

**Bedford County Board of Commissioners
Commissioner Board Meeting**

Date: **Tuesday, February 14, 2023**

Time: **7:00 PM**

Location: **Bedford County Historic Courthouse, 2nd Floor, Courtroom**

Minutes

Public Hearing (to be held prior to the meeting).

PUBLIC NOTICE

The Bedford County Planning Commission

On December 12th, 2022, the Bedford County Regional Planning Commission unanimously recommended a six (6) month moratorium on all major subdivisions and Planned Unit Developments in order to provide time to study our currently adopted subdivision regulations and zoning resolution for possible amendments deemed important to the processes and the general welfare of the citizens of Bedford County.

The public hearings will occur immediately before the Bedford County Commission meeting which will begin at 7:00 p.m. on February 14th, 2023. The public hearing and commission meeting will be held in the old Courthouse, 1 Public Square, 2nd Floor Meeting Chamber., Shelbyville, Tennessee 37160.

Accommodations

Persons with a disability who wish to request accommodation to participate in the Public Meeting should notify Suzanne Alexander at least one (1) business days prior to the Meeting at (931) 684-7944 or email your request to Suzanne.Alexander@bedfordcountyttn.gov to discuss accommodations. Every reasonable effort will be made to meet your need.

Graham called the public hearing to order and asked if anyone would like to speak for/against the item at hand. No one came forward. Graham closed the hearing.

Call to Order: Chairman, Mayor Chad D. Graham

Prayer and Pledge of Allegiance: Fr. Edwuin Cardona, Pastor - Saint William of Montevergine

Open Meeting: Sheriff Austin Swing

Roll Call: County Clerk Donna Thomas

PRESENT

Bill Anderson

Jason Boyette

John Boutwell

Janice Brothers

Anita Epperson

Biff Farrar

Drew Hooker

Scott Johnson

Eric Maddox

Diane Neeley

Sylvia Pinson

Julie Sanders

Tony Smith

Adam Thomas

Mark Thomas

Troy Thompson

Greg Vick

Linda Yockey

Minutes Approval:

1. Approval of Commission Meeting Minutes from January 10, 2023 - *Placed on the agenda without a recommendation by Rules & Legislative Committee.*

Motion to approve by Mark Thomas. Seconded by Pinson. Passed by voice vote.

Elections & Confirmations:

2. Elect Notaries for March 2023 - *Placed on agenda by Rules & Legislative Committee.*

Motion to approve by Yockey. Seconded by Pinson. Passed by voice vote.

BEDFORD COUNTY CLERK
DONNA THOMAS COUNTY CLERK
100 PUBLIC SQ STE 104
SHELBYVILLE TN 37160
Telephone 931-684-1921
Fax 931-685-9590

Notaries to be elected February 14, 2023

KRISTIN L BROWN	TASHAYA JOHNSON
RHONDA COMSTOCK	SHARON D LEE
SHANISHA COOPER	BAILEY LITTLE
YOLANDA P FLICK	TANYA RENEE POLLOCK
PAUL GAMBILL D	LYNN RACITI-SHOST
VICKIE HASKINS	JANET ROBINSON
MELISSA D HOOVER	TROY THOMPSON
DAVID MARTIN HOPKINS	ERIC WESSNER

3. Appointments to Planning Commission.

Graham put forth Jeff Sweeney, Reid Farmer and Tom McLean. Motion to approve all names at one time by Mark Thomas. Seconded by Yockey. Passed by voice vote.

4. Appointments to Beer Board.

Graham put forth Barton Williams, Wayne Hart, Amy McCullough, Larry Joyce, and Lisa Carden. Vick made a motion to approve. Seconded by Mark Thomas. Passed by voice vote.

5. Appointments to Bedford County UT/TSU Extension Advisory Committee.

Graham put forth Linda Yockey, 5th District (3rd term); Sylvia Pinson, 7th District (1st term); Troy Thompson, 2nd District (1st term); Russ Uselton, 4th District (3rd term); Janet Boyce, 9th District (3rd term); Barbara Troxler, 1st District (2nd term). Motion to approve by Mark Thomas. Seconded by Epperson. Passed by voice vote.

