

# HARTSVILLE/TROUSDALE COUNTY METROPOLITAN GOVERNMENT

## **CODES AND ZONING COMMITTEE**

*Landon Gulley  
Beverly Atwood  
Ken Buckmaster*

*Lesley Overman  
Steve Whittaker*

*Dwight Jewell, Comm Chair  
Stephen Chambers, Mayor  
Sam Edwards, Building Official*

### **AGENDA**

June 22, 2022 | 6:00PM | TC Courthouse

1. Call Meeting to Order
2. Attendance
3. Review Minutes from August 23, 2021
4. Elect Officers
5. New Business
  - a. Discussion on Ordinance #243-2022-13 (ordinance to amend the zoning ordinance of Trousdale County) for the land use controls of Hartsville/Trousdale County to include development standards for mining activities and related services.
  - b. Other
6. Public Comment
7. Adjourn

# HARTSVILLE/TROUSDALE COUNTY METROPOLITAN GOVERNMENT

## Codes & Zoning Enforcement Committee

August 26, 2021 | 6:00PM | TC Courthouse

### Meeting Minutes

**Members Present:** Landon Gulley, Gary Walsh, Ken Buckmaster, Coy Dickey, Steve Whittaker, Dwight Jewell, and Mayor Stephen Chambers

**Absent:** John Oliver, Shane Burton, Sam Edwards

1. Call to Order. Meeting was called to order at 6:00pm by Chairman Landon Gulley.
2. Approval of Minutes. Minutes from the April 21, 2021 meeting were reviewed and discussed. Motion to approve the minutes as presented from Gary Walsh, second by Steve Whittaker.

### Minutes Approved

3. Old Business

**Cluster Mailbox Regulations.** Chairman Gulley reminded the Committee of the cluster mailbox regulation issue that was previously discussed. Due to Mr. Edwards being absent, more information was not available at this time. Will follow up with the Building Inspector's office to see if an update can be presented.

4. New Business

**Title 12-14 of the Hartsville/Trousdale County Municipal Code.** These codes are very outdated and need to be reviewed. It was stated that Title 14, Chapter 4 was update as this addresses the Display of Postal Address at residences. Mayor Chambers recommended a sub committee to review and rewrite the codes to bring back to the Committee. The proposed group would consist of Sam Edwards, Mayor Chambers, County Attorney, and a member from the Committee. Several members wanted to keep the discussion in the full Committee. There is enough experience and knowledge within the committee from fire codes, law enforcement, and legal history that the Committee as a whole should be involved. Ken Buckmaster made the motion to involve the Codes & Zoning Enforcement Committee along with Brandan Bellar and Sam Edwards in the discussion surrounding the revision of Title 12-14 of the Hartsville/Trousdale County Municipal Code; second by Gary Walsh. **Motion approved w/o opposition**

Mayor Chambers briefly went over a summary of what needed to be reviewed and revised. The main bulk being updating the referenced terminology throughout the codes, updating the referenced IBC, ICC, IPC versions that have been adopted over the years, and updating any TCA codes referenced in the Titles. The County Attorney would need to be involved to be sure the Code Book is brought into compliance. Dwight Jewell said much of the adopted codes by Ordinance could be referenced for the Municipal Code. Jewell also stated that he would like for Mr. Edwards to review and give an opinion as well as the County Attorney. Jewell also volunteered his knowledge and experience in this field to assist with revisions.

Chairman Gulley requested that Mr. Edwards, Mr. Jewell, and Mr. Bellar go through and highlight or redline the changes so the Committee can see the proposed revisions and have a better understanding of what is needed. Mayor added that any approved changes would need to be passed by Ordinance from the County Commission.

**Building Inspector Title.** Within the updated versions of the IBC, ICC, and other international codes, the terminology for the authority figure is “Building Official” or “Authority having jurisdiction”. When revising Titles 12-14, this title change needs to be included in the revisions. Mr. Edwards requested the Mayor to look into this verbiage. Ken Buckmaster made the motion to research the issue to be sure the revised Codes reflect the correct terminology of changing “Building Inspector” to “Building Official”; second by Gary Walsh **Motion carries** *w/o opposition*

5. Public Comments - *None presented.*
6. Adjourn – Meeting adjourned at 6:36pm

*Minutes submitted by Amy Thomas.*

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.

