

HARTSVILLE/TROUSDALE COUNTY METROPOLITAN GOVERNMENT

CODES AND ZONING COMMITTEE

SEPT 14, 6PM MAYOR'S OFFICE

MINUTES

Members Present: 5/6

David Thomas, Chairman

David Nollner

Rick Gregory

Lesley Overman, Sec, *absent*

Lonnie Taylor

Tommy Belcher

Rosalie Myhan

Chairman David Thomas called meeting to order at 6:00.

A quorum was determined with the members present.

Motion to approve minutes from June meeting made by Nollner, seconded by Belcher, **Motion Carried.**

Discussion: Rick Gregory-consolidated document with differences of districts highlighted or making changes now to the differences. Such as fire protection. Water availability and line size are included in subdivision regulations. Full commission will have to vote for definition of fire protection. Rosalie provided info for ISO regulations in Macon county. Subdivision regulations would be a good start with the fire protection definition per Thomas. Water access and distance to fire hydrant. Need a specific definition for fire protection in codes. Thomas will check with water dept. for guidance. Water dept. has a 20-year plan. Gregory suggests having separate tables for urban and general districts.

Motion to request definition of Fire Protection from planning commission by Taylor, second by Nollner, **Motion Carried.**

Resolutions from old city council hold same authority as county ordinances according to Rick Gregory.

Discussion of extending urban services district. Discussion of how to distinguish between districts moving forward with the consolidation of the codes. C1, C2, C3, etc. with different uses and zones. Consolidating uses is recommended by Gregory. Thomas mentions the table of uses has an exception. Uses table needs to be cleaned up with categories more inclusive per Rick Gregory.

Motion to send to Planning to amend table "shall/may" wording, by Belcher, second by Taylor, **Motion Carried**

Motion to recommend Rick Gregory to consolidate uses and make them more inclusive in the table of uses by Belcher second by Taylor, **Motion Carried.**

Commercial Industrial Guideline ordinance discussion: ordinance organized with pictures included in chart for ease of use by GNRC. Hardy board and cementitious siding are different materials. Discussion on the ordinance: only on road facing side of the building. Fits with most buildings already existing. Only on new buildings or remodels with more that 50% of value. There is no historic district in Trousdale county. Discussion for planning to possibly create historical district.

Rosalie found a site plan agreement in her office. She gave to the Planning Commission to work on. Also suggests commission work on enforcement of codes and a way to hold citizens responsible for getting permits and COAs. Could use utilities/water department as a way to enforce per Rick Gregory.

Motion to Adjourn by Nollner second by Belcher, Adjourned.