

HARTSVILLE/TROUSDALE COUNTY METROPOLITAN GOVERNMENT

CODES AND ZONING COMMITTEE

David Thomas, Chair
Lonnie Taylor, Vice Chair

Lesley Overman, Secretary
Tommy Belcher

David Nollner
Rick Gregory, Consultant

AGENDA

JUNE 14, 2023 | 6:00PM | TC COMMUNITY CENTER

1. Call Meeting to Order
2. Attendance
3. Review Minutes from March 15, 2023
4. Discussion
 - A. Unifying the zoning codes
 - B. Review Procedure for Authorizing Conditional Uses
 - C. Other
5. Public Comment
6. Adjourn

HARTSVILLE/TROUSDALE COUNTY METROPOLITAN GOVERNMENT

CODES AND ZONING COMMITTEE

MARCH 15 | 6:00PM | MAYOR'S OFFICE

MINUTES

Members Present: 5/5

David Thomas, Chairman
Lonnie Taylor, Vice Chair

Lesley Overman, Sec
David Nollner

Tommy Belcher

Others in attendance: Rosalie Myhan, Mayor McCall, and Rick Gregory

Chairman David Thomas called meeting to order at 6:00pm.
A quorum was determined with the members present.

Motion to approve minutes from Dec 8 meeting made by Taylor, seconded by Nollner, Motion Carried.

Mayor presented contract to Rick Gregory, which was signed.

Discussion with Mr. Gregory on unifying zoning codes. Gregory suggests consolidating specifics into larger categories. He will provide a redline copy with any and all changes. County reference of the size of the drawing specifics needs to be consolidated. Cleaning up typos and possible misprints-changing number sections to make it easier to edit with additions etc. Special Exceptions should be only for the BZA to determine and then to the planning commission. Lots of exceptions to the special exceptions that need to be cleaned up. Gregory shared several notes to already be amended in current codes. Rosalie suggested she send things she sees in her office that are missing to Mr. Gregory such as appendixes for flood plains and building codes since they change regularly.

