposal but asked "Why did not Marshall County want it?" He cited the Hermitage area where Dust ruins cars and blasting shakes and cracks foundations of houses. As to possible markets, Smith County has a zinc mine and its own stone.

Wilson has LoJack and another company.

Sumner has a mess. He cited the Quarry in Macon County, just over the line.

Mrs. Woodmore got money from it, but she also got a mess.

Ralph Coker lives on Temple Road. He called this project a Home Invasion. His main concerns are -

2 Gas Pipe lines and many Faults -  
Has several Sink Holes on his land which he keeps fenced around,

He showed several charts cut from paper showing massive explosions - All leads to much possibility for human error.

Bobby Cothrow resides at Walnut Grove Road, close to Rocky Creek. He said the creek is dry in summer and has little water in winter.

Barbara Crossman spoke concerning land of her parents, the Brewsters. She cited geological data about the rock strata of the area.

Irma Holt spoke from Health Concerns. She had letters from two doctors - one stating her Respiratory Problem and Irregular Heart Beat. The other one from Baptist Hospital stating her Chronic Lung Problems. These conditions would be aggravated by Dust in the Air.

Gary Holt stated he had no problem with Mr. Keisling and Lo Jack, but he plans to build on family farm and he doesn't want a Quarry in his back door.

G.W. Oldham, former County Executive, stated he attends Church at Enoch Chapel.

7

Highway 231 and Bass Road are at the door of the Building. They don't need a Quarry nearby.

Cecil Anderson stated he owns property on Rocky Creek. There is a Gas Line at the back door. They don't need a Quarry.

Walter Buckingham urged all Troupdale Countians to stand together and Vote against the Quarry.

Lewis Oliver, Attorney for Residents Against Rezoning referred to the Growth Plan Resolution adopted earlier. He said it (Quarry) was in violation of the Growth Resolution.

James Kennedy owns property on Bass Road. He said he had to build a bank to keep property from washing. Also, there is a gas line on the property.

Tony Hought, Land Agent for Columbia Gulf, stated there were three (3) Natural Gas Lines on the property. It required constant maintenance, and a ruptured line could lead to disaster.

Jim Lech, State Planner, praised the members of the Commission, stating they had acted very professionally. He stated he had visited the Hermitage location of LaJaca Business and talked with concerned citizens. He reported they complained of Dust Control, hinges had to be reworked, the floorings had been lowered, among other things. His recommendation was not good.

Mr. Lowery questioned Mr. Lech about his speaking out. As State Planner, that is Mr. Lech's responsibility.

In closing statements, William Beasley stated there had been too much testimony showing the Quarry should not be placed there. He urged the vote be No.

Mr. Lowery stated he didn't blame the people for their emotional feeling. He said he wanted to be a good corporate neighbor because he knows and has known many Trousdale County people. He stated the opposing information is coming from competition. He said he is not here to hurt and he has to comply

with agencies.

9

Mr. Lech asked Mr. Lowery how much land he owns in Wilson County. He stated 30 Acres and the new Interstate would come through his front yard.

Thomas Harper works for Columbia Gulf, so he recused himself from voting.

Mike Cornwell had been involved with the Citizens Group before he became a member of the Commission, so he recused himself.

Johnny Kerr made a motion that the Commission send the rezoning request to the County Commission without a recommendation.

The second was by David Freeman. On a vote of 3 Ayes and 4 Nays, the motion failed.

Linda Black made the motion to send the request to the County Commission with an Unfavorable Recommendation asking it not be Rezoned.

10  
With the second by David Freeman  
the motion carried with two ~~absentees~~  
Abstentions.

After a very long hot meeting, on  
a motion by David Freeman and the  
second by Linda Black, the meeting  
adjourned,

Mary Agnes Chitwood  
Secretary

**REGULAR MEETING OF**  
**THE HARTSVILLE/TROUSDALE COUNTY COMMISSION**  
**MONDAY, JULY 23, 2001**  
**7:00 P.M.**

1. Open Court - Sheriff Russell
2. Invocation
3. Pledge to the Flag
4. Roll Call - Harold Gregory
5. Approval of Agenda
6. Public Response to Agenda
7. Announcements
8. Minutes of the Previous Meeting
9. New Business...
  - A. Zoning Change Consideration - Agricultural to Industrial - Keisling Property
  - B. Planning Commission Appointments
  - C. Business Tax Ordinance #01-04 - 1<sup>st</sup> Reading
  - D. 2% Property Tax Discount Ordinance #01-05 - 1<sup>st</sup> Reading
  - E. Water and Sewerage Budget Approval
  - F. Budget Amendments
  - G. Notaries

## JULY 23, 2001, MEETING OF THE TROUSDALE-HARTSVILLE COMMISSIONERS

BE IT REMEMBERED, That the Hartsville-Trousdale Commissioners met pursuant to Adjournment with the Honorable Pat Fergusson Hartsville-Trousdale Commission Chairman presiding and the following Commissioners present to wit; Billy M. Celsor, Phillip Taylor, Dwight Holder, Dennis Oldham, W. L. Bryant, Eleanor Satterfield, Tammy Dixon, Dewayne Byrd, Dwight Jewell, Jerry Helm, John C. Oldham, Bobby J. Lewis, Raymond McDonald, Barry Taylor, Richard Johnson, Bill Overton, Gary Stafford, Roy N. Dies, Lloyd Butts,

1. Court Opened by Ray Russell
2. Invocation by Bobby J. Lewis
3. Pledge to The Flag by Dwight Holder
4. Roll Call by Harold Gregory County Clerk
5. Approval of Agenda

Call Off Rezoning of Keisling Property.

