

REGULAR MEETING OF  
**THE HARTSVILLE/TROUSDALE COUNTY COMMISSION**

*Jack McCall*  
*Chairman*  
*T. Bubba Gregory*  
*Pro Tempore*

*Beverly Atwood*  
*Tommy Belcher*  
*Shane Burton*  
*Alan Carman*  
*Grant Cothron*

*Brian Crook*  
*Will Dennis*  
*Jerry Ford*  
*Chris Gregory*  
*Landon Gulley*

*Richard Johnson*  
*Judy Kerr*  
*David Nollner*  
*Lesley Overman*  
*Mark Presley*

*Amber Russell*  
*Lonnie Taylor*  
*David Thomas*  
*Steve Whittaker*

MONDAY, NOVEMBER 28, 2022 | 7:00 P.M. | TC COMMUNITY CENTER

*Work Session Monday, November 21, 2022 | 7:00PM | TC Community Center*

**AGENDA**

- 1. Open Court**
- 2. Invocation** – Grant Cothron
- 3. Pledge to the American Flag** – Jerry Ford
- 4. Roll Call** – Rita Crowder, *County Clerk*
- 5. Approval of Minutes**  
*The minutes of the October 24, 2022 Commission meeting have been distributed.*
- 6. Announcements**  
*No Commission meeting scheduled for December*
- 7. Approval / Amendments to the Agenda**
- 8. Citizens' Response to Agenda Items**  
*If you wish to speak to the Commission about a matter on this month's agenda, please sign in.*
- 9. County Mayor Report** – Jack McCall
- 10. Committee/Board Reports**
  - A. Audit Committee – *Nov 1*
  - B. Finance Committee – *Nov 1*
  - C. Parks & Recreation – *Nov 3*
  - D. Personnel – *Nov 7*
  - E. Emergency Services – *Nov 7*
  - F. Codes & Zoning – *Nov 10*
  - G. Water & Sewer Board – *Nov 8*
  - H. Planning Commission – *Nov 11*
- 11. Active Business**
  - A. Appointments**
    - 1) Agricultural Board
    - 2) Planning Commission
  - B. Resolutions**
    - 1) **Resolution 2022-25-769** Medical Freedom of TN Military
  - C. Ordinances**

PUBLIC HEARING & SECOND READING

    - 1) **Ordinance 261-2022-31** Rezoning A1 to R1 (Bass Road)

FIRST READING

    - 2) **Ordinance 262-2022-32** Rezoning A1 to R1 (Carey Lane)
    - 3) **Ordinance 263-2022-33** Rezoning C2/R1 to C2/R3 (McMurry)

**11. Active Business** *(continued)*

**D. Budget Amendments**

FUND 101 – COUNTY GENERAL

2023-101-07FB	Data Processing Equipment	\$	6,000
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FUND 141 - SCHOOLS

2023-141-01G	Safe Schools Grant	\$	3,450
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**E. ARPA Spending**

ARPA-127-05	Health Department Building Expansion	\$	123,900
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**F. Notaries**

- *County Clerk will present names at Commission meeting.  
Notary applications are due by noon on the 4<sup>th</sup> Monday of each month.*

**12. Other Business**

**13. Public Comment**

**14. Adjourn**

# MINUTES

## OCTOBER 24, 2022 - HARTSVILLE/TROUSDALE COUNTY COMMISSION MEETING

**BE IT REMEMBERED**, That the Hartsville/Trousdale County Commission met pursuant to adjournment with the Honorable Mayor Jack McCall, Commission Chairman presiding and the following commissioners present to wit: Beverly Atwood, Tommy Belcher, Alan Carman, Grant Cothron, Brian Crook, Will Dennis, Jerry Ford, Bubba Gregory, Chris Gregory, Landon Gulley, Richard Johnson, Judy Kerr, David Nollner, Lesley Overman, Mark Presley, Amber Russell, Lonnie Taylor, David Thomas, and Steve Whittaker.

1. **Open Court** - Sheriff Ray Russell
2. **Invocation** - Landon Gulley
3. **Pledge to the American Flag** - David Thomas
4. **Roll Call** - Rita Crowder, County Clerk - **19 PRESENT, 1 ABSENT**
5. **Approval of Minutes**  
Motion this court approve these minutes with the noted corrections.  
Motion by Beverly Atwood, Second by Jerry Ford **MOTION CARRIED**
6. **Announcements** - Thank you to Mark Griffith Photography for taking pictures for our website.
7. **Approval | Amendments to the Agenda**  
Motion this court approve the agenda as presented.  
Motion by Chris Gregory, Second by Lonnie Taylor **MOTION CARRIED**
8. **Citizens' Response to Agenda Items** - No one signed in to speak.
9. **County Mayor Report** - Jack McCall
  - HVAC system for the courthouse, should be complete by the middle/end of Nov.
  - Local Parks and Recreation Funding Grant is in process. We will be working with Kimley Horn on the next phase of this project.
  - The 3-Star Grant Wayfaring Sign Project that was started by Mayor Chambers is progressing. Signs are being made and are being sent forward for approval for the downtown district traffic flow. These should be complete by the end of November.
  - The cars have been removed from the county owned parking lot beside Donoho, Taylor, and Taylor. Road Superintendent, Bill Scruggs, said they should be able to get that paved as soon as possible. The parking lot at the Sr. Center will be resealed and striped as soon as possible also.
  - Criminal Justice Center Update-We have met with Spirit Architectural Firm. The mayor will be forming two separate committees to move this project forward.
  - The committee for the Downtown Revitalization will meet next week. As far as the project of tearing down the building at the end of the bridge on Broadway (Thigpen property, now county owned), will be delayed for at least 3 months. After meeting with the state, they are concerned about the possibility of hazardous waste being present in that building (lead paint; asbestos). It will take some time to have that checked out.
10. **Committee/Board Reports**
  - A. **Planning Commission** - Oct. 11 - Met 10/11 and discussed the 2 rezoning Ordinances on this agenda and sent forward with a favorable approval. They are currently working on an Ordinance to bring forward that will address signage for properties being rezoned.
  - B. **Water & Sewer Board** - Oct. 11 - Water & Sewer Superintendent Tommy McFarland gave an update from their meeting on 10/11. At that time, they were 19% ahead in revenues. They have sold several water taps over the past few months. The Water Loss report was about 48%. They plan to replace the meters at the Water Plant. This should generate more accurate readings. There are two Resolutions on the agenda for the Water & Sewer Dept. One is an

application for grant funds from the American Rescue Plan and the other is approval to obtain a Project Loan for the Water & Sewer Dept.

