

Zoning and Codes Committee: minutes of meeting
January 2, 2020 7:00 pm at the courthouse

Members present:

Dwight Jewell	Ken Buckmaster	John Oliver
Shane Burton	Gary Walsh	Coy Dickey
Steve Whittaker	Landon Gulley	Sam Edwards
Mayor Chambers		

Not present:

Grace Thomas

Chairman Jewell called the meeting to order and started by explaining this committee has been separated from the building committee to better address problems and prevent confusion over responsibilities. He also noted that he no longer wishes to hold the position as chairman, noting his time spent as the full commission chairman.

The first order of business was to elect officers.

Chairman: Landon Gulley was nominated and voted by acclamation.

Vice-Chairman: Gary Walsh was nominated and voted by acclamation

Secretary- John Oliver was nominated and voted by acclamation.

Old Business:

The group addressed the pending ordinance to require residents and businesses to post their address numbers in a prominent location. This was brought up at our last meeting but set aside to check into some details and to have the county attorney look at it.

The main problem was how large a fine to place on noncompliance. The amount settled upon was fifty dollars as that appears to be typical across the state.

Questions were addressed to committee member Ken Buckmaster who has worked to have this placed before the committee. The public would be notified through articles in the newspaper. Members of the rescue squad, the ambulance service, the police department, etc. would notify the Building and Codes officer, Sam Edwards, if they saw a house without numbers. He would then contact the resident and give them thirty days to comply.

Buckmaster noted that Smith County is doing this and they are offering a post and numbers for sale at a reasonable price and would extend that offer to residents of Trousdale County.

Motion by Coy Dickey and second by Shane Burton to approve the ordinance as presented and to forward it to the full commission to vote on at their next meeting.

Passed.

The mayor then addressed the group on the problem of dealing with water run off from storms. The county has not had to address this due to our small size, under 10,000 population. But, the upcoming census may see us pass that number and make us responsible for taking care of storm waters.

The mayor pointed out that even if the census were to place our population at under 10,000 it would be wise for us to start addressing this, as concerns about water pollution are becoming a national and state issue. He suggested that we be proactive as opposed to being merely re-active.

The task would either be the responsibility of Sam Edwards or of the water department...which we can address as we make progress.

No vote was taken, but the committee agreed with the mayor on the wisdom of addressing this problem in the future.

Committee member Oliver then addressed the group on the need for the Building and Codes office to have help, as current officer Edwards is often over whelmed by the position.

Discussion was made as to whether a secretary or assistant codes officer would be best...or both.

It was acknowledged that the office currently pulls in enough money to fund an assistant or secretary.

Mr. Edwards noted that he and the mayor are looking to make such a recommendation during the next budget cycle. The group was in agreement.

Meeting adjourned.

Ordinance # _____

Trousdale County Address Number Display Ordinance

PREAMBLE

An ordinance to provide for the establishment, control and regulation of address numbering display within Trousdale County, to provide for penalties for the violation of the Ordinance and to repeal any Metropolitan ordinance or parts of Metropolitan ordinances in direct conflict herewith.

The Trousdale County Commission has determined that the health, safety and welfare of the residents of Trousdale County would be better served by the establishment of a uniform county-wide house number display system. Such system will enable police agencies, ambulance services, fire services, public utilities, postal service, county officials, and other necessary services to more rapidly identify and locate properties within Trousdale County.

SECTION I - Name

This Ordinance shall be known and cited as the "Trousdale County Address Number Display Ordinance."

SECTION II - Purpose

The purpose of this Ordinance is to establish a system within Trousdale County whereby the addresses of all premises will be identified and to provide rules and guidelines to facilitate the enforcement thereof.

SECTION III - Definitions

- A. The term "premises" shall mean any location improved with structure identified by building codes as capable of being usually occupied by persons, whether occupied or unoccupied, owned by any person, firm or corporation, public or private.
- B. The term "address number" shall mean the official number assigned that premises by duly authorized and appointed person(s) and recognized by the Trousdale County 911 governing board.
- C. The term "street or road" name shall refer to any official name as recognized by governmental agencies, whether public or private.

SECTION IV - Regulation

A. No street or road name, public or private shall be modified or added without the approval of the Trousdale County 911 governing board with affirmation of the Trousdale County Commission and when applicable, adoption by the Trousdale County Road Commission.

B. Every premises shall display the distinctive address number assigned to that premises by duly authorized and appointed person(s) and recognized by the Trousdale County 911 governing board. The individual digits shall be no less than four (4) inches in height (three (3) inches if of a reflective material) in block style letters and shall be in a contrasting color to the background. The house number shall be displayed, at a minimum, in one of the following fashions:

1. If the number is displayed on a mailbox, the mailbox must be located at the entrance to the property adjacent to the street or road on which the property fronts. The number shall be placed in such a position as to be plainly visible to all persons coming to the premises from either direction at a height that assures that the number will not be obscured.

2. If a mailbox is not located at the property entrance the address number shall be displayed on a pole, post or similar device and must be located at the entrance to the property adjacent to the street or road on which the property fronts. The number shall be placed in such a position as to be plainly visible to all persons coming to the premises from either direction at a height that assures that the number will not be obscured.

3. If two (2) or more houses share a driveway, right of way, easement etc. each house number shall be displayed on a sign at the driveway, right of way, easement etc. adjacent to the street or road on which the property fronts. Such sign shall be attached to a pole, post or similar device at a height that assures that the number will not be obscured as well as each house shall have the number displayed on the house, the number shall be placed upon the front of the house in such a position as to be plainly visible and reasonable to discern for all persons.

SECTION V - Violation

Failure to display or maintain such display of an address number within (180) days after the adoption of this Ordinance, or in the case of new construction, prior to the issuance of a Certificate of Occupancy, shall be considered a violation of this Ordinance and shall be subject to penalties hereinafter provided.

SECTION VI - Saving Clause

The provisions of this Ordinance are hereby declared to be severable and if any clause, sentence, word, section or provision is declared void or unenforceable, for any reason, by a court of competent jurisdiction, the remaining portions of said Ordinances shall remain in full force and effect.

SECTION VII - Penalties

Any person, firm or corporation violating the provisions of this Ordinance, as determined by and enforced by the building and zoning inspector, shall be guilty of a civil offense subject to a fine or fee of not more than fifty dollars (\$50.00), as determined by the Court of General Sessions or in the case of new construction such fee shall be at the discretion of the building and zoning inspector, as directed by the ~~Codes~~ Commission.

Each and every day during which such violation continues shall be considered as a separate and distinct violation hereof and may be charged as such. The above specified penalties may be imposed for each such violation.

SECTION VIII - Effective Date

This Ordinance shall take effect 180 days following publication, as required by law, on _____, _____.

This Ordinance was adopted by the Trousdale County Commission, Trousdale County, TN, at a regular meeting thereof held on _____. On a roll call vote, ___ aye votes were recorded. ___ nay votes were recorded.

I certify that this is a true and correct copy of the Trousdale County Ordinance # _____ Trousdale County House Number Display Ordinance.

Commission Chair
Trousdale County Clerk

HARTSVILLE/TROUSDALE COUNTY COMMISSION

COMMITTEE MEETING SIGN IN

Committee: Codes + Zoning

Date: 1-2-2020 7:00 PM

MEMBERS – Please sign in to be recorded in the attendance.

Wynne Jewell

Reg Buckmaster

Ann S

Carly P. Dickey Jr

Steve Witter

John Albre

Janet M

Stephen Chambers

Carol W

SECRETARIES – Be sure to send a copy of this page in with your minutes.