Motion this Court Adopt this Agenda before us without Keisling property,

Motion by Gary Stafford, Second by Bobby J. Lewis,

MOTION CARRIED

8. Minutes

WE Need to correct the Budget amendments, 1. Urban Services \$25,300.00  
2 General Services \$43,795.00 3 Drug Control \$100.00 in the June Minutes  
also add Notaries,

Motion this Court Approve these Minutes with these changes,

Motion by Phillip Taylor, Second by Barry Taylor,

MOTION CARRIED

Motion this Court approve the May Minutes as written,

Motion by Jerry Helm, Second by Richard Johnson,

MOTION CARRIED

9 New Business

A. Zoning Keisling Property  
The Keisling have asked to put this off till September Court.

B. Planning Commission appointments

Rodney Bowen, Mrs Chitwood, Curt Sutherland,

Motion this Court approve these people for the Planning Commission,

Motion by Dwight Holder, Second by Dennis Oldham,

MOTION CARRIED

C. Business Tax Ordinance #01-04- 1ST Reading

Motion this Court Adopt this Ordinance,

Motion by Dwight Jewell, Second by Richard Johnson,

Roll Call Docket PAGE 177, AYE 19, MOTION CARRIED  
NAY 0

D. Business Tax Ordinance # 01-05- 1ST Reading

JULY 28, 2003, MEETING OF THE HARTSVILLE-TROUSDALE METRO COMMISSIONEERS

BE IT REMEMBERED That the Hartsville-Trousdale Metro Commissioners met pursuant to adjournment with the Honorable Jerry Clift Metro Commission Chairman presiding and the following Commissioners present to wit; David Freeman, David Nollner, Dwight Holder, Phillip Taylor, Johnny Kerr, Phyllis Martinez, Chris Oldham, Tim Roberson, Dewayne Byrd, Ralph Coker, John C. Oldham, Ray A. Gross, Bobby Joe Lewis, Raymond McDonald, Tammy Dixon, William Beasley, Richard Johnson, Gary Stafford, Roy N. Dies, Wayne Brown,

1. Court Opened by Sheriff Ray Russell,
2. Invocation by Bobby J. Lewis,
3. Pledge to the Flag by Johnny Kerr
4. Roll Call by County Clerk Harold Gregory, All 20 Present
5. Announcements  
Ms Eleanor Ford Announced that she would like the Court to issue a proclamation for Ms Estell McMurry is celebrating her 100 Birthday,  
Motion this Court Issue this Proclamation,  
Motion by Johnny Kerr, Second by David Nollner,  
**MOTION CARRIED**  
Jerry Clift asked the Finance Committee to stay and discuss impact fees,
6. Approval of Agenda  
Motion this Court approve the Agenda before us,  
Motion by Gary Stafford, Second by Tim Roberson,  
**MOTION CARRIED**
7. Minutes to previous Meeting,  
Motion this Court Approve these Minutes of May 27, And July 3, 2003,  
Motion by Dwight Holder, Second by John C. Oldham,  
**MOTION CARRIED**
8. Public Response  
Paul Ashworth Asked to speak to New Budget,

9. Old Business

- A. OSHA Program Ordinance # ORD-03-2003-2<sup>nd</sup> Reading  
Motion this Court adopt this OSHA Ordinance,  
David Freeman, Second by John C. Oldham,  
MOTION CARRIED

- B. Zoning Ordinance Amendment # ORD-04-2003- 2<sup>nd</sup> Reading  
Motion this Court Adopt this Ordinance,  
Motion by Bobby J. Lewis, Second by David Nollner,  
MOTION CARRIED

- C. Walnut Grove School Property Re-Zoning A-1 to R-1 -2<sup>nd</sup> Reading  
Motion this Court Re-zone this Property from A-1 to R-1, 2<sup>nd</sup> Reading  
Motion by Dwight Holder, Second by Phyllis Martinez,  
MOTION CARRIED

- D. Beech Grove School Property Re-Zoning A-1 to R-1-2<sup>nd</sup> Reading  
Motion this Court Re-Zone this Property From A-1 to R-1, 2<sup>nd</sup> Reading,  
Motion by John C. Oldham, Second by Wayne Brown,  
MOTION CARRIED

10. New Business

- A. Homeland Security Committee-Additional Appointments  
Appointed was Robert H. Badger, Charles Beasley, Mark Beeler, Jerry Clift, Debbie Johnson, Jimmy Dale Merryman,  
Motion these People be Appointed to Homeland Security Committee,  
Motion by Gary Stafford, Second by Dewayne Byrd,  
MOTION CARRIED

- B. Resolution Establishing a Drug-Free Workplace Policy for HUD Grantees  
Motion this Court Adopt this Resolution,  
Motion by David Nollner, Second by Tim Roberson,  
MOTION CARRIED

- C. Beer Sales Ordinance # ORD-05-2003-1<sup>st</sup> Reading  
Motion to approve Ordinance number 05-2003 to be sent to the Hartsville-Trousdale Commission with a recommendation to dopt on firstreading reserving the right to clean-up the Language, Misspelled words, wrong numbers and to delete repetitions and add word when needed for clarity,  
Motion by Bobby J. Lewis, Second by Tim Roberson,  
Roll Call Book, Page 197, AYE 12, NAY 7, ABSTAINED 1  
MOTION CARRIED

- D. Non-Profit Organization Resolution-Chamber of Commerce  
Motion this Court Adopt this Resolution-Chamber of Commerce,  
Motion by Tammy Dixon, Second by Tim Roberson,  
Roll Call Book, Page, 197, AYE 20, NAY 0, MOTION CARRIED
- E. Non-Profit Organization Resolution-Mid Cumberland Human Resource Agency  
Motion this Court Adopt this Resolution,  
Motion by Dwight Holder, Second by Tim Roberson,  
Roll Call Book, PAGE 197, AYE 20, NAY 0, MOTION CARRIED
- F. General Service Funds Appropriations Budget FY 2003-04 Ordinance  
#ORD- 06-2003-1<sup>st</sup> Reading  
Motion this Court Send this Budget Back to the Budget Committee  
For more study,  
Motion by Roy N. Dies, Second by David Freeman,  
Roll Call BOOK, PAGE 197, AYE 15, NAY 5, MOTION CARRIED

Motion everyone on the Commission be appointed to the Budget Committee

Motion by William Beasley, Second by Johnny Kerr,  
Motion and Second Withdrawn,

Motion this Court Adjourn,  
Motion by Tammy Dixon, Second by David Nollner,  
MOTION CARRIED

**ORDINANCE #ORD-04-2003**

An Ordinance amending the Hartsville/Trousdale County Zoning Ordinance in order to establish an M-1, General Industrial District and an M-2, Intermediate-Impact Industrial District for Hartsville/Trousdale County, Tennessee.