11. **Active Business**

A. **Appointments**

1) **County Beer Board** - Chris Gregory

Motion this court approve this appointment.

Motion by Jerry Ford, Second by Bubba Gregory

**VOICE VOTE - 18 YES, 1 ABSENT, 1 ABSTAINED (Chris Gregory w/cause) MOTION CARRIED**

2) **Industrial Development Board** - Paul Knudsen

3) **Planning Commission** - Heather Bay

4) **Water & Sewer Board** - Elizabeth "Sissie" Parker Harper

5) **911 Board/Emergency Communications Board**

- Matt Batey

- Wayland Cothron

- James McDonald

- Ray Russell

Motion this court approve appointments 2 thru 5.

Motion by David Nollner, Second by Mark Presley

**VOICE VOTE - 19 YES, 0 NO, 1 ABSENT MOTION CARRIED**

B. **Resolutions**

1) **Resolution 2022-22-766** 2022-2023 Committee Assignments

Motion this court approve this Resolution 2022-22-766.

Motion by Bubba Gregory, Second by Beverly Atwood

**VOICE VOTE - 18 YES, 1 NO, 1 ABSENT MOTION CARRIED**

2) **Resolution 2022-23-767** Support of Water & Sewer Dept. Grant Application

Motion this court approve this Resolution 2022-23-767.

Motion by Jerry Ford, Second by Chris Gregory

**VOICE VOTE - 18 YES, 1 NO, 1 ABSENT MOTION CARRIED**

3) **Resolution 2022-24-768** Authorizing Water & Sewer Dept. Loan Application

Motion this court approve this Resolution 2022-24-768.

Motion by Bubba Gregory, Second by Lonnie Taylor

**VOICE VOTE - 19 YES, 1 ABSENT MOTION CARRIED**

C. **Ordinances**

**PUBLIC HEARING & SECOND READING**

1) **Ordinance 260-2022-30** Rezoning A1 to R1 (Thoroughbred Lane)

Motion this court close this Public Hearing.

Motion by Chris Gregory, Second by David Nollner

**MOTION CARRIED**

**Ordinance 260-2022-30** Rezoning A1 to R1 (Thoroughbred Lane)

Motion this court approve this Ordinance - **2nd Reading**

Motion by Jerry Ford, Second by Brian Crook

**VOICE VOTE - 19 YES, 0 NO, 1 ABSENT MOTION CARRIED**

**FIRST READING**

2) **Ordinance 261-2022-31** Rezoning A1 to R1 (Bass Road)

Motion this court approve this Ordinance - **1st Reading**

Motion by Jerry Ford, Second by David Thomas

**VOICE VOTE - 19 YES, 0 NO, 1 ABSENT MOTION CARRIED**

D. **Budget Amendments**  
**101 COUNTY GENERAL**

<b>2023-101-04G</b>	Emergency Performance Grant	\$	5,031
<b>2023-101-05R</b>	Senior Center Reserves - Flooring		10,584
<b>2023-101-06I</b>	Insurance Recovery - Sheriff		1,062

Motion this court approve all 3 Budget Amendments.

Motion by Brian Crook, Second Steve Whittaker

**VOICE VOTE - 19 YES, 0 NO, 1 ABSENT**

**MOTION CARRIED**

E. **Notaries**

Rachelle Devereaux

Motion this court approve this Notary application.

Motion by Chris Gregory, Second by David Nollner

**MOTION CARRIED**

12. **Other Business** - Budget and Finance will meet 11/07 @ 7:00 pm at the Administrative Building. Public Works will meet 11/03 @6 pm at the Administrative Building. Audit Committee will meet 11/07 @ 6:00 pm at the Administrative Building. Personnel and Insurance will meet 11/07 @ 6:00 pm.

13. **Public Comment** - Administrator of Elections, Stephen Paxton, announced that early voting is in progress until November 3rd. Election for the General Election will be November 8th.

14. **Adjourn**

Motion this court adjourn.

Motion by Brian Crook, Second by Lonnie Taylor

**MOTION CARRIED**

# APPOINTMENTS

## NOVEMBER 2022

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### AGRICULTURE BOARD

*Appointments as recommended by the UT Agriculture Extension Agent Jason Evitts*

Term to begin November 1, 2022

**Will Dennis**, *filling vacancy left by Dwight Jewell | term ending February 2024*

Terms to begin February 1, 2023

**Alan Carman**, *replacing Jerry Ford's expiring term | term ending January 2025*

**Barbara Towns**, *replacing Freida Cornwell's expiring term | term ending January 2025*

**Jared Robertson**, *replacing William Beasley's expiring term | term ending January 2025*

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### PLANNING COMMISSION

**Mitch Gregory**, *filling vacancy left by Mary Ann Baker | term ending July 2025*

*Motion to approve appointments as presented.*

*Motion to approve:* \_\_\_\_\_

**VOICE VOTE**

*Second motion:* \_\_\_\_\_

*Absent* \_\_\_\_\_

# **RESOLUTIONS**

HARTSVILLE/TROUSDALE COUNTY METROPOLITAN GOVERNMENT

**RESOLUTION #2022-25-769**

**RESOLUTION REQUESTING THE GOVERNOR OF TENNESSEE AND STATE ATTORNEY GENERAL TAKE APPROPRIATE ACTION TO PROTECT THE MEDICAL FREEDOM OF THOSE SERVING IN THE TENNESSEE ARMY AND AIR NATIONAL GUARD AND TENNESSEE STATE GUARD**

**WHEREAS**, the Tennessee Army and Air National Guard provide a vital service to the citizens of Tennessee in times of emergency, and to the United States for national security; and

**WHEREAS**, the Biden Administration and the U.S. Secretary of Defense Llyod Austin issued an arbitrary order that Tennessee Army and Air National Guard service members be vaccinated against the Covid-19 virus as a condition of their service to the state and nation; and

**WHEREAS**, said vaccinations are making recruiting efforts difficult, compromising the readiness of the Tennessee Army and Air National Guard, and violate the medical freedom of our guardsmen.

