

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*

Minutes

APRIL 24, 2025 | 6:00PM | MAYOR'S OFFICE

1. Call Meeting to Order: 7:00 PM
2. Review minutes from February 20 -

MOTION TO APPROVE- David Nollner 2nd - Jeff Gregory PASSED

3. Discussion

A. Status of Zoning Ordinance – R Gregory

Rick Gregory presented a sheet that held several items that posed some questions for where the item should be in the matrix of permitted uses. Bed and Breakfast was allowed in the Intermediate Impact.

Group Homes for those with disabilities (eight or fewer) should be listed in any zone where single family homes are allowed.

MOTION: Replace the definition of Group Home in our Ordinance with the State's Statute definition 13-24-102

Religious Freedom should all be a permitted use due to State law. Will add note to documents that are presented to the County Commission to explain the need. Incidental Manufacturing is a redundant use so the decision is to remove that from the matrix. **MOTION: Remove Incidental Manufacturing from the matrix- Judy Kerr 2nd: Tommy Belcher PASSED**

MOTION: Remove the term building from definition with principal structure height to 35 ft David Nollner 2nd Jeff Gregory

Burn Permit - Length of time of permit State 1 day; M-F at the County Clerk's office.

Discussion was concerning what information is needed Wind speed, drought conditions, etc.

Mark Beeler recommended that a fee would not be charged. Burn information would be handed out when a permit is issued. Mark Beeler was asked to compile the necessary information to be handed out.

PUD Zoning- These zones would define exactly would be developed on the property. We could establish a lower fee than a Major Subdivision fee. The development would be locked in. Copies of the PUD ordinances for Residential (RPUDS) and Commercial Mixed Use (CMUPUDS).

Review and come back to discuss.

Food Truck Permits- A Sales Tax Collections of several Brick and Mortar stores. Looking at establishing a permit for Food Truck. The thought to have every truck get a permit. The idea to charge \$24 a day for operation a Food Truck. The County Commission is concerned with loss of Sales Tax.

Package Stores: In the past the thought was there was only 2 allowed package stores in the county. Branden Bellar is researching the ordinances. Beginning the discussion to explore the possibility of adding stores.

Motion to Adjourn: David Nollner 2nd Judy Kerr PASSED

SALES TAX COLLECTIONS			
Restaurant	February 2025	January 2025	December 2024
Dillehays	131	121	118
Early Bird	868	478	648
Farmer's Harvest	1,457	1,456	975
Hartsville Taco	1,855	1,655	1,683
La Quesadilla	1,453	1,431	1,592
Lainey Lou	412	381	356
Maasen Ent	923	159	324
Plain Jane	681	649	673
Average	973	791	796