BE IT ORDAINED by the Hartsville/Trousdale County Commission, meeting in Called session on this the 3<sup>rd</sup> day of July, 2003, that the regulations governing the establishment of M-1 and M-2 zoning districts shall be set forth as stated in the attached document.

BE IT FURTHER ORDAINED that this Ordinance shall take effect immediately following its passage of two readings before the Hartsville/Trousdale County Commission.

Ordinance passed upon 1<sup>st</sup> reading this 3<sup>rd</sup> day of July, 2003.

Ordinance passed upon 2<sup>nd</sup> reading this 28<sup>th</sup> day of July, 2003.

Greg Clift  
COMMISSION CHAIRMAN

ATTEST:

\_\_\_\_\_  
COUNTY CLERK

**5.045 M-1, General Industrial District**

**A. District Description**

The M-1, General Industrial District, is intended to provide areas in which the principal use of land is for manufacturing, processing, assembling, fabrication of materials, and warehousing or storage. These land uses generally do not depend primarily on frequent personal visits by clients or customers, but generally require accessibility to major rail, water, or highway transportation routes. The following regulations shall apply in the M-1, General Industrial District, as defined on the Zoning Map of Trousdale County, Tennessee.

**B. Uses Permitted**

In the M-1, General Industrial District, the following uses and their accessory uses are permitted.

1. All of the permitted uses in the C-1, General Commercial District.
2. Food and kindred products manufacturing, except meat products.
3. Textile mill products manufacturing, except dyeing and finishing of textiles.
4. Apparel and other finished products made from fabrics, leather, and similar materials manufacturing.
5. All types of wholesale trade.
6. Furniture and fixtures manufacturing.
7. Printing, publishing, and allied industries.
8. Fabricated metal products manufacturing, except ordinance and accessories.
9. Professional, scientific, and controlling instruments; photographic and optical goods, watches and clocks manufacturing.
10. Miscellaneous manufacturing including jewelry, silverware and plated ware, musical instruments and parts, toys, amusement and sporting goods manufacturing, pens, pencils, and other office materials, costume jewelry, novelties and miscellaneous notions, tobacco, and liquor.
11. Establishments and facilities, excluding manufacturing, associated with transportation and utilities, excluding airports and solid waste disposal.
12. Signs and billboards as regulated in Article IV, Section 4.080.
13. Warehousing of goods, excluding the warehousing or storage of any hazardous or radioactive materials..

C. Uses Permitted as Special Exceptions

In the M-1, General Industrial Districts, the following uses and their accessory uses may be permitted as special exceptions after review and approval in accordance with Article VII, Section 7.060.

1. Daycare centers of any type, regardless whether it is free standing or contained within the edifice of industrial development.

D. Uses Prohibited

In the M-1, General Industrial District, all uses, except those uses or their accessory uses specifically permitted or permitted upon approval as a special exception by the Board are prohibited.

E. Dimensional Regulations

All uses permitted in the M-1, General Industrial Districts, shall comply with the following requirements, except as provided in Article VI.

1. **Front Yard.** The minimum depth of the front yard shall be forty (40) feet.
2. **Rear Yard.** The minimum depth of the rear yard shall be thirty (30) feet.  
  
No yard shall be required for that portion of a lot which fronts on a railroad or rail spur line.
3. **Side Yard.** The minimum depth of the side yard shall be thirty (30) feet, except the side yards for industrial lots adjacent to suburban residential, rural residential, or rural center districts shall be a minimum of fifty (50) feet. No yard shall be required for that portion of a lot which fronts on a railroad or rail spur line.
4. **Land Area.** Where public water and sewer service is available, there shall be required a minimum land area of two (2) acres. In areas where only public water is available, there shall be a minimum of five (5) acres. No industrial land uses shall be permitted in areas where a public water supply is not available, except where the Board of Zoning Appeals has determined that such use does not require a supply of potable water in its manufacturing operation. In such instances, the Board may grant written approval of the use and shall not be less than five (5) acres in size.
5. **Maximum Lot Coverage.** No maximum lot coverage shall be imposed in the M-1 District.
6. **Lot Width.** No lot shall be less than one hundred fifty (150) feet wide at the building setback line.
7. **Height Requirements.** No height limitations shall be imposed in the M-1, General Industrial District, except as provided in Article VI, Section 6.030.
8. **Parking Space Requirement.** As regulated in Article IV, Section 4.010.

9. **Loading and Unloading Requirements.** As regulated in Article IV, Section 4.020.

**5.046 M-2, Intermediate-Impact Industrial District**

A. District Description

The M-2, Intermediate-Impact Industrial District is intended to provide areas in which the principal use of land is for manufacturing of a more objectionable nature. Heightened levels of human noise, odor, airborne pollutants, effluent, storage volume, and human-traffic as byproducts of an industry would prompt this classification. No processing of radioactive materials or the incorporation of radioactive materials into any manufacturing process will be permitted in the M-2 Industrial District. Local, State and Federal laws will regulate all other hazardous materials.

B. Uses Permitted

In the M-2, Intermediate-Impact Industrial District, the following uses and their accessory uses are permitted.