**NOW, THEREFORE, BE IT RESOLVED** by Hartsville/Trousdale County Commission meeting in regular session:

**SECTION 1:** That the Governor of Tennessee is urged to act as follows to mitigate the arbitrary and unjustified action of the Biden administration to require Covid-19 vaccinations of Tennessee Guardsmen as a condition of service to our great state and our nation.

- a. reinstate the Tennessee Army and Air National Guard members full benefits who have refused the COVID-19 vaccine; and
- b. publicly condemn the firings and non-pay status of Tennessee Army and Air National Guard members; and
- c. request that the Tennessee Attorney General coordinate a lawsuit and file an emergency injunction with other states against the Department of Defense and the Biden Administration for the unjustified vaccine mandate published by the U. S. Secretary of Defense Llyod Austin on August 24th, 2021. (Reference Title 32)
- d. issue salary payments to the Tennessee Army and Air National Guard members who are on a no-pay status relative to State Active Duty (SAD) orders for refusing the COVID-19 vaccine; and
- e. request the Tennessee Adjutant General, Major General Jeffery Holmes, to halt any further firings of Tennessee Army and Air National Guard members who have refused the COVID-19 vaccine, including those with medical or religious exemptions; and
- f. file a Request for Information and/or subpoena the Tennessee Army and Air National Guard for any documentation related to vaccination results within the state regarding vaccine injuries, guard member retention, and readiness of the force over the past 6 years and make public any findings thereof; and
- g. terminate the COVID-19 vaccine mandate for the Tennessee State Guard, a volunteer state force that is not federally funded and cannot be federalized for any deployments.

**SECTION 2:** That a copy of this resolution be transmitted to each of the Representatives and State Senators that represent Hartsville/Trousdale County, Tennessee with the recommendation that appropriate action be taken by the Tennessee General Assembly in regular or special called session to facilitate the recommendations made in Section 1 of this resolution.

**SECTION 3:** That a copy of this resolution be transmitted by the Hartsville/Trousdale County Clerk to each of the other county clerks in the state of Tennessee through the Tennessee State Association of County Clerks with the recommendation that this resolution be considered for action by other county legislative bodies in the state of Tennessee to mitigate the harm caused by arbitrary and unjustified vaccine mandates made by the Biden Administration and the United States Secretary of Defense Llyod Austin on August 24th, 2021.

*Motion to approve as presented:*

*Motion to approve:* \_\_\_\_\_

**Voice Vote**

*Second motion:* \_\_\_\_\_

*Absent* \_\_\_\_\_

# **ORDINANCES**

HARTSVILLE/TROUSDALE COUNTY GOVERNMENT  
**ORDINANCE #261-2022-31**

**AN ORDINANCE TO AMEND ARTICLE V, SECTION 5.020 OF THE  
ZONING RESOLUTION OF HARTSVILLE, TENNESSEE AND THE  
ZONING ORDINANCE OF TROUSDALE COUNTY, TENNESSEE,  
BY REZONING TAX MAP 017 PARCEL 019.00  
FROM A1 TO R1**

**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; and

**WHEREAS**, the location and boundaries of the zoning districts established by this resolution and ordinance, are bounded, and defined as shown on the official zoning map, entitled Zoning Map of Trousdale County, Tennessee, and any amendment thereto; 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 prior to the second reading.

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

That the Zoning Map of Hartsville/Trousdale County, Tennessee be amended by the rezoning of one parcel from A-1 Agricultural to R-1 Residential identified as follows:

Trousdale County Tax Map 017 Parcel 019.00;

This being a total of 47 acres located on Bass Road, Hartsville, TN for residential development; and

**BE IT ENACTED** that this ordinance shall take effect from and after its adoption, the public welfare requiring it.

*This Rezoning request has a favorable recommendation by Planning Commission October 11, 2022  
Public Hearing to be held on November 28, 2022 if passed at 1<sup>st</sup> reading*

	1M	<u>Jerry Ford</u>		<b>Voice Vote</b>				
First Reading:	<u>October 24, 2022</u>	2m	<u>David Thomas</u>	<i>Approved without opposition</i>	<i>Absent</i>	<u>1</u>		<b>PASSED</b>
	1M							
				<b>Electronic Voting</b>				
Second Reading:	<u>November 28, 2022</u>	2m		Yes <u>    </u>	No <u>    </u>	Abstain <u>    </u>	Absent <u>    </u>	

