

There was a public hearing held prior to the Commission meeting to allow members of the public to speak on the rezoning request of DHRK Properties, LLC (Highway 231 North, Shelbyville). Chairman Graham asked if anyone would like to speak in favor or in opposition. Latoya Stone spoke on behalf of the Eady Road residents. She stated that the residents were not opposed to the re-zoning from A-1 to C-1, however the re-zoning application states that the intended purpose of the property is a concrete batch plant, and asked if tonight's vote also included approval for the batch plant. Zoning Director Chris White said that the vote tonight is for the re-zoning only and that approval for the concrete batch plant will not be automatic. It will fall on himself and Zoning/Planning, under consultation with the attorney. Commissioner Gallagher voiced a concern regarding the one isolated section being rezoned. He said it would make more sense to rezone a strip along 231-N. White explained that the owner has multiple uses planned for the 200 acres.

Stone also voiced the concern that a batch plant would not meet the criteria of C-1 zoning. She said it would not be light industrial and would be detrimental to the neighborhood. The heavy truck traffic would damage the road and the cost of repairs would fall on Bedford County. Commissioner Castleman stated that he had driven Eady Rd twice and did not observe much traffic. Stone said that the road currently has a 14-ton weight limit and a full concrete truck would exceed the limit and that C-1 zoning states that trucks cannot exit onto a sub-standard road. She stated that even if the plant had an entrance/exit directly onto 231-N, trucks would have to enter the road into 55 mph traffic, sometimes having to make a U-turn, which could endanger the lives of drivers. She stressed that the neighbors are not against the re-zoning itself, but they are opposed to the concrete batch plant. They are concerned that it will hinder residential development in that area. She also expressed concerns regarding the environmental effects on the creeks that feed into the Duck River.

Attorney Tamera Smith spoke on behalf of DHRK Properties, LLC. Smith stated that the vote before the Commission tonight is only for the re-zoning from A-1 to C-1, and the body is not taxed to approve a specific use. The owners have agreed to a buffer on the western section and a 50-ft strip to be set out for a roadway to be maintained by the owner. The rezoning is only the first step in the process. TDOT will be involved in the road issues and there will be EPA oversight regarding groundwater issues. She stated that there is already commercial development in the area, including an industrial park within a mile or so. There is potential for a significant amount of tax dollars for the County as well as the creation of jobs. Lightweight industry is the best way to generate income and jobs without having to make concessions to manufacturing. The owners have heard the residents' concerns and have agreed to a buffer, setback, private roadway, etc. The plant would be self-contained and monitored by the EPA. The process would be overseen by codes, planning and zoning. She noted that there is a concrete plant in the middle of Shelbyville that has operated for 50 years with very little notice.

The public hearing was closed at 7:40.

## **PUBLIC NOTICE**

### **The Bedford County Planning Commission**

has made a recommendation to rezone property located at Highway 231 North, Shelbyville, TN (Lying to the north of the intersection of Highway 231 North and Eady Road) from present zoning classification A-1 to proposed zoning classification C-1.

The recommendation will go before the Bedford County Board of Commissioners at their next regularly scheduled meeting on July 14, 2020 at 7:00 pm.

On June 16, 2020 the Bedford County Rules and Legislative committee unanimously recommended the zoning request be voted on by the Bedford County Commission.

The public hearing will occur immediately before the Bedford County Commission meeting which will begin at 7:00 p.m. on July 14, 2020. The public hearing and commission meeting will be held at the Bedford County historic courthouse in the second-floor courtroom.

#### **Accommodations**

Persons with a disability who wish to request accommodation to participate in the Public Meeting should notify Anna Frazier at least three (3) business days prior to the Meeting at (931) 684-7944 or email your request to [anna.frazier@bedfordcountyttn.org](mailto:anna.frazier@bedfordcountyttn.org) to discuss accommodations.

Every reasonable effort will be made to meet your need.

Be it remembered that the Bedford County Commissioners, acting as the County Legislative Body, met in a regular session in the Bedford County Courthouse in Shelbyville, Tennessee on Tuesday, July 14, 2020 at 7:40 PM. Chairman Chad Graham called the meeting to order. Prayer was led by Reverend Jimmy West. Graham led the Pledge of Allegiance and County Clerk Donna Thomas called the roll.