1. All of the permitted uses in the M-1, General Industrial District.
2. Lumber and wood products manufacturing.
3. Lots or yards for scrap or salvage operations or for processing, storage, display, or sales of any scrap, salvage, or second hand building materials.
4. Automobile wrecking salvage, and junk yards, subject to the provisions of Article IV, Section 4.100.
5. Airports.
6. Stone, clay and glass products manufacturing.
7. Electrical distribution equipment manufacturing.
8. Electrical industrial apparatus manufacturing.
9. Transportation equipment manufacturing.
10. Civil Defense Facilities.
11. Colleges, Junior Colleges, Universities and similar educational facilities.
12. Marinas and Yacht Clubs.
13. Radio, Television, and Telephone Transmission Facilities.
14. Signs and billboards as regulated for M-1 in Article IV, Section 4.080.
15. Solid waste processing and recycling centers, excluding landfills and solid waste incinerators.

16. Heavy construction contractor yards and equipment storage.
17. Meat products production, subject to odor and wastewater standards.
18. Paper or paperboard products manufacturing, excluding mills.
19. Plastic products molding, excluding monomer production.
20. Adhesives manufacturing.
21. Metal products manufacturing.
22. Tool and dye facilities.
23. Water and sewage treatment plants.

C. Uses Permitted as Special Exceptions

In the M-2, Intermediate-Impact Industrial Districts, the following uses and their accessory uses may be permitted as special exceptions after review and approval in accordance with Article VII, Section 7.060.

1. Daycare centers of any type, regardless whether it is free standing or contained within the edifice of industrial development.
2. Correction and Detention Institutions.

D. Uses Prohibited

In the M-2, Intermediate Impact Industrial District, all uses, except those uses or their accessory uses specifically permitted or permitted upon approval as a special exception by the Board are prohibited.

E. Dimensional Regulations

All uses permitted in the M-2, Intermediate-Impact Industrial District, shall comply with the following requirements, except as provided in Article VI.

1. **Front Yard.** The minimum depth of the front yard shall be sixty (60) feet.
2. **Rear Yard.** The minimum depth of the rear yard shall be fifty (50) feet.  
No yard shall be required for that portion of a lot which fronts on a railroad or rail spur line.
3. **Side Yard.** The minimum depth of the side yard shall be fifty (50) feet, except the side yards for industrial lots adjacent to suburban residential, rural residential, or rural center districts shall be a minimum of seventy (70) feet. No yard shall be required for that portion of a lot which fronts on a railroad or rail spur line.
4. **Land Area.** Where public water and sewer service is available, there shall be required a minimum land area of three (3) acres. In areas where only public water is available, there shall be a minimum of seven (7) acres. No industrial

land uses shall be permitted in areas where a public water supply is not available, except where the Board of Zoning Appeals has determined that such use does not require a supply of potable water in its manufacturing operation. In such instances, the Board may grant written approval of the use and shall not be less than seven (7) acres in size.

5. **Maximum Lot Coverage.** No maximum lot coverage shall be imposed in the M-2 District.
6. **Lot Width.** No lot shall be less than two hundred (200) feet wide at the building setback line.
7. **Height Requirements.** No height limitations shall be imposed in the M-2, Intermediate-Impact Industrial District, except as provided in Article VI, Section 6.030.
8. **Parking Space Requirement.** As regulated in Article IV, Section 4.010.
9. **Loading and Unloading Requirements.** As regulated in Article IV, Section 4.020.

REGULAR MEETING OF  
THE HARTSVILLE/TROUSDALE COUNTY COMMISISON  
MONDAY, NOVEMBER 22, 2010  
7:00 P.M.

AGENDA

1. Open Court
2. Invocation
3. Posting of Colors/Pledge
4. Roll Call – Rita Crowder
5. Announcements
6. Amendments/Approval of the Agenda
7. Public Response to the Agenda
8. Minutes of Previous Meeting
9. Unfinished Business – None
10. New Business....
  - A. Housing Authority Member Appointment – Bobby Satterfield
  - B. Resolution #2010-39-240 Public Records Commission Appointments
  - C. Resolution #2010-36-237 Transferring Surplus Equipment From Water Dept. to Hwy. Dept.
  - D. Public Hearing – Zoning Resolution Amendment - Mining
  - E. Resolution #2010-38-239 Amending Zoning Resolution Regarding Mining – 1<sup>st</sup> Reading
  - F. Ordinance Chapter 4 Section 11-402 Anti-Noise Regulations Amendment – 1<sup>st</sup> Reading
  - G. Budget Amendments
    1. Highway Dept.
    2. Schools
    3. General Services
  - H. Notaries – Jean Ann Hall

NOVEMBER 22, 2010 – MEETING OF THE HARTSVILLE/TROUSDALE COUNTY COMMISSION

BE IT REMEMBERED, That the Honorable Hartsville/Trousdale County Commissioners met pursuant to adjournment with the Honorable Jakie West, Commission Chairman presiding and the following commissioners present to wit: Steve Burrow, Carol Pruitt, David Nollner, Freddie Banks, Richard Johnson, John Oliver, Mike Keisling, Robert Thurman, Bubba Gregory, Wayne Brown, Mark White, Mark Beeler, Don Coker, Mark Presley, James McDonald, Phillip Taylor and Clyde Mansfield.

1. Open Court – Deputy J.B. Harper
2. Invocation – James McDonald
3. Posting of Colors/Pledge – Boy Scout Troop 900
4. Roll Call – Rita Crowder
5. Announcements – Commissioner West announced the passing of Commissioner Mansfield's son, Timothy Tibbs and Administrative Assistant Debbie Jenkin's father, Mr. Leon Thompson. He asked that we remember these families during this time. Commissioner John Oliver announced that membership fees for joining the Historical Society were \$12.00 per year and that he has extra quarterly Newsletters for \$5.00 if anyone was interested in purchasing one. Chairman West also stated that as of right now, the County Commission would meet on December 27, 2010 @ 7:00 p.m..
6. Amendments/Approval of the Agenda – Item 10. H. of the Agenda, approval of notaries, remove Jean Ann Hall and Add Item 10. I. To the agenda, an Amendment to Item 10. F. Ordinance Chapter 4 Section 11-402 Anti-Noise Regulations Amendment – 1<sup>st</sup> Reading.

Motion this Court approve this Agenda as amended.

