

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

MINUTES

JUNE 6, 2024 | 7:00PM | MAYOR'S OFFICE

1. Call Meeting to Order 7:00 PM

Members present: David Thomas, David Nollner, Alan Carman, Lonnie Taylor. Rosalie Myhan, Rick Gregory Absent: Tommy Belcher

Others: Cliff Sallee: Public Works

2. Review minutes from April 9

Motion to approve minutes: David Nollner 2nd Alan Carman PASSED

3. **Discussion**

David Thomas opened the discussion with the topic of Burn Permits. Cliff Sallee was present to speak to the Roll Off Dumpsters that are available for rent for contractors to remove construction debris from the build site and not burn the debris within the city limits. Public Works has numerous 30 yd Roll Off dumpsters that are available. The County would be able to make money from these. Rita Crowder has agreed to be the contact to get a Burn Permit she would be able to message the Fire Department that a Burn Permit was purchased and the location. She is set up to accept the fees. The Roll Off Dumpster rental agreement would still need to be handled through Public Works.

- A. **Update from Rick Gregory** – Mr. Gregory provided updates on the current consolidation he has been working on. The presentation of the consolidation showed the verbiage from the City Ordinance in green and the County Yellow. The Committee reviewed the definitions and where there were discrepancies, the Committee determined which definition would be best suited. The Junkyard had separate definitions concerning the number of cars. The definition of junk should include appliances, derelict farm implements, etc.

MOTION: Four or more cars will define a Junkyard in Urban and County
Lonnie Taylor 2nd Alan Carman PASSED

Building Inspector is labeled in the Charter as being appointed by the Mayor and approved by the County Commission.

Parking Space differed in County and Urban ordinances. Motion was made last year to have 20 feet. Need to locate motion.

Suitable paving is not defined. The Subdivision Regulations has a diagram of the acceptable road construction.

Temporary Permits will be approved by the BZA.

Carnivals would be able to be permitted in C1 and C2 in Urban and County.

Temporary Hardships were stricken from the Ordinances several years ago. Rosalie Myhan will forward the Ordinance to Rick.

Service Station setbacks will be 50 ft.

Cluster Developments should be listed in the Subdivision Regulations not in the Zoning Ordinance. Only listed in R1. Recommend to remove completely in Zoning and place in Subdivision Regulations.

MOTION: To strike the Cluster Development from the Ordinances
Lonnie Taylor 2nd David Nollner PASSED

Signs, Billboards combined the Commercial Urban and County and looked at setbacks.

Develop a Mobile Home Parks acreage combined Urban and County - 5 acres

Junkyard setbacks and restrictions unified for both County and Urban.
Stopped at Section 4

B. Burn Permits

Continued discussion concerning Rita Crowder accepting Burn Permits with a fee of \$25 with the funds going to the Fire Department.

MOTION: Carry the Burn Permit to next meeting Alan Carman 2nd Lonnie Taylor

C. Blasting Permit Review -

Discussion about the enforcement of Blasting Permit. The State Fire Marshal's office does have a \$500 fine for infractions.

MOTION: Defer to next month's meeting David Nollner 2nd Lonnie Taylor PASSED

D. Other

Rosalie Myhan brought up that the Chris Gregory asked the Codes and Zoning Committee to look into increasing the Impact Fees/Adequate Facilities Tax.

4. Public Comment

5. Adjourn Lonnie Taylor 2nd Alan Carman PASSED