# Hartsville/Trousdale Planning Commission

## Meeting Minutes

**February 14, 2022 – 7:00 P.M. – Trousdale County Courthouse – 2<sup>nd</sup> Floor**

**Present:** John Kerr, Mary Ann Baker, David Nollner, Thomas Harper, Rhonda Keisling, Sarah Murray, Carol Pruitt, Sam Edwards and Mary Turner (GNRC).

**Absent:** David Thomas, Mark Swaffer.

**Others Present:** Jim Carman, Erin White, Robert Powers and Jerry Gammon, Jr.

Chairman Kerr called the meeting to order at 7:00 P.M. and Secretary Baker conducted a roll call.

### **Changes to the Agenda**

None

### **Public Hearing**

None

### **Old Business**

None

### **New Business**

- *Final Subdivision Plat approval for Marshall Property for 2 lots (Map 26 Parcel 64.00) located in the 7<sup>th</sup> Civil District.* Mr. Jim Carman provided plats and advised that the property owners wish to mark off 2 lots for building and both properties are serviced by water and sewer. Mary Turner stated the properties totaled 1.7 acres and are zoned R-1, issues had been addressed and recommended approval. Sam Edwards advised lots sizes were correct and also recommended approval. Thomas Harper made a motion to approve the final plat as presented, Seconded by Carol Pruitt.

**Motion Carried**

- *Preliminary Subdivision Plat approval for Arthur B. Harper (map 19M Group C Parcel 17.02) 21 lots located in the 7<sup>th</sup> Civil District.* Mr. Jim Carman provided plats of the said property located off of McMurry Blvd. East and advised that the property owner would like to construct a road and make a subdivision. Mary Turner noted the said property totaled 7.15 acres and zoned R-3 and C-2, minimum lot size for R-3 are 6,000 square feet however all of these lots exceed 10,000 square feet. Minimum lot size for C-2 is 10,000 but these lots exceed 10,000. She also noted subdivision regulations issues regarding sidewalks along new streets and the plat showed no sidewalks along lot 1 and 21 the 2 commercial lots as well as the setbacks not being noted and recommended the plat for approval with the addition of sidewalks to McMurry and the setbacks noted. Jim Carman speaking for the developer asked for a variance from the sidewalks on those two commercial lots as they felt when those lots were developed the sidewalks would be destroyed and be replaced. Sam Edwards advised that the 2 commercial lots would take significant construction therefore destroying any sidewalk that may be in place and recommended granting a variance for sidewalks on those lots and adding a crosswalk. After some discussion Sarah Murray made a motion to approve the preliminary plat with a variance on the sidewalks on lots 1 and 21 and the addition of a crosswalk, Seconded by Thomas Harper.

**Motion Carried**

- *Site plan approval for Jesse Peters Front Street Apartments (Map 027B Group A Parcel 10.00) located in the 7<sup>th</sup> Civil District.* Mr. White provided site plans for an 8-Unit apartment development at an

unaddressed property on West Main Street, he noted that the plans showed accessing the property from Front Street instead of West Main. Mary Turner advised that the property is 0.48 acres and zoned C-1, Central Commercial that allows residential unit. She also noted Buffer strips were missing unless he is asking for a variance he would need to do so thru the Board of Zoning and Appeals as well as Solid Waste, Centralized mailbox, Signage and Slopes of the southwest corner of the property exceed 20%. Mr. White advised that the developer had planned on trash carts at each unit, the mailbox been added and was a kiosk also 2 lowered areas for water runoff. Sam Edwards advised that we have 2 options we could do an approval contingent on agreement with solid waste and the central mailbox or we could defer it until next month. Sarah Murray made a motion to defer this site plan until the March meeting, Seconded by Mary Ann Baker.