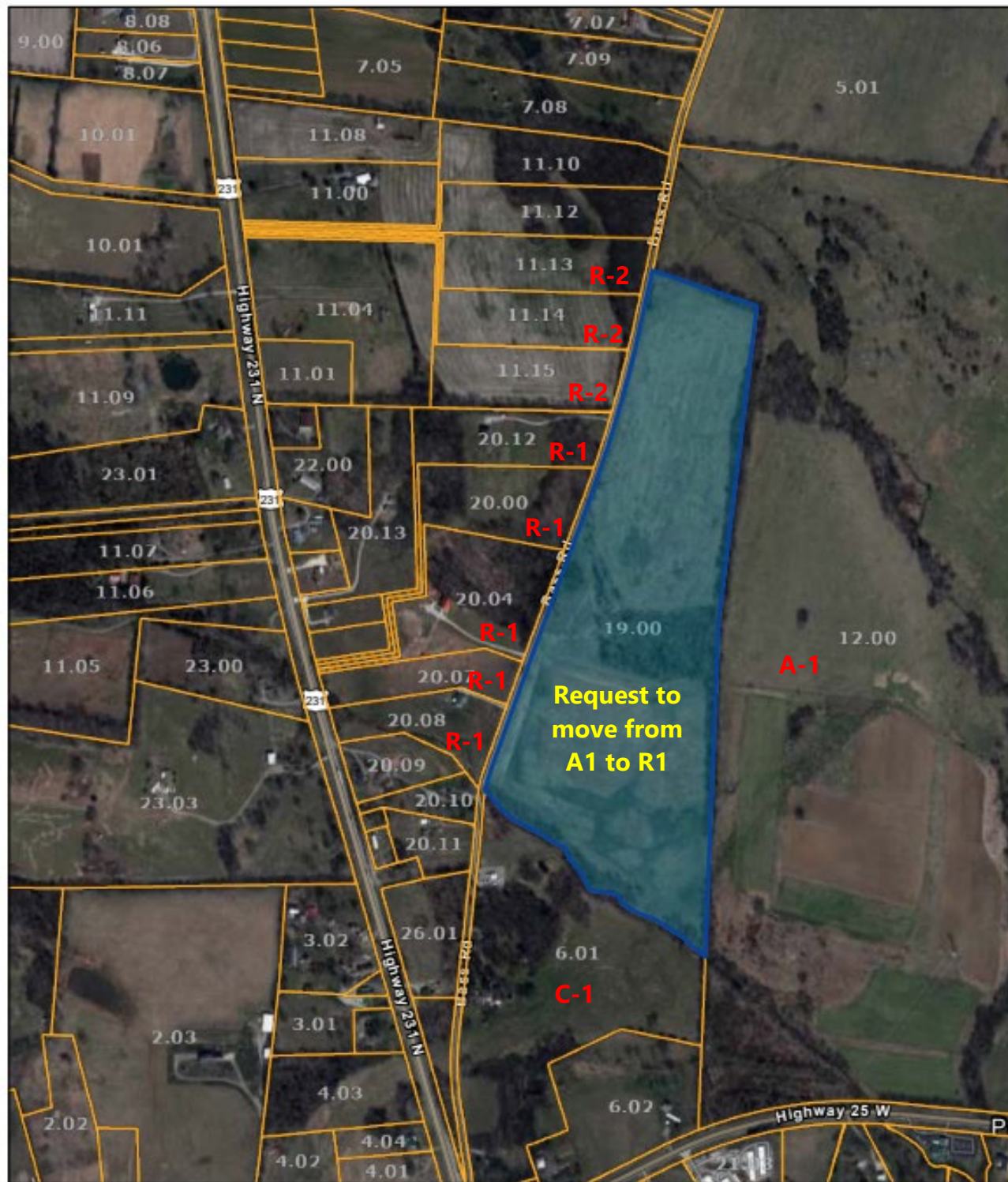
**Approved:**

**Attest:**

\_\_\_\_\_  
*Commission Chairman*

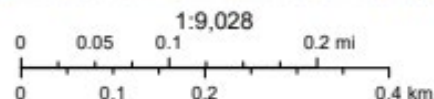
\_\_\_\_\_  
*County Clerk*

### Trousdale County - Parcel: 017 019.00



Date: October 10, 2022

County: Trousdale  
Owner: GOLDEN ROYCE  
Address: BASS RD  
Parcel Number: 017 019.00  
Deeded Acreage: 47  
Calculated Acreage: 0  
Date of TDOT Imagery: 2017  
Date of Vexcel Imagery: 2021



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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.

HARTSVILLE/TROUSDALE COUNTY  
Sam Edwards | Zoning & Building Inspector  
328 Broadway, Room 1 | Hartsville, TN 37074  
office (615) 374-1125 | fax (615) 374-0558

9/30/22  
MR# 904

**ZONING CHANGE**

**PARCEL INFORMATION**

Current Zoning A-1 Requested Zoning R-1 Reason to create residential homesites  
Property Owner Royce Golden Phone                       
Property Address Bass Rd TN 37074  
Lot Size 47 acres Road Frontage                      ft. Easements                      ft  
Tax Map Number 017 Group                      Parcel 019 Record/Deed Book                       
Subdivision Name                      Phase                      Lot #                       
Water Source CITY Sewer or Septic SEPTIC

**APPLICANT INFORMATION**

Applicant Name Fleming Homes-Jordan Fleming Phone (615) 374-1125  
Mailing Address                      TN                       
Email                     

**IMPACT INFORMATION**

Zoning of Surrounding Properties A-1, R-1, C-1, R-2  
Names of Surrounding Property Owners Phillip Kyle, Debra Claidy, Christopher Boykin  
Terry Henderson, Kenneth Keene Jr, Mark May, Eric Callahan  
Affected Roads Bass Rd  
Schools Affected                       
Public Utilities Tri County Elec, Bethpage - Castalian Springs

**ACTION TAKEN**

Reviewed by Planning Commission                      Action                       
Reviewed by BZA                      Action                       
Zoning Ordinance at County Commission  
1<sup>st</sup> Reading                      Action                       
Public Hearing                      Action                       
2<sup>nd</sup> Reading                      Action                       
Passed                      Failed state reason

Rora Peck  
Applicant Signature

9.30.22  
Date Submitted

\$100 Application fee

HARTSVILLE/TROUSDALE COUNTY GOVERNMENT  
**ORDINANCE #262-2022-32**

**AN ORDINANCE TO AMEND ARTICLE V, SECTION 5.020 OF THE  
ZONING RESOLUTION OF HARTSVILLE, TENNESSEE AND THE  
ZONING ORDINANCE OF TROUSDALE COUNTY, TENNESSEE,  
BY REZONING TAX MAP 029 PARCEL 012.00  
FROM A1 TO R1**

**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; and

**WHEREAS**, the location and boundaries of the zoning districts established by this resolution and ordinance, are bounded, and defined as shown on the official zoning map, entitled Zoning Map of Trousdale County, Tennessee, and any amendment thereto; 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 prior to the second reading.