MARK THOMAS  
 BILL ANDERSON  
 JIMMY PATTERSON  
 ED CASTLEMAN  
 SYLVIA PINSON  
 DON GALLAGHER

BRENT SMITH  
 JOHN BROWN  
 JEFF SWEENEY  
 GREG VICK  
 LINDA YOCKEY  
 JULIE SANDERS

BRIAN FARRIS  
 CHASITY GUNN  
 PHILIP FARRAR  
 TONY SMITH  
 ANITA EPPERSON

**There were 17 commissioners present. Commissioner Janice Brothers was absent.**

*Pursuant to Governor Lee's Executive order No. 16, Commissioners may participate by telephonic or other electronic means.*

**APPROVAL OF THE JUNE 9, 2020 COMMISSION MINUTES – Placed on the agenda by Rules and Legislative Committee.**

Motion to approve by Thomas. Second by Sweeney. Passed by voice vote.

**ELECTIONS & CONFIRMATIONS**

**1. Elect Notaries – August 2020 list – Placed on the agenda by Rules and Legislative Committee.**

Motion to approve by Epperson. Second by Anderson. Passed by voice vote.

FROM: BEDFORD COUNTY CLERK RE: NOTARY APPLICANTS FOR August 2020  
 TO: RULES AND LEGISLATIVE COMMITTEE DATE: 6-9-20

NAME	NEW/RENEW	RECOMMENDED BY
1. Carla Brown	Renew	
2. Jennifer Walker	Renew	
3. Shana Powell	Renew	
4. Terri Boswell	Renew	
5. Crystal Scalf	Renew	
6. Janie Helton	Renew	
7. Lea A. Bynum	Renew	
8. Betty Jo Stephens	Renew	
9. Angela P. Couser	Renew	
10. Whitney Collier	Renew	
11. Madison Mercer	New	Thomas/Farris
12. Kelli Daniel	New	Thomas/Farris
13. Leona Sparks	New	Gunn/Farris
14. LeeAnn Sintic	New	Farris/Sweeney
15. Alli Chambless	New	Farris/Thomas

**2. Appointments**  
 None

**PRESENTATIONS**

**Recognition of COVID-19 Task Force Members**

The following were recognized for their work on the COVID-19 Task Force:

- Bill Rich, CEO Tennova Hospital as Healthcare Sector Chairman
- Allen Pitner, CEO Chamber of Commerce as Business Sector Chairman
- Pastor Jimmy West, President, Ministerial Association as Faith-Based Sector Chairman
- Don Embry, Superintendent, Bedford County Schools as Education Sector Chairman
- Austin Swing, Sheriff as Public Safety Sector Chairman
- Angie Faulkner, Director, Bedford County Health Department as Special Advisor
- Scott Johnson, Director EMA and Homeland Security Agency as Task Force Chairman

RESOLUTIONS

None

REPORTS BY STANDING COMMITTEES

Rules and Legislative Committee

Application for Rezoning/Planning: Highway 231 North, Shelbyville (Lying to the North of the intersection at Highway 231 North and Eady Road)

Motion to approve by Patterson. Second by Castleman.

Sweeney stated that the State spent \$45M building Highway 231-N for growth. Jobs will be created by the plant and other businesses. Sales tax revenues will increase. It will be low impact. There is a hope that there will eventually be a traffic light. The process will happen in phases. Streams will not be affected. He reminded the Commission that the vote is only to approve the re-zoning.

Gallagher said that the priority should go to the current residents because they have invested in their property under the current zoning. He said it looks too much like spot-zoning because only 10 acres is being considered. He said that the trucks entering the highway would be a safety hazard because they would have to merge into the traffic.

Brian Smith said that initially he was concerned about the environmental impact, but White had assured him that the EPA will oversee the process. He said this is the first real opportunity to bring in this kind of tax revenue. Epperson said that we must trust that Planning and Zoning will do due diligence in considering approval of the concrete batch plant.

Sweeney asked to hear from Attorney Ginger Shofner regarding tonight's vote. Shofner said that the motion before the Board is for re-zoning only. Consideration should be taken for what C-1 zoning allows with the understanding that the owner can do whatever is allowed under that classification. Thomas asked whether the owner has agreed to the buffer and setback regardless of how the property ends up being used. White said yes, that is why those areas are not included in the re-zoning.

