



Bedford County Board of Commissioners Rules and Legislative Committee Minutes

Date: **Tuesday, October 18, 2022**

Time: **5:00 PM**

Location: Bedford County Historic Courthouse, 2nd Floor,
Community Room

MINUTES

Rules and Legislative Committee Members

Commissioner Biff Farrar, Chair

Commissioner Bill Anderson

Commissioner Anita Epperson

Commissioner Greg Vick

Commissioner John Boutwell

Call to Order

Prayer

Roll Call

PRESENT

Biff Farrar

Bill Anderson

Anita Epperson

Greg Vick

John Boutwell

Minutes Approval:

1. Approval of September 20, 2022 Rules & Legislative Committee minutes.
Motion to approve by Vick; Seconded by Anderson (unanimous).

Considerations and Recommendations:

2. Consideration of placing the October 11, 2022 Commission minutes on the November 8, 2022 County Commission Meeting Agenda.
Motion without recommendation by Epperson; Seconded by Anderson (unanimous).
3. Consideration of placing the notary applicants on the November 8, 2022 County Commission Agenda as requested by County Clerk, Donna Thomas.
Motion to place by Vick; Seconded by Epperson (unanimous).

Approve Reports:

4. **Veterans Office Report** – Enclosed
Mike Reuss noted that there had been 3 days of state training so the numbers on his report were down slightly.
5. **Ag Board Report** – Not Enclosed.
Commissioner Anderson reported there was no report as the Ag Board's last meeting did not have a quorum.

Motion to approve by Vick; Seconded by Epperson (unanimous).

Other Reports - For Information Only:

6. **Shelbyville Clinic Report** – Enclosed
The Chair reviewed the report and recognized the clinic for providing a valuable service to the community.

Old Business:

7. County Powers Act Resolution

Commissioner Vick said that a seminar on this subject will be held again in December and he encouraged Director Chris White to notify everyone of the date & time. Motion to defer this item until January was made by Vick; Seconded by Anderson (unanimous).

New Business:

8. Longview Planned Urban Development

Commissioner Anderson said it had always been a rule in Bedford County that developments have 1 acre per home. He has concerns with the step septic system and ponds that may leak or overflow and affect livestock and wells. He added "we do not have the resources to have PUDs in the county. Bedford is beautiful", and added he was afraid "we will be Antioch" at some point. Commissioner Anderson said he did not see how Bedford Utility could furnish proper water pressure. Another concern he mentioned was public safety due to the question of adequate fire protection. Commissioner Anderson concluded by saying that overwhelmingly, residents do not want the PUD, due to property values and impact fees to schools, and that it would let "the genie out of the bottle" and rural Bedford County will change.

Randy Sexton, Land Manager for Landmark Homes of Tennessee clarified that the plans had been revised so that there will only be one house per acre at 109 houses within the 117 acres, when 130 is what had been originally planned. He said his company had made concessions and changes. He noted that School Superintendent Dr. Garrett had shown up to a meeting and said that schools have adequate facilities. Mr. Sexton added that this would be a five-year project and that 100 students would not be dropped onto the school system in one year. He also mentioned a letter from Buddy Koonce that pressure will be adequate and that their system is being made better.

Commissioner Vick noted the developer will put in road themselves and green space, trees, and additional landscaping and the county is not responsible for any of those things. There will be five storm detention ponds on the property. Vick then asked the developer if he had ever built a step system before. Mr. Sexton responded that the company has built numerous ones and mentioned Venus Solutions who manage thousands of the systems throughout the Southeast. He was asked how deep the ponds were and said they were 6ft deep. Commissioner Vick asked if any of the houses were vinyl and was told no, they would be brick and board and batten. All homes will have a two-car garage and amenities are paid for through the homeowners association.

Delores Chesterson who lives in Longview thanked Commissioner Anderson and agreed with him that the residents all agree that the PUD doesn't belong in the area. She said it was a mini-community of people moving in to take advantage of the lower tax base and lower restrictions. She hoped the county wouldn't use the PUD as a "one-time revenue gift" because it wouldn't solve Bedford County's problems. In her view, the development would affect all the farms in the area and that traffic which was dangerous already would become worse. She added that there have been \$350k homes built in the area that have never sold and that residents of the PUD would not want to be part of the community but drive to Rutherford County and Nashville. She urged commissioners to think about this and how it would "open the flood gate". She concluded by sharing her concern that the fire department is all volunteer and as close as the houses will be that if one catches fire, several will and that she is also concerned with leakage and overflow of the septic system.