Motion by Steve Burrow, Second by Carol Pruitt

MOTION CARRIED

7. Public Response to the Agenda – Rev. Albert Strawther and Rais D. Adams signed in to speak.
8. Minutes of Previous Meeting

Motion this Court approve these minutes and dispense with the reading as everyone has a copy.

Motion by Carol Pruitt, Second by Robert Thurman

MOTION CARRIED

9. Unfinished Business – None

10. New Business....

A. Housing Authority Member Appointment – Bobby Satterfield

Motion this Court approve this Appointment.

Motion by David Nollner, Second by Mark Presley

MOTION CARRIED

B. Resolution #2010-39-240 – Public Records Commission Appointments

Motion this Court approve this Resolution #2010-39-240.

Motion by Mark Beeler, Second by Carol Pruitt

MOTION CARRIED

C. Resolution #2010-36-237 – Transferring Surplus Equipment From Water Dept. to Hwy. Dept.

Motion this Court approve this Resolution #2010-36-237.

Motion by Steve Burrow, Second by Phillip Taylor

MOTION CARRIED

**D. Public Hearing – Zoning Resolution Amendment – Mining**

Commissioner Nollner explained that this was an amendment to add Mining activities back to the County's Zoning Regulations, that for some reason it was removed during the period when LES wanted to locate in Trousdale County. This Recommendation was approved by the entire Zoning Committee. Commissioner Pruitt expressed her concerns about how and who would regulate these mining activities should there be any. She noted that she would rather it go back before the planning committee for a more thorough policy before this is added back.

Motion to Close Public Hearing.

Motion by Carol Pruitt, Second by Mark Beeler

MOTION CARRIED

**E. Resolution #2010-38-239 – Amending Zoning Resolution Regarding Mining – 1<sup>st</sup> Reading**

Motion this court approve this Resolution #2010-38-239 – 1<sup>st</sup> Reading

Motion by Marl Beeler, Second by David Nollner  
ROLL CALL, BOOK PAGE 53 – 8 AYE, 9 NAY, 3 ABSENT

**MOTION FAILED**

G. Budget Amendment .....

1. Highway Dept.- Fund 131  
Disaster Relief and other Charges \$81,830.22

Motion this court approve this Budget Transfer Amendment  
Motion by Wayne Brown, Second by Steve Burrow

2. Schools – None Presented  
3. General Services – None Presented

H. Notaries – None Presented.

I. An Amendment to amend (Sect. M) Ordinance Chapter 4 Section 11-402  
Anti-Noise Regulations Amendment.

Motion this court amend this amendment to change the times allowed for  
fireworks usage to 10:00 a.m. until 10:30 p.m. daily with the exception of  
July 4<sup>th</sup> from 10:00 a.m. until 1:00 a.m. July 5<sup>th</sup> and December 31st from  
10:00 a.m. until 1:00 a.m. on January 1<sup>st</sup>.

Motion by David Noller, Second by John Oliver

MOTION CARRIED

F. Ordinance Chapter 4 Section 11-402 Anti-Noise Regulations Amendment  
– 1<sup>st</sup> Reading.

Motion this court approve Ordinance Chapter 4 Section 4 Section 11-402  
Anti-Noise Regulations Amendment as Amended – 1<sup>st</sup> Reading

Motion by Mark Beeler, Second by Carol Pruitt

MOTION CARRIED

Motion this court Adjourn

Motion by Wayne Brown, Second by David Nollner

MOTION CARRIED

After the meeting was adjourned, Mr. Albert Strawther gave a progress report  
on the Ward School Project. He said that they have been contacted by the IRS  
notifying them that they are reviewing the application for 501C3 funding.

RESOLUTION NO. #2010-38-239

A RESOLUTION TO AMEND THE ZONING RESOLUTION OF TROUSDALE COUNTY, TENNESSEE, AS OFFICIALLY ADOPTED ON JANUARY 23, 1995, AS AMENDED, AS IT PERTAINS TO MINING ACTIVITIES AND RELATED SERVICES.

WHEREAS, THE CURRENT PROVISIONS OF THE TROUSDALE COUNTY, TENNESSEE, ZONING RESOLUTION PROVIDES DEVELOPMENT STANDARDS FOR MINING ACTIVITIES AND RELATED SERVICES;

WHEREAS, THERE IS PRESENTLY NO ZONE ALLOWING MINING ACTIVITIES AND RELATED SERVICES AS A PERMITTED USE;

WHEREAS, THE HARTSVILLE/TROUSDALE COUNTY METROPOLITAN PLANNING COMMISSION SEEKS TO STRENGTHEN THE EXISTING DEVELOPMENT STANDARDS FOR MINING ACTIVITIES AND SERVICES AS CURRENTLY OUTLINED IN ARTICLE IV, SECTION 4.120; AND

WHEREAS, THE FOLLOWING AMENDMENT WAS RECOMMENDED BY THE HARTSVILLE/TROUSDALE COUNTY METROPOLITAN PLANNING COMMISSION; AND

NOW, THEREFORE BE IT RESOLVED BY THE HARTSVILLE/TROUSDALE METROPOLITAN COUNTY COMMISSION THAT THE ZONING RESOLUTION OF TROUSDALE COUNTY, TENNESSEE BE AMENDED AS FOLLOWS:

SECTION ONE

In Article II, Definitions, add the following entry:

**Mining:** All or any part of the process involved in the mining of minerals by removing overburden and mining directly from the mineral deposits, open pit mining or minerals naturally exposed, mining by auger method, dredging and quarrying, underground mining, and surface work incidental to an underground mine. The term shall not include excavation for purposes of grading for a building lot or roadway, where grass sod is removed to be used for landscaping, or where materials are excavated from a lot for use on that same lot by the owner of the property.”

SECTION TWO

In Article IV, Section 4.120, Development Standards for Mining and Related Activities, add the following:

- C. Site Plans for Mining and Related Services shall include the following:
  - 1. Comprehensive construction drawings and hydrology study to be completed by a Tennessee licensed engineer.