Patterson called the question. Motion passed by roll call vote. 10 Ayes 7 Noes  
Ayes: Brent Smith, Patterson, Epperson, Farris, Sweeney, Anderson, Gunn, Sanders, Castleman, Thomas  
Noes: Gallagher, Vick, Pinson, Yockey, Tony Smith, Brown, Farrar

Bedford County Office of Planning & Zoning  
200 Dover Street, Suite 101  
Shelbyville, TN 37160  
(931) 685-1336 FAX (931) 685-1337

APPLICATION FOR REZONING/PLANNING  
COMMISSION  
BEDFORD COUNTY TENNESSEE

The Planning Commission meets: March 3, 2020 at 200 Dover St., Ste 110 @ 7:00 P.M.  
Completed applications with all drawings must be submitted by 3:00 P.M. fifteen (15) calendar days prior to the meeting. Any and all drawings, petitions, legal descriptions, etc. must accompany the application along with any required fee. Deadline: Feb 18, 2020

Please include the following forms with the completed application: Tax Card, Tax Map, list of surrounding property owners within 1000 feet radius of applicant's property lines. This information can be obtained from the Property Assessor's office.

Application Fee: \$300.00

Applicant: DIRK Properties, LLC Owner (X)  
Agent or Representative ( )

Address: 111 N. Spring Street, Suite 202, Shelbyville, TN 37160

Phone Number: 205-344-3542; or Audra @ 931-684-4611

Address of Property: Highway 231 North, Shelbyville, TN (lying to the North of the intersection of Highway 231 North and Eady Road)

Requesting Action: Intersection of Highway 231 North and Eady Road

Tax Map: 40 Parcel: 7.00 Present Zoning Classification: A-1 Proposed Zoning Class: C-1

Present Use: Agricultural

Proposed Use/Action: ready mix concrete

4.04, 3.2. Agriculturally oriented commercial or light industrial uses

New Construction: ready mix concrete Existing: None

Comments: See Exhibit A (description); See Exhibit B (Site Plan)

Note: This application shall be filed with the Bedford County Zoning Office no later than fifteen (15) days prior to the regularly scheduled monthly meeting date of the Bedford County Planning Commission. The meeting regularly takes place on the first Tuesday of each month. Applicants will be notified of any change in the regular meeting date or time. The applicant requesting the rezoning or the representative must be present at the meeting for the request to be considered. A small sign advertising the property to the subject of a rezoning request may be placed by the Zoning Office upon the request of any zoning or use change at least ten (10) working days prior to the scheduled meeting.

I (we) hereby certify that the information contained on this application is true and accurate.

Signature: [Signature] Member Date: February 14, 2020

Motion Made:  Favorable: 6-2-2020  Unfavorable: \_\_\_\_\_ Deferred: 3-3-20

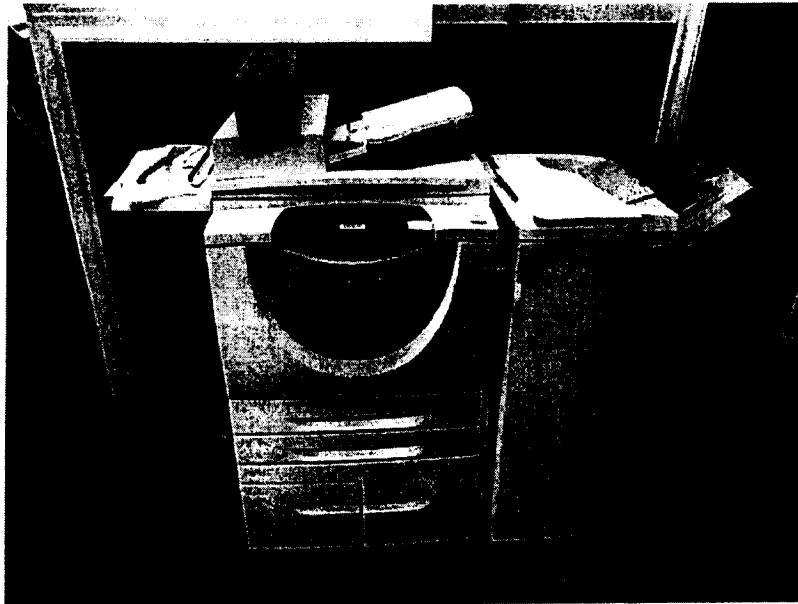


**Courthouse and Property Committee**  
**Archives surplus – Multi-function copier**

Motion to approve by Yockey. Second by Epperson. Motion passed by voice vote.