Presentations:

6. Securus Technologies on Tablet Program.

The Sheriff withdrew the presentation as well as the motion that is on the agenda until they renew their other bids later in the year. Hooker asked if the item will eventually go back to committee or back to the Commission. Graham said it will go through the standard process of bidding and if the bid is more than one year it will come back before the Commission. Maddox asked for more clarification. Sheriff Austin Swing said that the communications contracts will come up for renewal in August and have to be re-bid, so they are going to wait and bid it out all at once.

Maddox asked if commissioners would have the opportunity to weigh in on whether or not tablets will be allowed for the inmates. Swing said that the plan is to have a representative from Securus make a presentation to clear up misconceptions about the program.

Resolutions:

7. Resolution No. 23-15. A resolution Instituting a Six-Month Moratorium on All Planned Unit Developments and Major Subdivisions With More Than Five Individual Parcels. *Placed on the agenda by Rules & Legislative Committee.*

Motion to approve by Mark Thomas. Seconded by Yockey.

Epperson asked if the resolution got a favorable recommendation from the Rules Committee. Anderson said yes. Vick urged commissioners to vote no. He said the moratorium is an overreach and will hurt the local self-employed craftsmen and small businesses.

Hooker requested that Zoning Director Chris White come forward and answer questions. He asked where the resolution originated and White said it originated in the Planning Commission. They felt as though it was time to re-tool the Zoning Resolution and this moratorium will give them time and space to focus on amendments. He said that it will affect the local business community, but that he does not think it will take the entire 6 months.

Boutwell asked what constitutes a major subdivision. White said anything more than 5 lots. Johnson asked if the folks already approved will be able to proceed and White said yes. Boutwell asked how many major subdivision requests are received per year. White said they may have 2 per year that are more than 30 lots, and no more than 20 requests greater than 5 lots.

Motion passed by roll call vote. 17 Ayes 1 No

Voting Yea: Anderson, Boutwell, Boyette, Brothers, Epperson, Farrar, Hooker, Johnson, Maddox, Neeley, Pinson, Sanders, Smith, Adam Thomas, Mark Thomas, Thompson, Yockey
Voting Nay: Vick

RESOLUTION 23-15
A RESOLUTION INSTITUTING A SIX-MONTH MORATORIUM ON ALL
PLANNED UNIT DEVELOPMENTS AND MAJOR SUBDIVISIONS WITH MORE
THAN FIVE INDIVIDUAL PARCELS

access to County services, resources, schools, infrastructure, utilities, public areas/facilities, traffic congestion, public safety, and neighborhood characteristics; and, said moratorium is in the best interests of the health, welfare, and safety of the County and its residents, and wholly consistent with the police and other powers vested in the County.

WHEREAS,

WHEREAS, Bedford County, Tennessee ("County"), a Tennessee political subdivision, has been vested with substantial power to regulate the use and zoning of real property for the purposes of maintaining the health, morals, safety, security, peace, and general welfare of the County and its residents, which includes the governmental purpose of implementing moratoria for the reasons stated herein; and,

WHEREAS, the Bedford County Regional Planning Commission have studied the matter extensively and have unanimously recommend the said *Moratorium* to the Bedford County Board of Commissioners ("Commission") as required and specifically set forth in TCA section 13-7-105; and,

WHEREAS, the Commission considers it paramount that land use regulation continue in the most orderly and predictable fashion with the least amount of disturbance to landowners and County residents; and,

WHEREAS, the concept of general public welfare is broad and inclusive and it is within the power and prerogative of the Commission to determine and ensure that residential development be implemented in the best interests of the County as a whole; and,

WHEREAS, comparatively dense residential development schemes, such as are titled a *Major Subdivision* and a *Planned Unit Development*, both said development schemes sufficiently defined by the adopted Subdivision Regulations of Bedford County, Tennessee and the Zoning Resolution of Bedford County, Tennessee, could result in disproportionate impacts on County resources and services (including traffic impacts, schools, etc.) compared to other forms of residential development; and

WHEREAS, the Commission, accordingly, has significant concerns regarding the potential impact of further high-density residential development utilizing the existing development standards now in place; and,