374-0010

2. All Federal and State of Tennessee permits as required by those entities are required to be conferred, with copies of each submitted with this Final Site plan.
3. A landscaping plan.
4. Stages of development, if any, to be numbered and illustrated.
5. Location and method of on-site storage of spoil and associated waste materials.
6. Proposed method of off-site transport of mined products and location of such transportation facilities.
7. Proposed on-site surface drainage plan in the form of a SWPPP, with calculations indicating depth of water table, soil composition, and all existing surface water and existing uses within a ¼ mile radius of the property line.
8. Operations and safety plan, in accordance with Code of Federal Regulations 30.
9. Reclamation plan as required by the Surface Mining Control & Reclamation Act of 1977.
10. Financial assurance, in form of bond or irrevocable letter of credit, to ensure reclamation plan completion.

**SECTION THREE**

In Article V, Section 5.046, M-2 Intermediate-Impact Industrial District, Part C, Uses Permitted As Special Exceptions, add the following entry:

3. Mining activities and related services as regulated in Article IV, Section 4.120.

This Resolution shall become effective immediately after its passage, in accordance with the Charter of Metropolitan Hartsville/Trousdale, Tennessee, and the public welfare demanding it.

Approved and adopted by the Hartsville/Trousdale County, Tennessee, County Executive and County Commission.

\_\_\_\_\_  
County Executive of Hartsville/Trousdale County, Tennessee

\_\_\_\_\_  
Date

Attest: \_\_\_\_\_  
County Recorder

\_\_\_\_\_  
Date of Public Hearing

1st Reading: \_\_\_\_\_

2nd Reading: \_\_\_\_\_

3rd Reading: \_\_\_\_\_

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Date of Publication of Caption and Summary

HARTSVILLE/TROUSDALE COUNTY GOVERNMENT  
**ORDINANCE #243-2022-13**

**AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF TROUSDALE COUNTY, TENNESSEE ARTICLE II,  
SECTION 2.020 AND ARTICLE V, SECTIONS 5.041 AND 5.046**

**WHEREAS**, the land use controls of Hartsville/Trousdale County, Tennessee have been adopted for the purpose of promoting the public health, safety, morals, convenience, order, prosperity, and general welfare of the community;

**WHEREAS**, the land use controls of Hartsville/Trousdale County include development standards for mining activities and related services; and

**WHEREAS**, the Hartsville/Trousdale County Regional Planning Commission has duly reviewed and recommended these requests to the County Commission; and

**WHEREAS**, the County Commission has reviewed such recommendation and has conducted a public hearing thereon.

**NOW, THEREFORE, BE IT ORDAINED BY THE HARTSVILLE/TROUSDALE COUNTY COMMISSION:**

**Section 1:** That Article II, Section 2.020 of The Zoning Ordinance of Trousdale County, Tennessee be amended by the addition of a new definition for Mining Activities, which reads as follows:

*See 'ATTACHMENT, Section 1'*

**Section 2:** That Article V, Section 5.041 of The Zoning Ordinance of Trousdale County, Tennessee be amended by the addition of a new use as a Use Permitted by Special Exception, which reads as follows:

*See 'ATTACHMENT, Section 2'*

**Section 3:** That Article V, Section 5.046 of the Zoning Ordinance of Trousdale County, Tennessee be amended by the addition of a new use as a Use Permitted by Special Exception, which reads as follows:

*See 'ATTACHMENT, Section 3'*

**Section 4:** That Article IV, Section 4.120 of the Zoning Ordinance of Trousdale County, Tennessee be amended by amending the existing language to add new language, which reads as follows:

*See 'ATTACHMENT, Section 4'*

*Recommended by the Planning Commission on May 9, 2022*

First Reading: May 23, 2022      1M \_\_\_\_\_      **Electronic Voting**  
2m \_\_\_\_\_      Yes \_\_\_\_\_ No \_\_\_\_\_ Absent \_\_\_\_\_

Second Reading: June 27, 2022      1M \_\_\_\_\_      **Electronic Voting**  
2m \_\_\_\_\_      Yes \_\_\_\_\_ No \_\_\_\_\_ Absent \_\_\_\_\_

**Approved:**

**Attest:**

*Dwight Jewell, Commission Chairman*

*Rita Crowder, County Clerk*

**ATTACHMENT**

Section 1:

- **HIGHLIGHT DENOTES PROPOSED ADDITION**
- **~~STRIKETHROUGH DENOTES OMISSION~~**

**Article II, Section 2.020 Definitions**

**Mining Activities** - Includes facilities to crush, classify, separate, or otherwise treat rock, ore, or minerals extracted from the ground.

**ATTACHMENT**

Section 2:

- **HIGHLIGHT DENOTES PROPOSED ADDITION**
- **~~STRIKETHROUGH DENOTES OMISSION~~**

**Article V, Section 5.041 A-1, Agriculture-Forestry District**

D. Uses Permitted as Special Exceptions

In the A-1, Agriculture-Forestry Districts, the following uses and their accessory uses may be permitted as special exceptions after review and approval in accordance with Article VIII, Section 8.060.

5. Intermediate Impact Facilities

The activities that have a significant effect upon surrounding land uses due to their traffic generation characteristics, parking requirements, land requirements, or potential nuisances and typically performed by, or the maintenance and operation of, the following institutions or installations:

**Bed and Breakfast Establishments (Added by Resolution No. 99-1, January 25, 1999)**  
**Cemeteries, Columbariums, and Mausoleums**  
**Colleges, Junior Colleges, and Universities, but Excluding Profit-Making Business Schools**  
**Commercial Boat Docks and Marinas**  
**Country Clubs**  
**Golf Courses**  
**Radio and TV Transmission Facilities**  
**Water Storage Facilities, Water and Sewage Treatment Plants**  
**Telecommunication Facilities** (see Article IV, Section 4.170. Standards for Telecommunication Antennas and Towers) **(Added by Ordinance 101-2014-8, April 28, 2014.)**  
**Mining Activities and Related Services** (See Article IV, Section 4.120 Development Standards for Mining Activities and Related Services)

**ATTACHMENT**Section 3:

- **HIGHLIGHT DENOTES PROPOSED ADDITION**
- **~~STRIKETHROUGH DENOTES OMISSION~~**

**Article V, Section 5.046 M-2, Intermediate-Impact Industrial District**A. District Description

The M-2, Intermediate-Impact Industrial District is intended to provide areas in which the principal use of land is for manufacturing of a more objectionable nature. Heightened levels of human noise, odor, airborne pollutants, effluent, storage volume, and human-traffic as byproducts of an industry would prompt this classification. No processing of radioactive materials or the incorporation of radioactive materials into any manufacturing process will be permitted in the M-2 Industrial District. Local, State and Federal laws will regulate all other hazardous materials.