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

That the Zoning Map of Hartsville/Trousdale County, Tennessee be amended by the rezoning of one parcel from A-1 Agricultural to R-1 Residential identified as follows:

Trousdale County Tax Map 029 Parcel 012.00;

This being a total of 4.5 acres located on Carey Lane, Hartsville, TN; and

**BE IT ENACTED** that this ordinance shall take effect from and after its adoption, the public welfare requiring it.

*This Rezoning request has a favorable recommendation by Planning Commission November 14, 2022  
Public Hearing to be held on January 23, 2022 if passed at 1<sup>st</sup> reading*

	1M _____	<b>Voice Vote</b>	
First Reading:	<b>November 28, 2022</b> 2m _____		Absent _____
	1M _____	<b>Electronic Voting</b>	
Second Reading:	<b>January 23, 2022</b> 2m _____	Yes _____ No _____ Abstain _____ Absent _____	

**Approved:**

**Attest:**

\_\_\_\_\_  
*Commission Chairman*

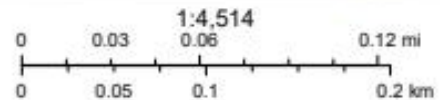
\_\_\_\_\_  
*County Clerk*

### Trousdale County - Parcel: 029 012.00



Date: November 17, 2022

County: Trousdale  
Owner: SULLIVAN TONY ROBIN ETAL  
Address: CAREY RD 1295  
Parcel Number: 029 012.00  
Deeded Acreage: 4.5  
Calculated Acreage: 0  
Date of TDOT Imagery: 2017  
Date of Vexcel Imagery: 2021



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HARTSVILLE/TROUSDALE COUNTY  
Sam Edwards | Zoning & Building Inspector  
328 Broadway, Room 1 | Hartsville, TN 37074  
office (615) 374-1125 | fax (615) 374-0558

*Real*  
*A 100 fee each*  
*FORM*  
*10/3/22*  
*MR# 912*

**ZONING CHANGE**

**PARCEL INFORMATION**

Current Zoning A-1 Requested Zoning R-1 Reason F  
Property Owner Tony Sullivan Phone \_\_\_\_\_  
Property Address 1295 Carey LN Castalian Springs TN 37031  
Lot Size 4.5 acres Road Frontage \_\_\_\_\_ ft. Easements \_\_\_\_\_ ft  
Tax Map Number 029 Group \_\_\_\_\_ Parcel 12.00 Record/Deed Book \_\_\_\_\_  
Subdivision Name \_\_\_\_\_ Phase \_\_\_\_\_ Lot # \_\_\_\_\_  
Water Source City Sewer or Septic septic

**APPLICANT INFORMATION**

Applicant Name Tony Sullivan Phone \_\_\_\_\_  
Mailing Address \_\_\_\_\_, Castalian Springs TN 37031  
Email: \_\_\_\_\_

**IMPACT INFORMATION**

Zoning of Surrounding Properties A-1, R-1  
Names of Surrounding Property Owners JOEL COX, JESSIE DUKE, MARK + MISTY  
DAWSON, RICHARD JACKSON III, SHIRLEY FISHER  
Affected Roads Highway 25 W, CAREY RD  
Schools Affected \_\_\_\_\_  
Public Utilities BEA/PAGE'S WATER, TRI COUNTY ELECTRIC

**ACTION TAKEN**

Reviewed by Planning Commission \_\_\_\_\_ Action \_\_\_\_\_  
Reviewed by BZA \_\_\_\_\_ Action \_\_\_\_\_  
Zoning Ordinance at County Commission  
1<sup>st</sup> Reading \_\_\_\_\_ Action \_\_\_\_\_  
Public Hearing \_\_\_\_\_ Action \_\_\_\_\_  
2<sup>nd</sup> Reading \_\_\_\_\_ Action \_\_\_\_\_  
Passed \_\_\_\_\_ Failed, state reason \_\_\_\_\_

*Tony R. Sullivan*  
Applicant Signature

Date Submitted

\$100 Application fee



HARTSVILLE/TROUSDALE COUNTY GOVERNMENT  
**ORDINANCE #263-2022-33**

**AN ORDINANCE TO AMEND ARTICLE V, SECTION 5.020 OF THE  
ZONING RESOLUTION OF HARTSVILLE, TENNESSEE AND THE  
ZONING ORDINANCE OF TROUSDALE COUNTY, TENNESSEE,  
BY REZONING TAX MAP 019 PARCEL 016.18  
FROM C2/R1 TO C2/R3**

**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; and

**WHEREAS**, the location and boundaries of the zoning districts established by this resolution and ordinance, are bounded, and defined as shown on the official zoning map, entitled Zoning Map of Trousdale County, Tennessee, and any amendment thereto; 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 prior to the second reading.

