

# HARTSVILLE/TROUSDALE COUNTY METROPOLITAN GOVERNMENT

## **CODES AND ZONING COMMITTEE**

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

*Tommy Belcher*  
*Alan Carman*  
*Brian Crook*

*Judy Kerr*  
*David Nollner*  
*Rick Gregory, Consultant*

## **AGENDA**

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

1. Call Meeting to Order
2. Review minutes from August 1
3. Elect Officers
4. Discussion
  - A. Update from Rick Gregory
  - B. Blasting Permit Review *ordinance*
  - C. Impact Fee
  - D. Other
5. Public Comment
6. Adjourn

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## MINUTES

August 1, 2024 | 6:00PM | MAYOR'S OFFICE

1. Call Meeting to Order – 6:00 PM

Members present: David Thomas, David Nollner, Alan Carman, Tommy Belcher, Rick Gregory, Rosalie Myhan

Absent: Lonnie Taylor

Others present: Ken Buckmaster, Jerry Ford

2. Review minutes from June 6, 2024

Motion to accept the minutes: David Nollner, 2 <sup>nd</sup> Tommy Belcher	PASSED
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3. Discussion

- A. Burn Permits- Due to time constraints the decision was to discuss the Burn Permit first. Ken Buckmaster spoke about the State Forestry definition of "Open Burning". The State requires Burn Permits to be pulled Oct 15 to May 15. Discussion was held concerning when the City Burn Permit should be required. A suggestion was made to require a Burn Permit all year within the City Limits due to the denser population. The method to obtain a permit would be to obtain a permit through Rita Crowder's office who would then send the information to Dispatch. Permits would need to be obtained within 2 days prior to burning. The Finance Committee would determine the price of the Burn Permit. The discussion surrounding how to enforce the Burn Permit had several options, one of which was to have the Sheriff's Office issue citations for burning without a permit. The topic was tabled to bring back next month in Ordinance form.
- B. Blasting Permit Review- The fee of \$100 was mentioned to be established to defray the software costs of data entry and communication of information with various departments. The question of who will be enforcing this policy was mentioned in the County Commission. The suggestion of using the State penalties for those Blasting without a permit. Another suggestion was to allow the Sheriff's department to issue citations. The enforcement process will be written up and brought back next month.
- C. Other-  
The matter of Impact Fees was addressed. The suggestion to raise impact fees was made during several County Commission meetings. Jerry Ford addressed the Committee about the need to raise the Impact Fee. Rosalie Myhan presented information that was shared during the Planning meeting with information from surrounding counties and comparable areas. The initial suggestion was made to

have the Impact fee be raised to \$7.000 with the base square footage be 2000 sq ft and if over that amount charge

Residential \$1.00 a foot Commercial \$.50

David Nollner suggested the Impact fee should be \$10,000 as a base. David Thomas mentioned that Macon County has an Impact Fee of \$10,000 that he believed passed their Commission.

Motion to raise Impact Fee to \$10,000  
base sq ft 2000 and over \$1.00 sq ft Residential \$.50 sq ft Commercial  
David Nollner 2<sup>nd</sup> Alan Carman

David Thomas made the comment that this should all through the County Attorney's office first to verify its validity then it would go to the Finance Committee for their approval which the sum could be changed.

D. The Committee reviewed the job description for the Building Inspector from the one Dwight Jewell wrote and the one the wage study created from the job responsibilities. Rosalie Myhan was asked to speak to the current office responsibility. These descriptions will be given to the Mayor.

E. Update from Rick Gregory-

Rick presented several different discrepancies in the next sections of the Ordinances that needed to be updated. In the Commercial set back details

Motion to remove the "no minimum Land Area" in the Commercial zoning Ordinance by Alan Carman 2<sup>nd</sup> David Nollner PASSED

Motion to remove the outdated fee language in the BZA section of the Ordinance by Alan Carman 2<sup>ND</sup> David Nollner PASSED

4. Public Comment
5. Adjourn Motion David Nollner
6. Next meeting Sept date to be determined.

HARTSVILLE/TROUSDALE COUNTY GOVERNMENT  
**ORDINANCE #303-2024-03**

**AN ORDINANCE TO SET A FEE FOR BLASTING EVENTS**

**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**, as referenced in the Hartsville Zoning Ordinance Article VII.D Fee, "The Hartsville/Trousdale County Commission shall establish a schedule of fees and collection procedure...The schedule of fees shall be posted in the Office of the Building Inspector. Only the Commission may alter or amend the fee schedule";

**WHEREAS**, the Hartsville/Trousdale County Regional Planning Commission has duly reviewed and recommended this request to the County Commission at their February 12, 2024 regular meeting ; 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 a fee of \$100 (One Hundred Dollars) is set for blasting activity in the County.