**Motion Carried** (5 Yes / 2 No)

- *Request by Robert Powers for rezoning approval for 3 lots at 613, 615, 617 East Main Street (Map 027D Group A Parcel 3.00, 4.00, 5.00) from R-1 to R-3 located in the 9<sup>th</sup> Civil District. Lots will be combined and apartment buildings are planned.* Robert Powers property owner advised that he planned to build 5 buildings of 4 units each with a total of 20 apartments. Mary Turner advised that estimates of all 3 lots combined would be 1.8 acres and would allow for the request. The property is within the Urban Services Unit which is identified as a planned growth area. There are no adjacent properties zoned R-3 However, there are properties to the south side of East Main Street. Sam Edwards advised that the lots size would accommodate the property owner request. Rhonda Keisling made a motion to approve the rezoning request, Seconded by Carol Pruitt.

**Motion Carried** (6 Yes / 1 No)

- *Request by staff to amend the Trousdale County Zoning Resolution, section 5.041 D to add Mining Activities and Related Services as a special exception.* Sam Edwards advised the commission that in speaking with Mary and GNRC currently there is nothing stated for zoning for mining its just a blanket statement. The concern being a quarry being allowed to be put in residential area. Mary Turner had been researching the topic and provided the commission with 2 resolution drafts to review and discuss. After some discussion the Commission advised Mrs. Turner they liked the second draft however they have more questions. David Nollner made a motion to defer this issue until the March meeting, Seconded by Thomas Harper.

**Motion Carried**

- *Site Plan Approval for The Towns at Melrose, a Townhome Subdivision, on 11.15 acres (Map 26A Group A Parcel 5.00) located in the 4<sup>h</sup> Civil District.* Jerry Gammon, Jr. provided a site plan for 118 Townhome subdivision. Mary Turner advised that she has had this discussion with the applicant prior to the meeting and with the size of this project, utilities and many more items to look at her recommendation is to look at this just as a site plan and moving forward they present a preliminary plat and final plat. The Buffer strip presented does not include 2 rows of shrubs however it does include a (7) feet opaque fence with cypress, red cedar and white pine trees. Sam Edwards advised that with the exception of the utility access everything else was in order. The concern is the legal access to the taps since the property will be maintained by an HOA which should be resolved before the preliminary and final plat reviews. Mary Ann Baker made a motion to approve the site plan contingent on preliminary plat and final plat approval and approved Buffer strip by Building Inspector, Seconded by Rhonda Keisling.

**Motion Carried** (6 Yes / 1 No)

## Discussion Topics

*Proposal for the West Main Sidewalk Rehabilitation project of the sidewalks on West Main from the termination of the streetscape project at the corner of East Main Street and Broadway/Church Street intersection to the West Main Street and Littleton Street.* Evan White advised that this is a 5-year proposal to

# Hartsville/Trousdale Planning Commission Regular Meeting

## Meeting Minutes

April 11, 2022 - 7:00 P.M. – Trousdale County Courthouse – 2nd Floor Courtroom

**Present:** John Kerr, David Nollner, Rhonda Keisling, Thomas Harper, David Thomas, Mark Swaffer, Mary Ann Baker and Sam Edwards.  
**Absent:** Carol Pruitt and Sara Murray  
**Others Present:** Mary Turner (GNRC), Jim Carman, Lewis Cass Beasley III, James Byrnes, Allison Turner, Bill Scruggs, Ed Royals,

### Roll Call

Chairman Kerr called the meeting to order at 7:00 P.M. and Secretary Baker conducted a roll call.

### Approval of Minutes

Chairman Kerr asked for review of the March 14, 2022 meeting. David Nollner made a motion to approve, Seconded by Thomas Harper. **MOTION CARRIED**

### Changes to the Agenda

N/A

### Public Hearing

N/A

### Old Business

*Request by staff to amend the Trousdale County Zoning Resolution, section 5.041 D to add Mining Activities and related Services as a special exception.*

Mary advised that she didn't have anything yet but was still working on it and should have something within the next two (2) weeks.