WHEREAS, the Commission has determined it to be in the best interests of the County and its residents to impose a six-month moratorium, as set forth in more detail below, temporarily halting both the acceptance of new applications and the processing of applications for Major Subdivisions and Planned Unit Developments in the unincorporated areas of the County. Excepted from the moratorium are Major Subdivisions and Planned Unit Development plans that have already submitted applications to the said Regional Planning Commission, or which are at any stage of the application processes by the County, including any of its boards, departments, or commissions; and,

WHEREAS, the purpose of the temporary moratorium is to allow the County an opportunity to study, research, analyze and/or assess the likely impacts and nature of any future Major Subdivision or Planned Unit Development, including, without limitation and as the County deems appropriate, development and demographic trends, aesthetic qualities, burdens upon and

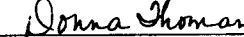
NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS, BEDFORD COUNTY, TENNESSEE that, except as otherwise provided herein, a six (6) month moratorium is hereby imposed, effective upon the adoption of this resolution, to temporarily halt the acceptance of applications for new Major Subdivisions and Planned Unit Developments.

This resolution shall become ineffective and null-and-void on July 31st, 2023.

BEDFORD COUNTY, TENNESSEE


Bedford County Mayor and Chair, Chad Graham

ATTEST


Bedford County Clerk Donna Thomas.

2-14-23
Date

Additional Items by Standing Committees:

Rules and Legislative Committee: None.

Law Enforcement Committee:

8. Approve Sheriff's Department Tablet 3-year Contract - *Placed on Jan. 10, 2023 agenda with favorable recommendation (4-1).*

Withdrawn by Sheriff.

Courthouse and Property Committee:

9. Surplus Property - Old Jail/Judicial Commissioner Facilities.

Graham clarified this does not include the historic jail. Motion to approve by Mark Thomas. Seconded by Yockey.

Epperson asked whether this included the property as well. Graham said it does not include the property. This will enable the County to receive bids for demolition and disposal of the jail as well as the old house. It does not include the old sheriff's office where juvenile detention is now located.

Hooker asked if the bids will come back before committee. Graham said receiving the bids and cost information will enable the budget committee to include the funds in next year's budget. Hooker asked if the motion could be amended to require the item to go back before committee. Graham said tonight's action is just to surplus the property.

Motion passed by voice vote.

Financial Management Committee:

10. BOE - Budget Amendment No. 2

Motion to approve by Brothers. Seconded by Hooker. Passed by voice vote.

A copy of the Budget Amendment is on file in the Clerk's office.

11. County - Budget Amendment No. 3

Motion to approve by Brothers. Seconded by Pinson. Passed by voice vote.

A copy of the Budget Amendment is on file in the Clerk's office.

12. Quarterly Financials

Motion to approve by Yockey. Seconded by Smith. Passed by voice vote.

A copy of the Quarterly Financial Report is on file in the Clerk's office.

13. Surplus Property - BOE

Motion to approve by Hooker. Seconded by Pinson. Passed by voice vote.

A copy of the Surplus List is on file in the Clerk's office.

14. Memorandum of Agreement - Rutherford Co. EMA & BCEMA, Eagleville Tower
 15. Memorandum of Agreement - Rutherford Co. EMA & BCEMA, Tower on Lynch Hill
- Motion to approve by Anderson. Seconded by Smith. Mark Thomas asked if both Memorandums could be voted on at the same time. Anderson and Smith agreed. Motion passed by voice vote.

Copies of the Memorandums are on file in the Clerk's office.

Other Business: None

Announcements

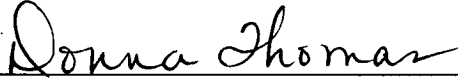
16. County offices will be closed on Monday, February 20th in recognition of President's Day.

Adjourn

Meeting adjourned at 7:43 p.m.


Attestation

I certify that the minutes were completed on the 23rd day of February, 2023 and delivered to the Bedford County Mayor's office.



Donna Thomas
Bedford County Clerk

I certify that I received these minutes on the _____ day of February, 2023.



Chad Graham
Bedford County Mayor