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

That the Zoning Map of Hartsville/Trousdale County, Tennessee be amended by the rezoning of a portion of one parcel from R-1 Residential to R-3 Residential identified as follows:

Trousdale County Tax Map 019 Parcel 016.18;

This being a portion totaling 2.843 acres located on McMurry Blvd, Hartsville, TN to unify zoning and for development; and

**BE IT ENACTED** that this ordinance shall take effect from and after its adoption, the public welfare requiring it.

*This Rezoning request has a favorable recommendation by Planning Commission November 14, 2022  
Public Hearing to be held on January 23, 2022 if passed at 1<sup>st</sup> reading*

	1M _____	<b>Voice Vote</b>	
First Reading:	<b>November 28, 2022</b> 2m _____		Absent _____
	1M _____	<b>Electronic Voting</b>	
Second Reading:	<b>January 23, 2022</b> 2m _____	Yes _____ No _____ Abstain _____ Absent _____	

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**Approved:**

**Attest:**

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Commission Chairman

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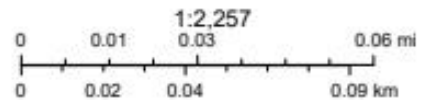
County Clerk

### Trousdale County - Parcel: 019 016.18



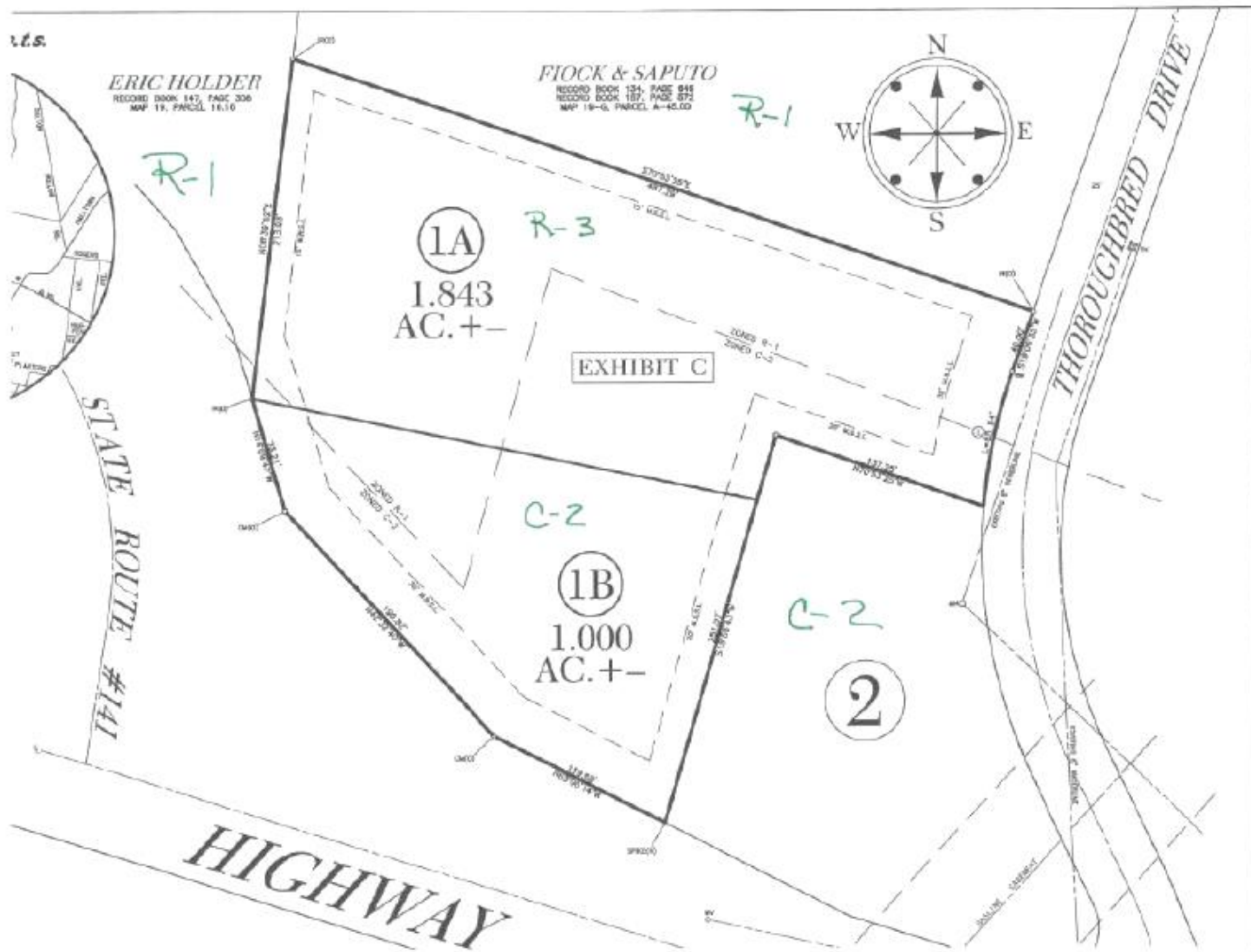
Date: November 17, 2022

County: Trousdale  
Owner: R & C ENTERPRISES  
Address: HWY 25 W  
Parcel Number: 019 016.18  
Deeded Acreage: 0  
Calculated Acreage: 3.95  
Date of TDOT Imagery: 2017  
Date of Vexcel Imagery: 2021



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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.



HARTSVILLE/TROUSDALE COUNTY  
Sam Edwards | Zoning & Building Inspector  
328 Broadway, Room 1 | Hartsville, TN 37074  
office (615) 374-1125 | fax (615) 374-0558

10/26/22  
MR# 1149

**ZONING CHANGE**

**PARCEL INFORMATION**

1A → R3  
1B → C2

Current Zoning C2/R1 Requested Zoning C2/R3 Reason Unify Zoning and Development  
Property Owner Opal Investments LLC Phone ( ) \_\_\_\_\_  
Property Address McMurry Blvd TN 37074  
Lot Size 2.843 acres Road Frontage \_\_\_\_\_ ft. Easements \_\_\_\_\_ ft  
Tax Map Number 19 Group \_\_\_\_\_ Parcel 16.18 Record/Deed Book \_\_\_\_\_  
Subdivision Name \_\_\_\_\_ Phase \_\_\_\_\_ Lot # \_\_\_\_\_  
Water Source city Sewer or Septic sewer

