

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

NOVEMBER 6, 2025 | 6:00PM | MAYOR'S OFFICE

1. Call Meeting to Order
2. Review minutes from August 21, 2025
3. Officer Elections
4. Discussion
 - A. Goals for the Year
 - B. Other
5. Public Comment
6. Adjourn

**HARTSVILLE/TROUSDALE COUNTY METROPOLITAN GOVERNMENT
CODES AND ZONING COMMITTEE**

Meeting Minutes

Date: 08/21/2025 | Time: 6:01 pm | Location: Mayors Office

Attendees: David Thomas, Alan Carman, Judy Kerr, Jeff Gregory, Rick Gregory, Rosalie Myhan
Absent: Lonnie Taylor

Review of June 12th, 2025, Meeting Minutes

Motion to approve- Judy Kerr 2nd Tommy belcher

Passed

Discussion

1. Rezoning and Ordinance Consolidation Progress

An update was provided noting that all rezoning efforts and the combination of the Hartsville and the Trousdale County Zoning ordinances into one document are nearly complete. The next step is to send the consolidated document to the Planning Commission for mandatory state review before proceeding to the full commission.

Motion to Approve and send to Planning for review – David Nollner 2nd Jeff Gregory

Passed

2. Minimum Lot Size for PUD Zoning

Discussion was held regarding the minimum required lot size for Planned Unit Development (PUD) zoning. Consensus was reached to reduce the requirement from 5 acres to 2 acres. This change aims to qualify more developments and better align with current development patterns.

3. Mobile Home and Hardship Permit Ordinance Cleanup

A review was conducted of previous codes related to medical hardship permits for mobile homes. These provisions were removed in 2014. The only remaining exceptions are for "Special Hardship" situations (e.g., fire, new construction), allowing temporary residence for up to 18 months in alignment with state regulations.

4. Burn Permit Regulation Updates

Urban Service Burn permit was discussed. The Proposed regulation includes a \$20 application fee and same-day validity for permits. Burning is not allowed on Sundays and is only permitted on designated days. Proceeds from the fee are intended to cover costs and support the fire department. Draft regulations will be sent to first responders before being presented to the full commission.

Motion to Approve and send to First Responders – David Nollner 2nd Judy Kerr

Passed

5. Liquor Store Numeric Limit Ordinance Review

The Committee reviewed a local ordinance limiting the number of liquor stores within Urban & General Services. Discussion revealed inconsistencies in past enforcement. The County Attorney’s proposed solution is to adopt a new ordinance abolishing the numeric limit (previously set at two stores) while ensuring compliance with all state and local laws. This proposal will be sent to the full commission for approval.

Motion to Approve and send to County Commission -Judy Kerr 2nd David Nollner
Passed

6. R-3 Zoning and Density Concerns

Ongoing concerns were raised regarding high-density R-3 zoning (duplexes and quadplexes) expanding along East Main and other areas. Suggestions included limiting where apartment complexes and higher-density developments may occur, referencing other jurisdictions, and considering infrastructure constraints such as traffic and water supply.

Motion to Adjourn-David Nollner 2nd Judy Kerr **Passed**