*Preliminary Plat approval for a 6-lot subdivision on 5.36 acres by Lewis Cass Beasley, III on Hwy 10 (Map 12 Parcel 15.01) in the 3<sup>rd</sup> Civil District.*

Jim Carman advised that last month he was not aware that approval from TDOT had already been received for the driveway access to each lot. David Thomas made a motion to approve, Seconded by David Nollner.

Discussion: Mary Turner advised that per subdivision regulations (4-106.2) fire hydrants shall be required in all subdivisions if a 6-inch water line is available unless a variance was granted for that requirement. All other issues had been resolved.

Jim Carman asked that a variance be granted not to require fire hydrants.

David Thomas advised that his motion did not include a variance for fire hydrants.

**MOTION CARRIED**

*Final Plat approval for The Towns at Melrose, a Townhouse Subdivision, on 11.15 acres (Map 26A Group A Parcel 5.00) located in the 4<sup>th</sup> Civil District.*

Jim Carman advised that nothing had changed since last month. Mary Turner advised that for this type of project "as built" drawings of all underground utilities be submitted verified by Building Inspector. The HOA had also been submitted. She recommended approval based on that all construction documents being submitted and correct. Building Inspector Sam Edwards advised he had received and reviewed them thoroughly. Rhonda Keisling made a motion to approve the final plat, Seconded by Mary Ann Baker

**MOTION CARRIED (7 Yes / 1 No)**  
(No- Harper)

# Hartsville/Trousdale Planning Commission Regular Meeting

## Meeting Minutes

May 9, 2022 - 7:00 P.M. – Towsdale County Courthouse – 2nd Floor Courtroom

**Present:** John Kerr, David Nollner, Rhonda Keisling, Thomas Harper, David Thomas, Mark Swaffer, Mary Ann Baker, carol Pruitt and Sam Edwards.  
**Absent:** Sara Murray  
**Others Present:** Jessica Hill (GNRC), Carroll Carmen, Lewis Beasley, Isaiah Perry, Scotty Enoch, Randy Beach, Jr. and Robert Powers.

### Roll Call

Chairman Kerr called the meeting to order at 7:00 P.M. and Secretary Baker conducted a roll call.

### Approval of Minutes

Chairman Kerr asked for review of the April 11, 2022 meeting. David Nollner made a motion to approve, Seconded by Thomas Harper.

**MOTION CARRIED**

### Changes to the Agenda

N/A

### Public Hearing

N/A

### Old Business

- *Request by staff to amend the Trousdale County Zoning Resolution, section 5.041 D to add Mining Activities and related Services as a special exception.*

Jessica Hill with GNRC presented the proposed resolution for planning members to review. Mark Swaffer made a motion to send the Resolution as presented to the County Commission, Seconded by David Nollner.

**MOTION CARRIED**

- *Request for the extension of Final Plat Approval of the Sulpher College Estates Subdivision of 13.48 acres (Map 18 Parcel 4.03) in the 7<sup>th</sup> Civil District.*

Isiah Perry was present and asked for an extension for the Engineer to finish his work on the project. Building Inspector Sam Edwards advised planning members that the final plat had not ever been registered. David Thomas asked to confirm the time limit was 1 year from the date the plan had been approved for it to become final as this has never been an issue before? Jessica Hill advised that State Law allows a 3-year vesting period. Therefore, the owner has 2 more years before an extension would be needed. Mayor Chambers note the subdivision regulations however State Law supersedes the county regulations. At that time Mr. Perry withdrew his request for an extension.

- *Final Plat approval for a 6-lot subdivision on 5.36 acres by Lewis Cass Beasley, III on Hwy 10 (Map 12 Parcel 15.01 in the 3<sup>rd</sup> Civil District.*

Carroll Carmen was present and speaking for the property owner advised that the project is for 5 lots instead of 6 and a fire hydrant had been added. David Thomas asked about the easement on lot 3 for septic if that was for lot 6? He was advised lot 6 had some favorable soils but yes that was the purpose of the easement. Jessica