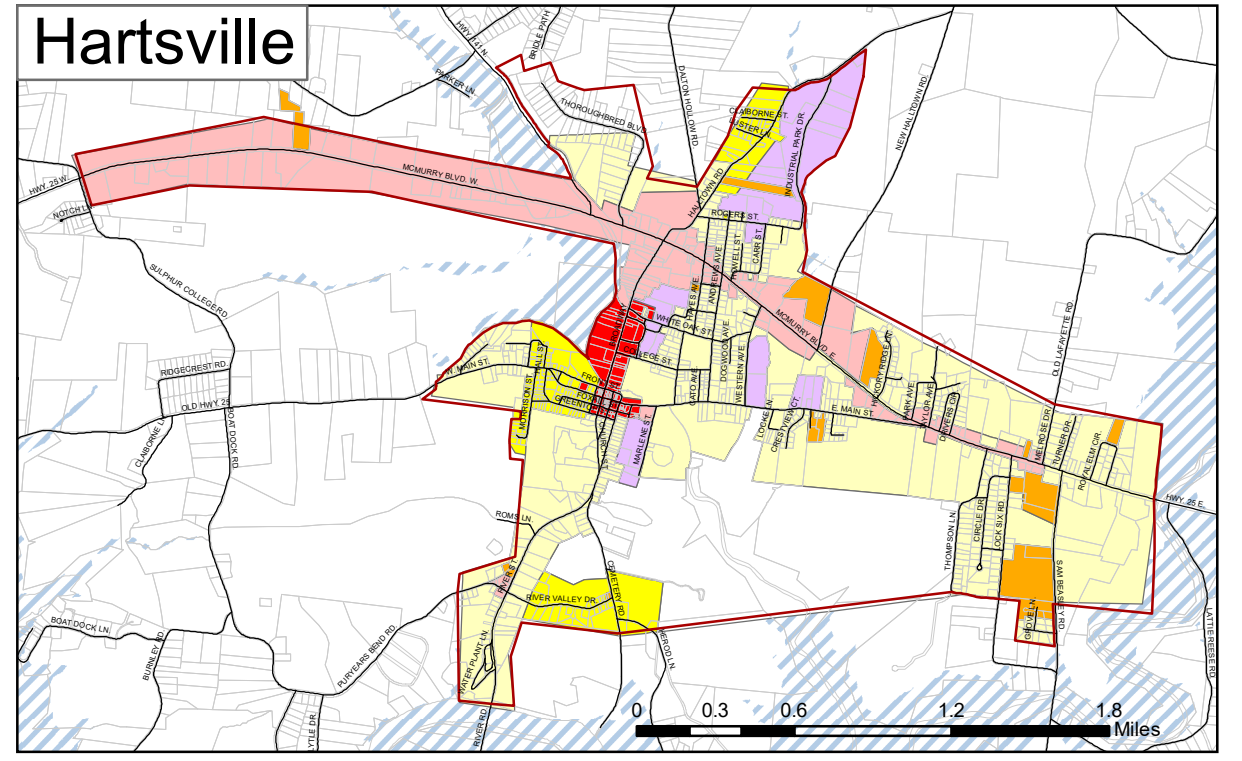
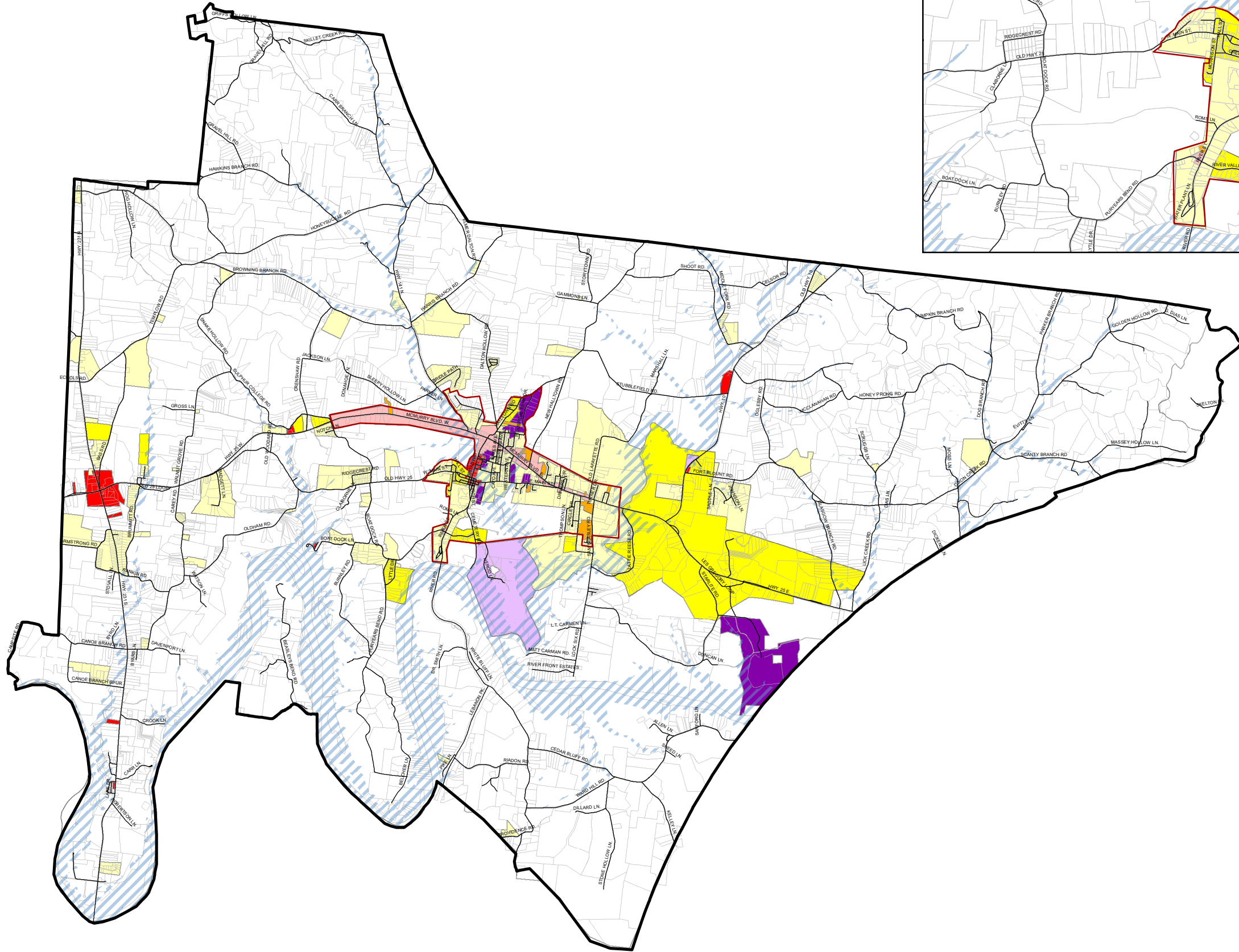
Discussion of Commercial building regulations, Tree Regulations, and ADA compliant parking lots coming from Planning Commission. Commercial Building regulations still in process in planning; should have full ordinance next month. Taylor questions façade breaks by linear foot. Gregory suggests this is not governing but more meddling. Nollner asked about treehouse regulations, air BnBs, and tiny homes etc. Gregory suggests language for these should be in the codes.

