

HARTSVILLE/TROUSDALE COUNTY METROPOLITAN GOVERNMENT

CODES AND ZONING COMMITTEE

David Thomas, Chair
Lonnie Taylor, Vice Chair
Rosalie Myhan, Secretary (NVM)

Tommy Belcher
Alan Carman
David Nollner

Rick Gregory, Consultant

AGENDA

APRIL 9, 2024 | 7:00PM | MAYOR'S OFFICE

1. Call Meeting to Order- 7:00 PM
2. Attendance- David Thomas, Lonnie Taylor, Rosalie Myhan, Tommy Belcher, Alan Carman, David Nollner, Rick Gregory, Mark Beeler
3. Review Minutes from February 7, 2024
Motion to approve: David Nollner; Second by Lonnie Taylor PASSED

4. Discussion

Rick Gregory Update-

Rick analyzed all the Land Uses in Hartsville and Trousdale County Ordinances. The designation of the land use included whether the land use be a(n) allowed use, accessory use, or special exception. Telecommunication Facilities were discussed and cell towers specifically. Cell towers are classified as a "Utility" and as such are allowed in any zone. The Planning Commission during the Site Plan evaluation would be able to enforce the particulars such as fall radius, height, etc. Professional Services, Civil Defense facilities, and Stone, Clay and Glass manufacturing require further discussion about being listed in the Special Exception. The Stone, Clay Glass Manufacturing was suggested to be in the M2 district as a Special Exception. Professional Services is such a broad category based on the Industrial (Standard Industrial Code). Civil Defense Facilities could be found to be included in the Administrative Services category. Civil Defense Facilities could be removed from the list and be included in the Administrative Services. Daycare centers would be better promoted in the Commercial and Industrial Zones as Permitted use rather than a Special Exception.

The changes that are suggested for the M2 District,

Signs and Billboards be listed under Accessory Use instead of Permitted.

Civil Defense be removed from the listing as it will be included in the Administrative Services category.

Stone, Clay, And Glass Manufacturing be moved to Special Exception Use.

Childcare Facilities and Telecommunication Services be moved up to Permitted Use.

MOTION: To have Rick Gregory to make the changes listed above:

Lonnie Taylor; second by David Nollner

PASSED

Rick Gregory presented a Matrix that he is compiling the uses into General Headings then reflect the Zones allowed. Any changes in the allowed Zones would be brought before the County Commission as a packet for them to vote on. Rick Gregory stated that he was working on making it apparent that some of the uses are more heavy than shown and they are not where they need to be thus the County is not as protected as they need to be because of it. Reviewing the Matrix of uses allowed us to identify some uses such as Tailor Shop, Electrical, Electrical Repair Shops, and various related items may need to be placed in other zones. The presentation of the information to the County Commission was discussed pointing out that a whole packet should be presented rather than sections to avoid confusion. Rick Gregory has agreed to be present for the County Commission presentation to help explain the items and the process.

MOTION: To accept the Zoning Matrix that Rick Gregory presented and allow him to continue the process:

Lonnie Taylor; second by Tommy Belcher

PASSED

BURN PERMITS-

HTC Fire Chief Mark Beeler has reached out to Rick Gregory and Rick has been gathering information from three other municipalities (Lebanon, Goodlettsville, and Ashland City) on what they are using for Burn Permits. Mark Beeler presented examples. The intent is to put some restrictions in place on open and free burning inside the Urban Service District. Items that Mr. Beeler is requesting that the committee help with coming up with the permit, associated charge for the permit, and the enforcement of the permit. The Burn Ordinance 993 that is on the books has not been found. The minutes of the Commission meeting stated that the Ordinance did contain a Fire Plan. Mark Beeler asked for feedback on the burn template. Mr. Beeler shared that the State would issue Burn Permits to the rural areas during specific times of the year. The Urban districts, if they have Burn restrictions in place, will be allowed to enforce their own restrictions. The State was under the impression that Hartsville did in fact have an Ordinance for this but was unable to produce it. Discussion concerning the Permit Process, appropriate Fees, and where to get the Permit led to exploring how, who, and where would the fees go. David Thomas asked Mark Beeler to work on the wording that references trees, limbs, brush, leaves, and grass from the first paragraph. Lonnie Taylor suggested that we could bring those items back in under a number being a special exception or by permit only. Commercial Burning was addressed in the Urban District discussing the practice of some contractors burning building scraps on Urban lots. The use of roll off dumpsters for building scraps may be a need to include in the Ordinance. David Thomas said that he would invite Cliff Sallee to the next meeting to speak about the Rolloff Dumpster use and perhaps facilitating the Burn Permit.

Other Items-

David Thomas wanted to discuss updating the Ordinances references as related to the A-1 zone and what a "Farm" allows. (which is defined as having 15 acres, zoned A-1, with a Green Belt Tax Credit) The State of Tennessee has had several Attorney Generals give opinions on what "Farm" owners are allowed to do on their property. Mr. Thomas asked Rick Gregory to look at what he could do to bring our Ordinances concerning "Farms" current.

Mr. Thomas asked for an update from Rosalie Myhan on the status of the Building, Codes, and Zoning Office. Mrs. Myhan shared that Permit issuance has remained steady from the prior years where total number of permits per year reaches or exceeds 300 permits. The number of permits and Commercial Plats are such that in the current office space it is very difficult to organize and view plats as needed. There was a plan to move the Building office into the space where the County Clerk's office used to be. There have not been any updates regarding more office space.

Discussion continued on the need to keep the Permitting Process in the County by ensuring the Building Inspector position is funded and filled. The Building Office has generated funds in excess of expenses in the past few years to an average of \$200,000 a year.

5. Public Comment- *none*
6. Adjourn Motion to adjourn David Nollner; second by Alan Carman