Eddie Stacy urged commissioners to go and look at the area and said it would "destroy our community". He said that with 60 acres under roof water would have to go somewhere and it can't go into the ground and shared his concerns with the septic system. Mr. Stacy said that the school superintendent was adding to the school infrastructure with COVID monies and asked where the next round of money would come from and answered by saying it would be from

taxpayers. Mr. Stacy concluded by saying that development was "way out of control" and would appreciate if commissioners would go and take a look at the property.

A mother of twin boys who resides on Coopertown Road said they had moved there so that her sons could grow up in a rural area because people in rural Middle Tennessee focus on God and their neighbors. She used the analogy of the community being a quilt and that the PUD was a piece of glass which you could not sew into the fabric of the community quilt. She asked the commissioners to consider the culture of the farming community and added the PUD doesn't fit into the community.

Kelly Finch said the average will be 2.5 kids per home in the PUD and that when the developer leaves the county will have to pay for the school children at \$11k per student. She asked that commissioners please look at the financial ramifications of this in five years and hoped they would make a good choice.

Commissioner Eric Maddox echoed the same passions at those already spoken by those in the Longview community. He felt that everyone needed to know the facts before the development would occur because once it happened it couldn't be changed. Commissioner Maddox said he ran for his seat to be a voice for the people and that he felt that the commission needs to look at what is best for the county. He said that people like himself moved into the county for a variety of reasons but that a lot of that could be due to the look and rural feel of Bedford County. Eric Maddox said, "We can't stop the growth but we can be sure we have a firm plan in place." He urged commissioners in the affected district to get out and knock on doors.

A woman from the area named Norma Jean said that her ancestors would be appalled by the PUD. She noted that the planning commission had said their hands were tied. She applauded Commissioner Anderson for what he had said. She said that she had been told that Mr. and Mrs. Grablis had put their land into a trust and urged commissioners to check this out and make sure the farm had been removed from the trust, adding that this could be incorrect information but should be verified. She said that common sense tells her that the step system will not work and she felt that rising interest rates would result in unfinished houses sitting in the PUD. Her opinion was that locals would be priced out of the PUD. She said her mother had always wanted a wheel tax and wondered why that was not an option to raise money in the county to avoid looking upon the PUD as a source of revenue.

Carl Brown, a farmer in Longview and also on the Bedford County Soil and Conservation Board said they were at the present looking for sources of money to address failed septic systems in the county. He encouraged commissioners to think about this plan which he said was nice, because once they allowed the first one, the county will be eaten up and will no longer be our home.

Commissioner Epperson asked what was the address of the PUD and was told at the intersection of Davis and Longview.

Jessica Brown noted she had read an article on the growing loss of farm land and that Tennessee was 3rd in the nation for farm loss. She said she was thinking about future generations of farmers and agreed with everyone that the PUD doesn't need to be there.

Ben Chapman has a farm near the PUD. He said he makes pretty good money working three jobs but could not afford a house in the PUD. He said if there was a fire in the PUD with houses being 10ft apart, that many could be destroyed before the fire department could get there and that if the PUD is allowed the county will have to build a fire department. Ben Chapman – "At the end of the day, y'all commissioners are spending our money. If we put this PUD in, we will see them everywhere or it is discrimination. If we don't provide fire and ambulance, are we liable? It would take over 30 minutes to get a fire truck there. Who is to blame?". He asked commissioners to look into his concerns.

Commissioner Drew Hooker said he will fight for the people of the county and that it speaks volumes that county residents have only spoken negatively which indicates it is not a popular thing. He concluded by saying that a commissioner's number one responsibility is to be a representative of the people and not themselves.

Motion to push to the full commission was made by Vick; Seconded by Farrar with the understanding that pushing forward to the full commission was with a favorable recommendation. The vote was 2 ayes (Vick and Boutwell) and 3 no votes (Farrar, Anderson, Epperson), therefore the Longview Planned Urban Development was moved forward to the full commission by the Rules & Legislative Committee with an unfavorable recommendation.

9. Create a Task Force to Study Homeless Population

Commissioner Farrar said he had talked to city hall about the task force. He said he had more homeless in his district than any other in the county and he would like to serve on the task force and that he did feel that efforts should move forward on the task force.

Commissioner Hooker said he would love for the city and county to move forward working together on the task force and asked about sending back to the Commission, however the consensus was to move forward with work on creating the task force as discussed.

Announcements

Commissioner Vick announced the TCAT project rollout on the 24th with Messer Construction hoping to hire local workers.

The first Education and Workforce Development will be held and 400 teachers will tour businesses.

Adjourn

Anderson moved to adjourn.