

HARTSVILLE/TROUSDALE COUNTY METROPOLITAN GOVERNMENT

CODES AND ZONING COMMITTEE

David Thomas, Chair
Lonnie Taylor, Vice Chair
Lesley Overman, Secretary

Tommy Belcher
David Nollner

Rosalie Myhan, Planning Office
Rick Gregory, Consultant

AGENDA

SEPTEMBER 14, 2023 | 6:00PM | MAYOR'S OFFICE

1. Call Meeting to Order
2. Attendance
3. Review Minutes from August 10, 2023
4. Discussion
 - A. Update from Rick Gregory
 - B. Review Commercial and Industrial Guideline Ordinance
 - C. Review A1 Zoning (*see zoning codes*)
 - D. Define Fire Coverage (*see zoning codes*)
 - E. Other
5. Public Comment
6. Adjourn

HARTSVILLE/TROUSDALE COUNTY METROPOLITAN GOVERNMENT
CODES AND ZONING COMMITTEE
AUGUST 12 6:00PM ADMIN BUILDING MAYORS 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.

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

Rick Gregory Discussion points-if differing restrictions use the more restrictive of the 2. Some instances will still be separate with urban and county. Swimming pool codes changed to match Building Code. Group housing projects added into county, same as urban. Billboard standards to be worked on by planning commission. Mobile home parks; county standard with sub-section for Urban. Appendix with definitions. Junkyards; take the more Restrictive-Urban. Cemeteries, mini warehouses, general requirements for individual mobile homes, remove the interior inspection by the planning commission from mobile homes, litter/garbage remove the language so that no conflicts with codes and zoning with the exception of the penalties (lien on property), get legal opinion. Shooting range, remove redundancy with rezoning changes put into place with recent ordinance. Telecommunications towers: Remove to match state requirements. Zoning districts: flood plans pulled out into an appendix, overlay not a zoning district, H for urban and T for county distinction. Find definition for fire protection, potentially defined in Subdivisions.

Adult entertainment Ordinance: planning agrees but asked for definitions. Those definitions and such will be on this month's commission agenda.

Motion to Adjourn by Overman second by Nollner

HARTSVILLE/TROUSDALE COUNTY GOVERNMENT

ORDINANCE #xxx-2023-xx

**AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF HARTSVILLE, TN
ARTICLE IV SUPPLEMENTARY PROVISIONS APPLYING TO SPECIFIC DISTRICTS
BY ADDING SECTION 4.143 COMMERCIAL AND INDUSTRIAL ARCHITECTURE STANDARDS**

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; and

WHEREAS, for the purpose of creating a cohesive design aesthetic within all commercial and industrial zoning districts in order to control and preserve the character of Hartsville the Hartsville/Trousdale County Regional Planning Commission has recommended the creation of Commercial and Industrial Architecture Standards; and

WHEREAS, the Hartsville/Trousdale County Regional Planning Commission has duly reviewed and recommended this amendment to the County Commission; and

WHEREAS, the County Commission has reviewed such recommendation and has conducted a public hearing prior to the second reading.

NOW, THEREFORE, BE IT ORDAINED BY THE HARTSVILLE/TROUSDALE COUNTY COMMISSION that the attached section be added to Article IV of the Zoning Ordinance of Hartsville, TN:

See Attachment 1: Article IV, Section 4.143 Commercial and Industrial Architecture Standards

BE IT ENACTED that this ordinance shall take effect from and after its adoption, the public welfare requiring it.

Favorably recommended by Planning Commission August 14, 2023

Favorably recommended by Codes & Zoning Committee _____

Public Hearing to be held on _____ if passed at 1st reading

Motion:	_____	_____	_____
	1M _____	Voice Vote	
First Reading:	_____	2m _____	Absent _____
	1M _____	Voice Vote	
Second Reading:	_____	2m _____	Absent _____

Approved:

Attest:

Commission Chairman

County Clerk

Article IV: Supplementary Provisions Applying To Specific Districts

4.143 Commercial and Industrial Architecture Standards

A. Façade Elements

All road fronting exterior walls must incorporate façade elements to break up the scale and materials of all exterior walls. Façade elements include but are not limited to exterior wall offsets, balconies, awnings, canopies, covered porch or arcade, varied roof heights, pilasters, columns, display windows, outdoor seating, recesses, or projections (in keeping with the scale of the building), peaked roof, unique architectural details (in keeping with the scale of the building), and other features designed to add scale and visual interest to the façade.