Bedford County Archives  
1 Public Sq., Ste. 105  
Shelbyville, TN 37160 931-735-6916

Items to Transfer to Surplus:  
Xerox WorkCentre 5135 Copy/ Fax Machine



**Financial Management Committee**  
None

**QUARTERLY REPORTS Q4**

- 1. Clerk and Master - Deferred**
- 2. Circuit Court Clerk/Driving School Director - Deferred**
- 3. County Clerk**

Donna Thomas shared that for FY 2019/2020 her office performed a total of 70,780 transactions and collected a total of \$4.7M, \$669K of which stays in Bedford County. She noted that until the March shutdown due to COVID-19, transactions were tracking at a 7% increase, but wound up being flat to last year. She also noted that revenue for Bedford was up 16% over last year largely due to archive fees. She noted that total transactions have increase by 11,000 since 2014 which is equivalent of a full-time employee.
- 4. Director of Schools**

Don Embry reported that schools will re-open on August 3 after months of study. Students will have the option of attending in person or virtually but must make a 9-week commitment. Masks will not be required but will be encouraged in situations where social distancing might be difficult. Farrar asked about athletics. Embry said the Governor has placed restrictions on sports right now for conditioning only with no scrimmaging at least through July 30. Patterson asked if the virus breaks out in a particular school, would there be the option of just closing that school. Embry said they will work with the Department of Health if there are positive cases, but closing only one school will be an option.
- 5. Election Registrar**

Summer Leverette reported that early voting will take place July 17 through August 1. Social distancing will be observed and voters will be provided with their own pen as well as a glove. They have received a grant of \$1.50 per registered voter to help cover the expenses. She said she has mailed out about 260 absentee ballots as opposed to the usual 100 for the August election. The number is expected to be much higher for the November election.
- 6. Highway Superintendent**

Mark Clanton said they have completed over 1000 projects in the last quarter. There is a paving project right now on Pickle Road. The projected gas tax is between 30-50% lower than normal and as a result they have had to postpone some projects. FEMA payouts should be coming soon. There will be four

**QUARTERLY REPORTS Q4 (continued)**

installments of approximately \$450K to \$500K. Yockey asked if those payouts would go to the general fund or the highway department. Clanton said they will go to the highway department. He said the El Bethel convenience center will be closed on Monday for the installation of 2 compactors. The landfill moving to Lewisburg has resulted in savings in fuel and maintenance costs. The tire disposal center had to be closed a couple of times during the COVID-19 shutdown but is back to normal operation. Epperson asked about recycling in Bedford County. Clanton said we do recycle metal and cardboard, but right now no one will accept plastic or newspapers for recycling.

**7. Property Assessor**

Ronda Clanton said they are in the midst of re-appraisal season. They will have new numbers for January. Notices will go out in April. She has seen no downturn at all even during COVID-19. Values keep going up and she has never seen the market this hot. New construction is not letting up. She stressed, however, that re-appraisal is money neutral. The state sets the certified rate in early next year.

**8. Register of Deeds**

Johnny Reed that year-to-date his office has recorded: 1466 deeds; 491 quit claim deeds; 250 notices of completion on new homes; 298 greenbelts; 120 plats; total documents recorded 10,169. Collected \$1.8M which is a record for Bedford County. The average home currently is selling for \$212K. His office started e-filing this week and will begin taking credit cards this week also.

**9. Trustee**

Tonya Davis said that the tax relief income amount has been increased to \$30,700. Property tax was up \$1.4M. The amount turned over to the Clerk and Master was down almost \$2K. Sales tax was up \$780K. Vick asked if there had been a decline in the amount collected due to COVID-19. Davis said that the shutdown came after the deadline, but her office continued to make phone calls, receive payments online and through the mail, and provided envelopes in the lobby during the shutdown. They ended up collecting 99%.

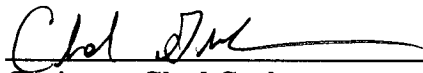
*Quarterly reports are on file in the Clerk's office.*

**ANNOUNCEMENTS**

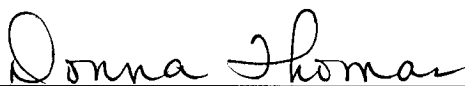
- Judicial Center Ribbon Cutting – July 24 at 3:00 p.m.
- Dedication of bridges to WWII veterans – July 25, 2:00 p.m. at Pleasant Grove Methodist Church

**ADJOURN**

**There being no further business before the Board, Epperson made a motion to adjourn and Chairman Graham declared the meeting adjourned at 8:43 p.m.**

  
\_\_\_\_\_  
**Chairman Chad Graham**  
**Bedford County Board of Commissioners**

**I certify that the minutes were completed on the 16th day of July and delivered to the Bedford County Mayor's Office.**

  
\_\_\_\_\_  
**Donna Thomas**  
**Bedford County Clerk**

**I certify that I received these minutes on the 17 day of July, 2020.**

  
\_\_\_\_\_  
**Chad Graham**  
**Bedford County Mayor**