Other discussion. Rosalie added that signs are being ordered, inspections are happening with Macon county inspector and state inspectors. The office is still functioning and operating as usual.

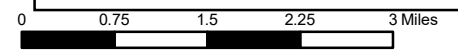
Meeting adjourned by motion from Nollner.

Official Zoning Map

Hartsville, TN
Trousdale County
04/06/2020



- Legend**
- Hartsville Urban Services Dist.
 - Floodplain Areas
- Hartsville**
- A1-Agricultural
 - C1-Central Commercial
 - C2-Highway Commercial
 - I1-General Industrial
 - R1-Low Density Residential
 - R2-Medium Density Residential
 - R3-High Density Residential
- Trousdale**
- A1-Agriculture-Forestry
 - C1-General Commercial
 - M1-General Industrial District
 - M2-Intermediate Impact Ind. Dist.
 - R1-Residential
 - R2-Residential



PROCEDURE FOR AUTHORIZING CONDITIONAL USES

The following procedure is established to provide for review of a proposed use as a conditional use by the Board of Zoning Appeals. The procedure shall be the same whether review is required by this resolution or whether a review is requested by the Building Department.

1. Appeal of Board of Zoning Appeals Decision

A decision of the Board of Zoning Appeals may be appealed to a court of competent jurisdiction in accordance with state law.

2. Application

An application including a site plan shall be filed with the Board of Zoning Appeals for review. Said application shall show the location and intended uses of the site, the names of the property owners, existing land uses within two hundred (200) feet, and any other material pertinent to the request which the Board may require. Said site plan shall comply with the regulations set forth in Section _____, and Section _____.

3. Restrictions

In the exercise of its approval, the Board may impose such conditions upon the proposed uses of buildings or land as it may deem advisable in the furtherance of the general purposes of this resolution.

4. Validity of Plans

All approved plans, conditions, restrictions, and rules made a part of the approval of the Board shall constitute certification on the part of applicant that the proposed use shall conform to such regulations at all times.

5. General Requirements

A conditional use may be granted provided the Board finds that the activity:

- A. Is so designed, located, and proposed to be operated so that the public health, safety, and welfare will be protected.
- B. Will not adversely affect other property in the area in which it is located.
- C. Is within the provision of "Conditional Use" as set forth in this resolution.
- D. Conforms to all applicable provisions of this resolution for the district in which it is to be located and is necessary for public convenience at that location.

(). Specific Standards for Commercial Activities

A special exception shall not be granted for the commercial activities specified below unless the standards established therein are met as a part of the conditions for issuing such permit in the applicable districts.

(_) Special Conditions for location of First Amendment Protected Adult Oriented Entertainment Businesses.

- a. The First Amendment and other provisions of the United States Constitution, as interpreted by the United States Supreme Court and other courts, require that Adult Oriented Entertainment Businesses, as defined by this resolution, are entitled to certain protections. Therefore, an Adult-Oriented Establishment shall be a conditional use in the I-2 Heavy Industrial District and shall be a prohibited use in any other zoning district. The Adult Oriented Establishment may locate in the specified district only if all the requirements of this section and the applicable zoning district regulations are met.

- b. Adult Oriented Entertainment Businesses shall be located:
 - i. at least one thousand (1,000) feet from any residential district line where a single-family residence is a principal use, playground lot line, public park lot line, or publicly owned recreation area;
 - ii. at least one thousand (1,000) feet from any structure used as a residence, place of religious worship, public or private school, or "Youth-Facility" as defined in this resolution;
 - iii. at least one thousand (1,000) feet from any other structure housing an Adult-Oriented Establishment;
 - iv. at least one thousand (1,000) feet from any structure housing an establishment which holds an alcohol beverage license.

- c. Distance requirements are to be measured in a straight line in any direction regardless of intervening structures, from the structure housing the Adult Oriented Establishment to the residential district boundary lines, to the lot line of any lot used for park, playground, or any structure listed in 2.1-4 above.

- d. The measurements from a structure shall be taken from the farthest point a structure extends in the direction of the measurement, including overhanging roofs or similar projections.

- e. For Adult Oriented Entertainment Businesses located in conjunction with other buildings such as in a shopping center, and clearly separate from other establishments, measurements shall be taken from the boundaries of the space occupied by the Adult Oriented Establishment.

- f. For any Adult Oriented Establishment located above ground level in a multi-story structure and clearly separate from other establishments within the structure, the distance measurements shall be taken from the ground floor public entrance/exit nearest the Adult Oriented Establishment (excluding emergency exits).

- g. Subsequent location of any establishments described in 2(1)(4) within the applicable distance requirement of an existing Adult Oriented Establishment does not constitute a violation of this resolution by the Adult Oriented Establishment.