**APPLICANT INFORMATION**

Applicant Name Opal Investments LLC Phone \_\_\_\_\_  
Mailing Address \_\_\_\_\_ TN \_\_\_\_\_  
Email: \_\_\_\_\_

**IMPACT INFORMATION**

Zoning of Surrounding Properties C-2, R-1  
Names of Surrounding Property Owners R+C ENTERPRISES, BENJAMIN FLOCK & LEONA SAPUTO  
ERIC HOLDER, LEWIS BEARLEY, MELISSA WOOTEN  
Affected Roads McMURRY BLVD, THOROUGHbred LN  
Schools Affected \_\_\_\_\_  
Public Utilities HARTSVILLE WATER, TRI COUNTY ELECTRIC

**ACTION TAKEN**

Reviewed by Planning Commission \_\_\_\_\_ Action \_\_\_\_\_  
Reviewed by BZA \_\_\_\_\_ Action \_\_\_\_\_  
Zoning Ordinance at County Commission  
1<sup>st</sup> Reading \_\_\_\_\_ Action \_\_\_\_\_  
Public Hearing \_\_\_\_\_ Action \_\_\_\_\_  
2<sup>nd</sup> Reading \_\_\_\_\_ Action \_\_\_\_\_  
Passed \_\_\_\_\_ Failed, state reason \_\_\_\_\_

Opal Investment LLC  
Applicant Signature

10/26/2022  
Date Submitted

\$100 Application fee



HARTSVILLE/TROUSDALE COUNTY  
**PLANNING COMMISSION**  
328 BROADWAY, RM 1 | HARTSVILLE, TN 37074

JOHN KERR, CHAIRMAN

Heather Bay  
Rhonda Keisling

David Nollner  
Carol Pruitt

David Thomas  
Mark Swaffer

Thomas Harper

**STATEMENT OF RECOMMENDATION**

At its regular monthly meeting held on November 14, 2022, the Planning Commission of Hartsville/Trousdale County reviewed the following Zoning Change Application.

**PARCEL INFORMATION**

Current Zoning	<u>C2/R1</u>	Requested Zoning	<u>C2/R3</u>
Tax Map Number	<u>19</u>	Group	<u>Parcel</u>
Reason	<u>Unify Zoning and Development</u>		
Property Owner	<u>Opal Investments LLC</u>		
Property Address	<u>McMurry Blvd</u>		

After reviewing the required information and consulting the Hartsville/Trousdale County Zoning Resolution and Ordinances, the Planning Commission states the following the Zoning Application:

The HTC Planning Commission has voted to  RECOMMENDED  NOT RECOMMENDED based on the following information:

The recommendation for approval is in support of the reduction of Commercial Acreage portion. The R3 portion would be left for development. This recommendation was supported by GNRC.

*This statement is to be submitted to the Hartsville/Trousdale County Commission before the First Reading of the requested Zoning Ordinance.*

Chairman

# **BUDGET AMENDMENTS**

HARTSVILLE/TROUSDALE COUNTY GOVERNMENT

**101-07FB Communication Equip**

**| BUDGET AMENDMENT  
2023-101-07FB**

Request is hereby made to amend **Fund 101 General Services** budget as follows:

		<u>DEBIT:</u>	<u>CREDIT:</u>
101-39000	Unassigned Fund Balance	\$ 6,000	
101-52600-708	Data Processing - Communication Equipment		\$ 6,000
	<b>TOTAL</b>	<u>\$ 6,000</u>	<u>\$ 6,000</u>

**Purpose:** Quote from TriCounty to have fiber run to the Agriculture Extension Building located on the TCHS campus.

<b>Budget Amendment Total</b>	<u><u>\$ 6,000</u></u>	<u><u>\$ 6,000</u></u>
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Motion to approve: \_\_\_\_\_

Second: \_\_\_\_\_

**Voice Vote**

Approved without opposition \_\_\_\_\_ Absent \_\_\_\_\_

**Budget Amendment** 2023-101-07FB approved by Commission on \_\_\_\_\_

**APPROVED:**

**ATTEST:**

\_\_\_\_\_  
JACK MCCALL  
COMMISSION CHAIRMAN

\_\_\_\_\_  
RITA CROWDER  
COUNTY CLERK

HARTSVILLE/TROUSDALE COUNTY GOVERNMENT

**141-01G SAFE SCHOOLS GRANT**

**| BUDGET AMENDMENT**

(12)

**2023-101-07FB**

Request is hereby made to amend **Fund 141 General Purpose Schools** budget as follows:

		<u>DEBIT:</u>	<u>CREDIT:</u>
141-46980	Other State Grants - Safe Schools	\$ 3,450	
141-72130-790	Other Student Support - Equipment		\$ 3,450
<b>TOTAL</b>		<b>\$ 3,450</b>	<b>\$ 3,450</b>

**Purpose:** 141-72130 Other Student Support - (revenue) additional funds from Safe Schools Grant

**Budget Amendment Total**

**\$ 3,450**

**\$ 3,450**

As recommended by the Board of Education October 27, 2022

Motion to approve: \_\_\_\_\_

**Voice Vote**

Second: \_\_\_\_\_

Approved without opposition

Absent \_\_\_\_\_

**Budget Amendment** 2023-101-07FB approved by Commission on \_\_\_\_\_

**APPROVED:**

**ATTEST:**

\_\_\_\_\_  
JACK MCCALL  
COMMISSION CHAIRMAN

\_\_\_\_\_  
RITA CROWDER  
COUNTY CLERK

# **ARPA APPROVALS**

Request is hereby made to spend from the American Rescue Plan - Fund 127

**ARPA Beginning Balance**                    \$            **131,992**

**Request:** ARPA funding can be used towards the upgrade, repair, or improving of the health department facilities. Asking for a 25% match from the County to expand the local Health Department. County portion would be \$123,900 (State to contribute \$371,600; for a project total of \$450,000)

