

Codes and Zoning Committee Meeting: Minutes

Wednesday, April 21, 2021.

6:00 pm, at the courthouse

Members present:

Landon Gulley

Sam Edwards

Coy Dickey

John Oliver

Dwight Jewell

Ken Buckmaster

Not present:

Shane Burton

Gary Walsh

Steve Whittaker

Mayor Chambers

Also present:

May Ann Baker

Johnny Kerr

Lonnie Taylor

Meeting called to order.

Minutes of the last meeting read and approved.

There was no old business to discuss.

New Business:

The county commission had taken up the issue of an ordinance that would give standards for new subdivisions, specifically sidewalks and cluster mailboxes.

The committee met to discuss the two, with the intention of making recommendations to the entire commission.

During the lengthy discussion it was noted that postal regulations require new subdivisions to have cluster mailboxes rather than single mailboxes in front of each residence. But, other than approving what is planned, the post office does not give us any standards for them.

Representatives from the planning commission, Baker and Kerr, presented their side of the argument, namely that a builder should not be given free rein to set up these cluster mailboxes with no input from the county.

One problem, the one that the full commission was concerned with, was who would be responsible for maintenance and repair of the mailboxes and also any sidewalks. This is an issue that is usually done by a group of homeowners in the subdivision, an HOA, Home Owners Association.

It was brought out that if the county expects an HOA to do repairs, the county also needs to create a set of rules for such HOA's to operate. There are none in the county at the present.

Mr. Edwards pointed out that the Greater Nashville Regional Council has recommended that we have rules for both cluster mailboxes and sidewalks, such as having lighting at the mailboxes for nighttime use and having parking for those who don't want to walk to the mailboxes.

Mr. Jewell added that there is some question whether the full commission needs to even have an ordinance as the matter may just need to be a ruling by the planning commission itself.

It was decided to investigate the issue more before deciding anything. Mr. Edwards will contact the GNRC to see what they suggest as Mr. Jewell will check into who really has the right to make the rules.

Motion by Ken Buckmaster, second by Coy Dickey, to table proposed ordinances #213-2021-02, #2013-2021-03, and #213-2021-04, until more information is received. Passed

No date was set for our next meeting as we will wait until we have the facts needed to proceed.

Adjourned