**BE IT ENACTED** that this ordinance shall be adopted and effective on June 1, 2024, the public welfare requiring it.

*As recommended by Planning Commission February 12, 2024  
As recommended by the Codes & Zoning Committee January 5, 2023  
Public Hearing to be held on \_\_\_\_\_ if passed at 1<sup>st</sup> reading*

Motion: \_\_\_\_\_

	1M _____	<b>Electronic Vote</b>					
First Reading	_____	2m _____	Yes _____	No _____	Abstain _____	Absent _____	_____

Motion: \_\_\_\_\_

	1M _____	<b>Electronic Vote</b>					
Second Reading	_____	2m _____	Yes _____	No _____	Abstain _____	Absent _____	_____

**Approved:**

**Attest:**

\_\_\_\_\_  
*Commission Chairman*

\_\_\_\_\_  
*County Clerk*



HARTSVILLE/TROUSDALE COUNTY  
**PLANNING OFFICE | CODES, ZONING, AND BUILDING**  
 328 Broadway, Room 1 | Hartsville, TN 37074  
 office (615) 374-1125 | cell (615) 374-5066

<b>Blasting Permit Fee</b> \$ _____
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## BLASTING PERMIT

*While the State of Tennessee regulates all construction blasting, Hartsville/Trousdale County Planning Department also requires a permit which serves to notify of blasting taking place within the County.*

*If you have questions about construction blasting, please contact the State Fire Marshall's office at (615) 741-2241.*

Application Date \_\_\_\_\_

Check one:  **New work**  **Renewal**  
*(Renewal required after 1 year)*

Expiration Date \_\_\_\_\_

Project Name \_\_\_\_\_

Project Location \_\_\_\_\_

Anticipated Start Date \_\_\_\_\_ *Minimum 5 days after notification date*

Anticipated Completion Date \_\_\_\_\_

Actual Completion Date \_\_\_\_\_ *County to be notified when blasting operations cease*

Reason for Blasting \_\_\_\_\_

Will explosives be stored on site?  YES \*  NO

*If the answer is YES, you must notify the Trousdale County Fire Department.  
 Contact Chief Mark Beeler at [firedept@trousdalecountyttn.gov](mailto:firedept@trousdalecountyttn.gov)*

Name of Blasting Contractor \_\_\_\_\_

Address \_\_\_\_\_

24-hour Contact and Phone \_\_\_\_\_

Email Address \_\_\_\_\_

**Checklist (Attach Copies)**

- Blaster's Certificate of Insurance
- Federal License of Purchase
- TN Explosive Users Registration Certification
- Handler's Card

*The undersigned applicant hereby agrees to comply with all applicable requirements as prescribed by TCA, the Standard Fire Prevention Code, and the National Fire Code as adopted by the State of Tennessee and Hartsville/Trousdale County. In the event of handler changes, the undersigned is to notify the HTC Planning office within 48 hours of the change. This document in no way releases the holder from any liability nor authorizes any practices that are unsafe, malicious, or that violate any law or ordinance, either federal, state, or local. A copy of this document must be kept on the job site during blasting and/or related operations. Hartsville/Trousdale County reserves the right to stop blasting operations on this project if the safety of the general public and/or city facilities are endangered until the situation is mutually resolved.*

**Initial the following statements after reading:**

- \_\_\_\_\_ **I UNDERSTAND THAT NO BLASTING IS ALLOWED WITHIN 50 FEET OF STREAMS OR WETLANDS.**
- \_\_\_\_\_ **I UNDERSTAND THAT NO BLASTING IS ALLOWED WITHIN 50 FEET OF POLYETHLENE NATURAL GAS LINES.**
- \_\_\_\_\_ **I UNDERSTAND THAT NO BLASTING IS ALLOWED WITHIN 100 FEET OF STEEL NATURAL GAS LINES.**

\_\_\_\_\_  
 Signature of Responsible Party (Contractor/Blaster)

\_\_\_\_\_  
 Print Name & Title

*For office use only*

Authorized by: \_\_\_\_\_

Copies to: Gas Dept. Police Dept. Fire Dept. Water and Sewer Dept. EMS Project File

HARTSVILLE/TROUSDALE COUNTY GOVERNMENT  
**ORDINANCE #163-2018-09**

**ORDINANCE TO AMEND ORD – 10- 2003 IMPACT FEE (ADEQUATE FACILITIES TAX)  
PREVIOUSLY PASSED AUGUST 2003 AND EFFECTIVE DATE SEPTEMBER 1, 2003**

**WHEREAS**, Hartsville/Trousdale County legislative body sees the need to amend the previous ordinance and establish new impact fees, and

**WHEREAS**, those fees shall apply to all residential dwellings, commercial buildings, and industrial buildings constructed in this county, and

**WHEREAS**, those fees shall be determined as follows:

- **\$1,500** shall be the minimum impact fee, or
- The greater of **\$0.70** per square foot of interior living space for each residential dwelling, or
- The greater of **\$0.30** per square foot for Commercial and industrial buildings, and

**WHEREAS**, the Impact fee will be credited to General Services Fund, and

**BE IT ENACTED** that this ordinance shall amend Ordinance 10-2003 and take effect on July 1, 2018 by majority vote on three (3) separate readings, the public welfare requiring it.

First Reading:	<u>JUNE 25, 2018</u>	1M <u>Jerry Ford</u> 2m <u>Wayne Brown</u>	YES <u>19</u>	NO <u>0</u>	ABS <u>1</u>	<b>PASSED</b>
Public Hearing:	<u>JUNE 26, 2018</u>	1M <u>Wayne Brown</u> 2m <u>Richard Harsh</u>	YES <u>18</u>	NO <u>0</u>	ABS <u>2</u>	<b>HEARING CLOSED</b>
Second Reading:	<u>JUNE 26, 2018</u>	1M <u>Wayne Brown</u> 2m <u>Richard Harsh</u>	YES <u>18</u>	NO <u>0</u>	ABS <u>2</u>	<b>PASSED</b>
Third Reading:	<u>JUNE 26, 2018</u>	1M <u>Jerry Ford</u> 2m <u>Richard Harsh</u>	YES <u>18</u>	NO <u>0</u>	ABS <u>2</u>	<b>PASSED</b>

**PASSED AND SO ORDERED, THIS 26<sup>TH</sup> DAY OF JUNE 2018**