

HARTSVILLE/TROUSDALE COUNTY METROPOLITAN GOVERNMENT

**CODES AND ZONING COMMITTEE**

OCT 5 6:00PM ADMIN BUILDING MAYOR'S OFFICE

**MINUTES**

Members Present: 5/6

David Thomas, Chairman

David Nollner

Rick Gregory

Lesley Overman, Sec

Lonnie Taylor, absent

Tommy Belcher

Rosalie Myhan

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

A quorum was determined with the members present.

Commercial guideline ordinance: amended at last commission meeting. This is for road frontage part of property only. Vinyl is still on prohibited list. Motion to send Planning commission for review by Belcher second by Overman- Motion Carried. Rick Gregory presented statute 68-120-101 statewide building construction safety standards which states you shall not prohibit a particular material. Motion by Belcher to replace building with road frontage in the ordinance second by overman – Motion Carried. Discussion of soffit and other parts of the road fronting exterior wall. This does not affect soffit or other parts of the building façade.

GNRC contract up for renewal as discussed at executive committee.

Rick Gregory – exceptions and modifications and amendments; Non-conforming uses is contradicting with statutes and intent. To be discussed at planning commission. Time limits section is bad in Rick's opinion, but we are not trying to change things at this point.

Defining fire protection: we do not currently have a definition for "fire protection" in current codes. Tommy with water department said must have 500 gallons a minute with 20 residuals on a 6" line is required for fire truck to use. Rosalie suggests "within 500 feet of fire hydrant." Rick suggests adopting subdivision definition. This will be amended in the new codes by Rick using subdivision definition.

Discussion of fire damage of property. If property is damaged in a fire, then if rebuilt it must be built to current standards.

Rosalie has questions about billboards and signage. We need to look at sign ordinances. Also, excavation on residential property is being complained about. She cannot find anything about excavating in our codes. There is also no current code for blasting. Could look into excavating permits.

Codes department status: Very busy. 20 new home permits in month of September. So far October is the same very busy. Rosalie is working on all her inspections. State inspector is doing ruff in inspections. While Rosalie is doing finals.

Motion to Adjourn by Overman second by Nollner