C. Uses Permitted as Special Exceptions

In the M-2, Intermediate-Impact Industrial Districts, the following uses and their accessory uses may be permitted as special exceptions after review and approval in accordance with Article VIII, Section 8.060.

1. Daycare centers of any type, regardless whether it is free standing or contained within the edifice of industrial development.
2. Correction and Detention Institutions.
3. Religious Facilities, including chapels, churches, convents, monasteries, sanctuaries, synagogues and temples. **(Added by Ord. 65-2012-01, February 27, 2012.)**
4. Telecommunication Facilities (see Article IV, Section 4.170. Standards for Telecommunication Antennas and Towers) **(Added by Ordinance 101-2014-8, April 28, 2014.)**
5. **Mining Activities and Related Services** (See Article IV, Section 4.120 Development Standards for Mining Activities and Related Services)

**ATTACHMENT**

Section 4:

- **HIGHLIGHT DENOTES PROPOSED ADDITION**
- **~~STRIKETHROUGH DENOTES OMISSION~~**

**4.120 DEVELOPMENT STANDARDS FOR MINING ACTIVITIES AND RELATED SERVICES**

Mining activities and related activities shall meet the following conditions:

A. Location

The location of such an activity shall be in an area sparsely developed during the length of time the mining and quarrying activity is anticipated.

1. The location of such activities shall be in the A-1 and M-2 zone districts.
2. The location of these activities shall not be permitted within the urban services district.

B. Lot Size

The minimum lot area for mining activities and related services shall be one hundred acres.

C. Access Standard

1. The site of the mining operation shall have direct access onto a nonresidential collector streets.
2. A traffic study may be required by the Planning Commission to demonstrate the impact of the facility on the street function
3. Any road which the mining operation accesses may be required to be improved to necessary industrial capacity as a condition of approval.

D. Accessory Uses

The Board of Zoning Appeals may approve accessory uses to the mineral extraction activity including, but not limited to, rock crushing, mineral screening, and any combination of uses necessary to extract and process minerals. Such accessory activities shall be located within the buffer and setbacks of operation. Concrete batching, and asphalt/cement mixing plants may be accessory uses in the M-2 zone district only.

E. Separation

A one-mile separation shall be required between any two mining or quarrying sites, as measured from the closest points of the property lines.

F. Hours of operation standard

Except in cases of emergency involving safety on the site, drilling, blasting, and crushing may not occur on Sundays and may not occur earlier than 7:00 a.m. or later than 6:00 p.m. on any other day.

G. Spillage

The loading of trucks shall be accomplished in such a way as to prevent spillage on roads. Loads must be covered and secured so that contents are not susceptible to spillage.

H. Maintenance

During any period that operations are discontinued temporarily, the site, along with all structures, machinery, and fencing, shall be maintained in a safe and orderly condition.

I. Fencing

A security fence of at least six feet in height and screening and landscaping depending on adjacent use. However, no fencing shall be required where such fencing would be impracticable, by reason of the location of such property in a floodplain or steep slope.

J. Development Standards

The proposed site shall be subject to the following conditions:

1. Definitions

The term "operations" as used throughout Section 4.120(J), Development Standards, shall mean the actual extraction or mining of materials within the pit walls.

2. Operations shall be conducted so as not to create a nuisance or cause undue noise, vibration, dust, odor, or candescence to adjacent properties. The premises shall be kept in a neat and clean condition at all times. No loose paper or debris shall be allowed on the site, except on areas where active filling operations are taking place.

### 3. Landscape Buffer

No part of the operations, other than ingress and egress to the property, shall be conducted within one hundred (100) feet of any boundary of the property. This area shall be known as the Landscape Buffer. The Landscape Buffer shall be undisturbed open area where natural vegetation is preserved and enhance with other natural and artificial screening materials to buffer the use of the property. This area may also be used for agricultural purposes in the A-1 zone district. The landscape buffer shall comply with section 3.090 of this resolution.

### 4. Setback

- a. The perimeter of operation shall comply with the following setback standards:

<b><u>Zoning District</u></b>	<b><u>From Any Property Line</u></b>	<b><u>From Any Specified Off-Site Structure*</u></b>
A-1 or M-2	250 feet	500 feet

\*Special setbacks are required from any structure used for the following: residential, community assembly, community education, religious facility, or health care facility.

- b. An otherwise-permissible mining or quarrying activity is not rendered nonconforming due to the issuance of a building permit for the construction or use of any residential structure, if (1) such issuance occurs after the building inspector has determined that the proposed perimeter of the mining or quarrying activity complies with the above minimum setbacks from a residential or specified off-site structure, and (2) if placement or conversion of the residential structure will be within the minimum setback of two hundred and fifty or five hundred feet.
5. Side slopes of excavation and fills in earth, sand or gravel shall not exceed the ratio of one (1) foot vertical to three (3) feet horizontal and shall be blended into undisturbed existing surfaces.
6. Provisions shall be made for the disposal of surface water, falling on or crossing the site at all times, during and after completion of the operations. The operations shall not obstruct the normal flow of any public drain, or abrogate the riparian rights of any other party to a stream or drain.

