

HARTSVILLE/TROUSDALE COUNTY METROPOLITAN GOVERNMENT

CODES AND ZONING COMMITTEE

JANUARY 5, 2023 | 7:00PM | MAYOR'S OFFICE

MINUTES

Members Present: 6/6

David Thomas, *Chairman*

Lesley Overman, *Sec*

Tommy Belcher

David Nollner

Lonnie Taylor, *Vice Chair*

Sam Edwards

Others Present: Johnny Kerr, Rosalie Myhan

Chairman David Thomas called meeting to order at 7:00.

A quorum was determined with the members present.

Motion to approve minutes from January 2023 meeting made by Nollner, seconded by Belcher,

MOTION CARRIED

Old Business

Campground amendment to go to Planning and then Commission this month.

New business

- **Resolution to contract with Rick Gregory for consulting with unification coding ordinances.**
 - Rick Gregory is familiar with Trousdale county codes and is very willing to help and will come to meetings of planning commission and codes and zoning committee.
 - Money coming from GNRC line item for master planning budget not new money.
 - Rick not interested in coming on as full-time planning consultant and has no recommendation to replace GNRC because there is no other firm. More than likely, it won't be the \$11K.
- **Proposal for Grass amendment: if you are in a subdivision you have to maintain your property to 1ft or shorter of grass he wants to change it to only 25ft needs to be cut to fit regulation.**
 - Does not apply to A1 or anyone outside of a "subdivision"
 - Is this worth addressing? Sam believes this is valid point, this is meant to make subdivision developers maintain properties that aren't yet built on. Fines are already in place but must go to court to collect those fees. Could be included in new resolution or ordinance.
 - David would like to include more authority in new codes so that fees can be collected without going to court. Sam says other counties have codes enforcement officers who work for sheriff and can cite property owners who don't comply.
 - Motion to send to planning for GNRC to research by Nollner second by Taylor

MOTION CARRIED

Discussion

- Commercial Building Regulation: can't limit business material but you can limit how much of the building is made up of certain materials on façade 70%. Architectural style consistent. At planning commission and will be brought back here from planning commission for us to review. No more pole barns like the DG at Hickory Ridge. New construction only unless major remodel is done. Major remodel is adding 40% value to existing building. Just a way to manage growth. A way to address issues before a problem occurs.

- Thomas stated for clarification purposes the impact fees go directly to the 101 fund not to the schools.
- Impact fee possibility to raise it. Flood plan impact fee. CTAS suggests State Laws have changed the way impact fees can be enacted. Have Bellar and or Budget committee discuss impact fee and updating it to a more current rate.
- Rosalie-planning has received more info on the commercial business from GNRC
- Junkyards must be approved through the BZA. Not allowed anywhere.
- Complaints remain anonymous. Sam cannot investigate until receives citizen complaint.
- Sam suggests county needs to look for more industrial property.
- Sam suggests ordinances be presented with at least 30-day notice and he must be consulted on resolutions.

Meeting adjourned with a motion by Nollner, second by Taylor

Minutes submitted by Lesley Overman