B. Exterior Building Materials

Preferred wall materials shall be used on a minimum of 60% of any road frontage exterior wall but may be used on any wall of a structure. Limited wall materials shall only be used on up to 40% of any road frontage exterior walls and all of any exterior side or rear wall not facing a road. Prohibited wall materials shall not be used. Proposals using different exteriors may be considered on a case-by-case basis provided they meet the purpose and intent of the commercial and industrial design guidelines.

i. Preferred Building Materials

- Brick
- Stone
- Fade-Resistant Quik-Brik
- Fade-Resistant Artificial Stone
- Architectural Panels
- Hardie Panels

ii. Limited Building Materials

- Surfaced Concrete or Split-Face Block
- Hard Coat or Textured Stucco
- Exterior Insulation Finishing Systems (EIFS)
- Hardie Siding
- Polycarbonate Sheets
- Architectural Metal Panels

iii. Prohibited Building Materials

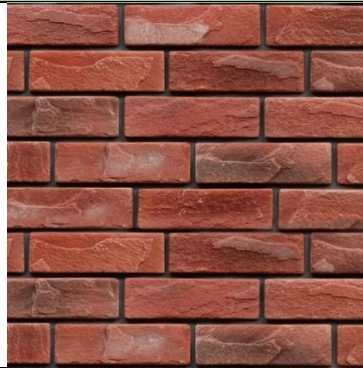
- Vinyl
- Aluminum or Metal Siding
- Unsurfaced and/or Unpainted Concrete Blocks
- Plywood
- Wood Shakes
- Asphalt Shingles
- Cementitious Siding
- Plastic or Fiberglass

Alternate proposals for exteriors may be considered, such as standard corporate design.

PREFERRED MATERIALS

BRICK

PREFERRED



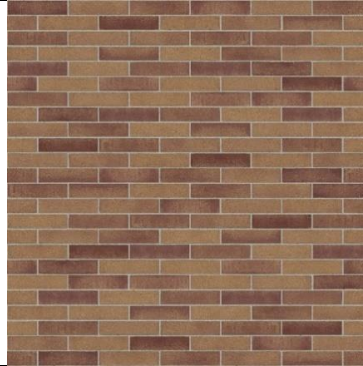
STONE

PREFERRED



FADE-RESISTANT QUIK-BRIK

PREFERRED



FADE-RESISTANT ARTIFICIAL STONE

PREFERRED



HARDIE PANELS

PREFERRED



LIMITED MATERIALS

**CONCRETE OR SPLIT-FACE
BLOCK**



LIMITED

**HARD COAT OR TEXTURED
STUCCO**



LIMITED

**EXTERIOR INSULATION
FINISHING SYSTEMS (EIFS)**



LIMITED

LIMITED MATERIALS

HARDIE SIDING

LIMITED



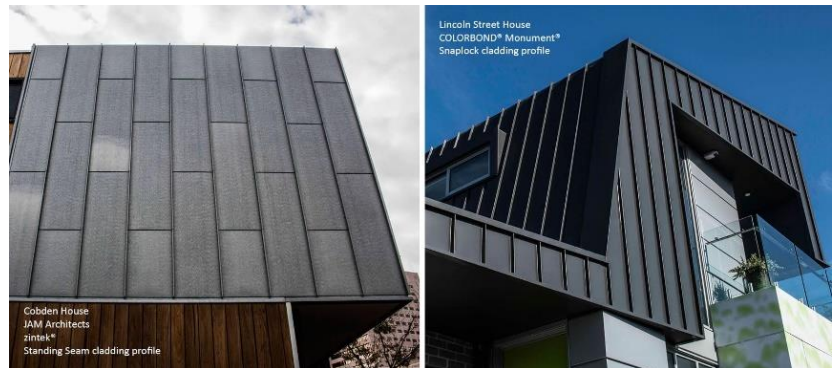
POLYCARBONATE SHEET

LIMITED



ARCHITECTURAL METAL PANELS

LIMITED



PROHIBITED MATERIALS

VINYL

PROHIBITED



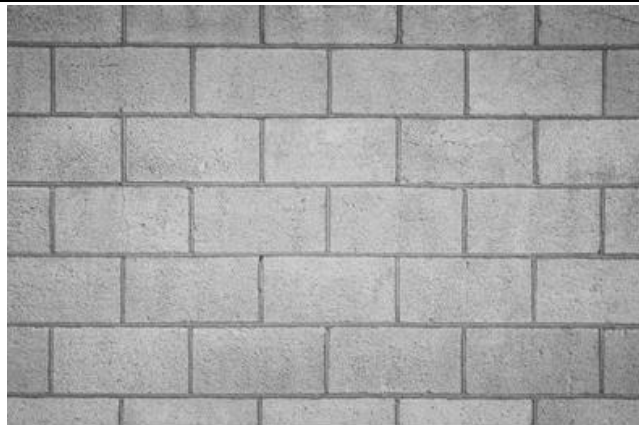
ALUMINUM OR METAL SIDING

PROHIBITED



UNSURFACED AND/OR UNPAINTED CONCRETE BLOCKS

PROHIBITED



ASPHALT SHINGLES

PROHIBITED



PROHIBITED MATERIALS

CEMENTITIOUS SIDING



PROHIBITED

PLASTIC OR FIBERGLASS



PROHIBITED