**ARPA Expense Category**                    1.7                    Public Health Services

**Vendor:** TN State Health Department - Trousdale County

<b>Amount:</b>	<b>\$</b>	<b>123,900</b>
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**ARPA Ending Balance**                    \$            **8,092**

**Approved by Commission**

\_\_\_\_\_

*Voting Record*

Yes \_\_\_\_\_

No/Abstain \_\_\_\_\_

Absent \_\_\_\_\_

\_\_\_\_\_

Mayor

\_\_\_\_\_

Budget Director

PO No. \_\_\_\_\_

**Notes**



**STATE OF TENNESSEE  
DEPARTMENT OF HEALTH  
TROUSDALE COUNTY**

541 EAST MAIN STREET  
HARTSVILLE, TN 37074  
PHONE (615) 374-2112  
FAX (615) 374-1119

November 7, 2022

Mayor Jack McCall  
Hartsville/Trousdale County  
328 Broadway, Room 6  
Hartsville, TN 37074

Mayor McCall,

I am the Public Health County Director for Trousdale County and strive to serve to the best of my ability. I served our wonderful country for 7 years with the U.S. Army, with 2 deployments to Afghanistan, and then got medically retired in 2018. I still wanted to serve, and my current role has allowed me to continue to serve in a different way. My job is to support the health department staff to the best of my ability, while serving as the liaison to the county and to the regional office. It is for this reason that I humbly ask for your help.

The state of Tennessee received money from the American Rescue Plan, and they are available to the health departments to help upgrade, repair, or improve the health care facilities. These ARP funds are separate from what Trousdale County received and will require the county to contribute if these funds are to be asked for. To use these funds, the county of Trousdale will have to match the requested amount by 25%, or 25 cents for every 75 cents the state pays to upgrade the county owned health department.

The state of Tennessee has allowed a total of \$450,000 dollars to the Trousdale County Health Department for such upgrades or renovations. Of these \$450,000, the state of TN will contribute \$371,600, and the county will be responsible for \$123,900.

Trousdale County has continued to grow during these years, and the health department building has stayed the same while continuing to see more patients. I am humbly requesting your help in this matter, as I would like for us to expand the health department to accommodate two more clinical rooms, a bigger pharmacy with an included dehumidifier, an office for the nurse supervisor, a storage room for personal protective equipment (PPE), an electronic outdoor sign, and an office for the public health county director.

Currently, our pharmacy is extremely small, and only one individual can fit in there to retrieve medications. We also have issues with humidity and have had to resort to purchasing dehumidifiers to keep the medications from going bad. These humidifiers must be small, as there is no more room or extra outlets to plug and place them in. As for the storage room for PPE, this PPE must be stored in a temperature-controlled environment, so we cannot store it in the two sheds we have. While the shed that the state bought for the health department has helped, it does not alleviate our problem regarding PPE. We have had to store PPE in the clinical rooms, conference room, environmental office, and in the front clerical office. This took up much needed space and made the health department look disorganized and crowded.

The nurse supervisor currently occupies one of the clinical rooms as her office, and this has led to us having one less clinical room to see patients in. Due to the nature of the job of a nurse supervisor, they cannot see patients in the same room they work in. The electronic outdoor sign would serve to inform the constituents of upcoming events that the health department will participate in, the hours of operation, and the hours for any services offered (COVID-19 testing and vaccination, Monkeypox, flu shots, etc.).

I would also like for the clinical rooms, the pharmacy, the front clerical room, and the nurse supervisor's office to be wired to the generator. The Mid-Cumberland Emergency Preparedness department bought a brand-new generator for the health department roughly 2 months ago due to the old one constantly having to be repaired and costing the health department money to fix it. This new one is a Generac, and is twice as powerful as the other one, and can handle any power outages now, and if we expand.

This would also require that we look into the county purchasing the nearby land so that we can expand the health department, and to add more parking spots, with the possibility of an awning that could serve for drive thru events. During the pandemic, the constituents of Trousdale County would drive up to the health department, where they would then roll down their window, and a nurse would give them the vaccine or test them. In days where it would rain, there was no such protection from the elements, and this resulted in both the constituents and the health department staff getting wet. The staff would then have to throw away their PPE, such as gowns and facemasks, as they were wet, and increase the amount of PPE that was used.

The same program that purchased the generator for the health department at no expense to the health department budget, or to Trousdale County, also has allocated more funds if we decide that we want to expand. There are \$100,000 that can be used to build an awning for the health department, as well as funds to pave a drive thru. There are also \$100,00 more that can be used for the expansion of the pharmacy. These funds are separate, and do not require that the county matches them, but can still be used for the county owned facility.

These ARP funds do not cover the expense of the land that will need to be acquired for the expansion, and that is going to be an expense that the county will need to provide for separately.

The contracts for these upgrades will work like this: the county will pay for the cost, keep the records, then send them to the state for reimbursement. The state will then reimburse the county for 75% of the total cost. The company that will be handling the contracts for the state is Ernst and Young. As of right now, these ARP funds are not scheduled to be released until February, but myself and my leadership would like to know your thoughts on this matter.

My vision for the health department is that it can accommodate more constituents, allow the staff to work in better conditions and not have to resort to other means to store PPE, to keep the medications in the pharmacy room from going bad, and to be better prepared to handle any other pandemic or event. The Trowsdale County Health Department did an excellent job during the pandemic, and it was due to the hardworking and passionate individuals we have there right now. But they battled all these issues during the pandemic and continue to battle them today. If we want to provide better care for the individuals that live in Trowsdale County, we must first take care of the health department facility and to our staff.

I look forward to hearing your thoughts on this and am more than welcome to discuss this with you or anyone else that might have questions. Thank you very much for taking time out of your schedule to read this.

Sincerely,

A handwritten signature in black ink, appearing to read 'Adalberto Valdez', written in a cursive style.

Adalberto Valdez  
Public Health County Director  
Trowsdale County Health Department