K. Performance Standards

The operation shall minimum disturbances and adverse impacts on surrounding lands using best available current technology. The application shall demonstrate the methodology necessary to ensure that the operation complies with all applicable federal, state, and local laws.

L. Reclamation

The application shall include plans for the final contours of the site after the operation is terminated to render the land suitable for a use consistent with the general plan for Hartsville Trousdale County specifying the fill material which shall be nontoxic, nonflammable, and noncombustible. Water may serve as fill material. The applicant shall execute a performance bond in an amount necessary for restoration of the property to assure the stability, drainage, and configuration necessary for the intended reuse of the site, including the removal of all structures and machinery.

M. Site Clean-up

Buildings and equipment must be removed within one (1) year upon discontinuance of operations.

N. Materials

All nonregulated waste piles, overburden, and other materials shall be graded so that the material assumes its natural angle of repose. These materials shall be planted with vegetation so as to prevent erosion.

O. Walls

Any quarry walls shall be cleared of loose materials.

P. Water collection and drainage

Any excavation shall be graded as to provide for natural drainage, if the collection of water in an excavation is unavoidable, the area(s) shall be fenced.

# Page History

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VERSION	ACTIVATION / EXPIRATION	USER ID MODIFIED	CONTENT								
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June 2, 2022  
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**Notice of Public Hearing**  
7 PM 13 June 2022

**Trousdale County Courthouse**  
There will be 8 PUBLIC HEARINGS held Monday, June 13th at 7:00 PM in the Trousdale County Courthouse. 1. PUBLIC HEARING Rezone Request by owners for 5.01 acres on Hwy 25 W (Map 18 Parcel 20.08) from C-2 to R-1 to subdivide into 2 lots 2. PUBLIC HEARING Rezone Request by owner for 5.34 acres on Thorougbred LN (Map 019G Group A Parcel 17.00, Map 019B Group A Parcels 067.00, 064.00) from A-1 to R-1 to be zone compliant. 3. PUBLIC HEARING Request for a Final Plat approval for Stonehill Subdivision by owners on 7.15 acres off McMurry Blvd E (Map 019M Group C Parcel 17.02) for 21 lots 4. PUBLIC HEARING request for a Final Plat Approval for James Byrnes Subdivision on New Halltown RD of 5.69 acres (Map 019M Group A Parcel 1.04) 5. PUBLIC HEARING Request by owner for a Site Plan approval for Front Street Mini-Storage of 5.62 acres (Map 027B Group A Parcel 19.00) for Mini-Storage Units 6. PUBLIC HEARING Request by owner for a Site Plan approval on East Main St of 27,045 sq ft (Map 27D Group A Parcel 4.00) for 2 buildings of 7 housing units 7. PUBLIC HEARING Request by owner for Sketch Plat approval for Freedom Farms Subdivision of 16.21 acres on Templov RD (Map 16 Parcel 24.05) for 6 lots 8. PUBLIC HEARING for a Site Plan approval by owners on Hwy 231 S of 147.55 acres (Map 41 Parcels 6.00, 5.01, 5.02) for mining and quarrying. The Public and all interested parties are encouraged to be present. Please contact Samuel Edwards at (615) 374-5066 for more information

**NOTICE OF APPLICATION FOR BEER PERMIT**

As required by Chapter 637 Public Acts of Tennessee 1992, notice is hereby given that an application for **BEER PERMIT** has been filed for by Kimberly Ligon, for **LICENSE** to sell beer for **ON PREMISES** consumption at a place of business known as **FARMER'S HARVEST**. This business is located at 226 Broadway, Hartsville, TN 37074. This business is located in the 7th Civil District inside the City Limits of the Hartsville/Trousdale Metropolitan Government. The application for said Permit or License shall be considered and determined at the meeting of the **HARTSVILLE/TROUSDALE COUNTY BEER BOARD**, at the Trousdale County Courthouse in the upstairs courtroom. The meeting is scheduled for Tuesday, June 14, 2022 at 5:30 pm. As always, the public is invited to attend.

**HARTSVILLE/TROUSDALE COUNTY BEER BOARD**

**NOTICE TO CREDITORS**  
T.C.A. 30-2-306, 314, 317

The Estate of Linda Faye Carey Docket # 1112 Notice is hereby given that on the 23rd day of May, 2022, Letters of Authority in respect to the Estate of who died 12th day of April, 2022 was is-

sued to the undersigned by the Probate Court of Trousdale County, Tennessee.

All persons, resident and non-resident, having claims, matured or unmatured, against the estate are required to file the same with the Clerk of the above named Court on or before the earlier of the dates prescribed in (1) or (2), otherwise their claims will be forever barred:

(1) (A) Four (4) months from the date of the first publication (or posting, as the case may be) of this Notice if the creditor received an actual copy of the Notice to Creditors at least sixty (60) days before the date that is four (4) months from the date of the first publication (or posting); or

(B) Sixty (60) days from the date the creditor received an actual copy of the Notice to Creditors, if the creditor received the copy of the Notice less than sixty (60) days prior to the date that is four (4) months from the date of the first publication (or posting) as described in (1) (A); or

(2) Twelve (12) months from the decedent's date of death.

This the 23rd day of May, 2022.

Personal Representative  
CLAY CAREY  
2438 Rockcreek Road  
Hoover, AL 35226

SHELLY BRAWNER, CLERK  
AND MASTER  
PROBATE COURT CLERK  
Hartsville/Trousdale  
Judicial Center  
303 East Main Street, Room 1  
Hartsville, TN 37074  
615-374-2996

Attorney for Estate  
ZACH TAYLOR  
204 Court Street  
Hartsville, TN 37074  
615-374-3004

**Bid Notice**

The Trousdale County Board of Education will accept bids until 10:00 a.m., Friday June 10, 2022 for (2) two 78 passenger transit type school buses. Specifications may be obtained from the Trousdale County Board of Education at 103 Lock Six Road, Hartsville, TN 37074 or by calling 615-374-2193 to request. The TCBOE reserves the right to reject any and/or all bids.

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