

# HARTSVILLE/TROUSDALE COUNTY METROPOLITAN GOVERNMENT

## **CODES AND ZONING COMMITTEE**

*David Thomas, Chair*  
*Alan Carman, Vice Chair*  
*Rosalie Myhan, Secretary (NVM)*

*Tommy Belcher*  
*Jeff Gregory*  
*Judy Kerr*

*David Nollner*  
*Lonnie Taylor*  
*Rick Gregory, Consultant*

## **AGENDA**

JANUARY 9, 2025 | 6:00PM | MAYOR'S OFFICE

1. Call Meeting to Order
2. Review minutes from November 7
3. Discussion
  - A. Update from Rick Gregory
  - B. PUD – Planned Unit Development Zoning
  - C. Other
4. Public Comment
5. Adjourn

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*Brian Crook*

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*Rick Gregory, Consultant*

### MINUTES

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

1. Call Meeting to Order – 6:00 PM

Members Present: David Thomas, Lonnie Taylor, Rosalie Myhan, Tommy Belcher, Alan Carman, Judy Kerr, Rick Gregory (consultant)

Members absent: Brian Crook

2. Review minutes from August 1: Sept meeting did not have a quorum.

Motion to accept the minutes: Lonnie Taylor, 2<sup>nd</sup> David Nollner PASSED

3. Elect Officers

Chairman: David Thomas- nominated by Alan Carman, 2<sup>nd</sup> Lonnie Taylor PASSED

Vice Chair: Alan Carman- nominated by Lonnie Taylor, 2<sup>nd</sup> David Nollner PASSED

Secretary: Rosalie Myhan- nominated by Lonnie Taylor, 2<sup>nd</sup> Judy Kerr PASSED

4. Discussion-

Reviewed the scope of the committee for new members, The focus has been to combine the City and the County Ordinances into one cohesive document.

Oversight of the Building, Codes, and Zoning office to ensure needs are met.

Ordinances and Resolutions are reviewed and presented to the Planning

Commission for input then brought to the County Commission for approval.

- A. Update from Rick Gregory-

Rick created a matrix for the different zones and upon the review of the parking requirements found several discrepancies that need to be updated. Footnotes were created to illustrate the differences. Discussion was had about the railroad spurs and easements that still exist on the TN Property Viewer. Rick still needs all the ordinances that were passed in the last year. The County Commission will be given the red-lined document to show the corrections. The plan is to have the County Commission given the combined documentation in the January work session.

- B. Blasting Permit Review-

Review of the Permit and the request to have a fee assigned. The question of enforcement responsibility would be given to the Sheriff department and citations would be issued. The need for the permit was reviewed with the main concern being the sharing of information to all impacted parties in the event of an emergency. Enbridge was mentioned and was in favor of the Blasting Permit as they have had other municipalities that have required

this and it was a benefit. The \$100 fee would cover the handling of the permit. The permit will be good for one year. Signage is governed by the State and would fulfill the notice requirement. Penalty would be double the permit fee and whatever the Court assigned. This will be taken to the Executive Committee.

Motion to accept the \$100 Blasting Permit fee, Sheriff Department citation enforcement, and State signage: Lonnie Taylor, 2<sup>nd</sup> Judy Kerr PASSED

C. Impact Fee-

Reviewed the compilation of surrounding and comparable counties of current impact fees. Impact fees go into the General Fund. Suggestions for future state were including Education and the needs of the Planning office, Fire Department, the new Jail. Discussion was held around the Water department and the need for the county to upgrade to 6 in lines for service and Fire protection. The Impact fee ordinance would be presented to the Finance Committee and then the County Commission for approval. The presentation of the Impact Fee Ordinance is very important. It was stated that the size of the house does not change the amount of impact on the county, you drive on the roads, send children to schools, have trash pickup the impact is still there. Discussion was made that if a \$5000 impact fee is going to stop you from building a house, then you should not be building a house. Rick Gregory was asked to give his input. He stated that as long as the impact fee increase is reasonable.

**Residential- \$5,000 flat**

Motion to set the Residential Impact fee to a flat \$5,000: Lonnie Taylor, 2<sup>nd</sup> Alan Carman PASSED

**Commercial- \$5,000 base for 5,000 sq ft greater than base plus \$0.50 a sq ft over the base fee**

Motion to the Commercial Impact fee to a base fee of \$5000 for the first 5,000 sq ft then \$0.50 for every sq ft over : Lonnie Taylor, 2<sup>nd</sup> David Nollner PASSED

**Industrial- \$7,500 flat**

Motion to set the Industrial Impact fee to a flat \$7,500: Alan Carman, 2<sup>nd</sup> Tommy Belcher PASSED

The ordinance will be cleaned up and brought back to the next meeting.

5. Adjourn

Motion to adjourn: Lonnie Taylor, 2<sup>nd</sup> Judy Kerr PASSED