



Doug Demosi, AICP
Planning Director

Mike Hughes, P.E.
County Engineer

MEMORANDUM

To: Planning Commission Members

From: Doug Demosi, Planning Director
Mike Hughes, County Engineer

Date: January 23, 2015

Subject: 2014 Work Schedule Report and 2015 Work Schedule

Planning Commission members will recall that a list of planning projects was distributed during the January 27, 2014 Planning Commission meeting. The purpose of this memorandum is to report on the progress of those projects, as well as to outline a work schedule for 2015.

2014 brought more changes to the Planning and Engineering Department. Eric Hill left his employment with Rutherford County to become the County Engineer in Lauderdale County, Alabama. Mike Hughes, formerly with SEC, Inc. became the new County Engineer on October 13, 2014.

2014 Project Update

Completed Projects

- **Update Board of Zoning Appeals (BZA) By-Laws**

A review of the By-laws for the BZA uncovered some inconsistencies with the procedures in the Zoning Ordinance. Amendments to eliminate those discrepancies were approved by the Planning Commission at their November 10, 2014 meeting and by the Board of Commissioners at their December 11, 2014 meeting.

- **Zoning Ordinance Amendments**

Staff researched and completed to following Ordinance amendments:

- Daycares as Accessory Uses for Community Assembly Uses – While parents day out programs are allowed as accessory uses for Community Assembly uses, the



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Zoning Ordinance is silent on accessory daycares. Amendments were approved by the Planning Commission at their April 14, 2014 meeting and by the Board of Commissioners at their May 15, 2014 meeting.

- **Entertainment and Amusement Services** – The Zoning Ordinance currently has a category for Entertainment and Amusement Services. Some example uses include bowling alleys, movie theaters and skating rinks. While these uses are typically seen in commercial areas, other uses such as shooting ranges, paintball fields and ballfields are typically seen in the more rural areas of the County where more land is available for the use. To rezone these large, rural tracts to a commercial zone would be inconsistent with the Comprehensive Plan and incompatible with the development patterns in the surrounding areas. As an alternative, Staff proposes to create new use categories: Entertainment and Amusements Services – Indoor and Entertainment and Amusement Services – Outdoor. Staff feels that these activities would be more effectively classified as described above. While Staff did not address specific regulations for shooting ranges, amendments concerning the other uses were approved by the Planning Commission at their July 14, 2014 meeting and by the Board of Commissioners at their August 14, 2014 meeting.

- **Amendments to the Subdivision Regulations and Zoning Ordinance Concerning Implementation of the 2012 International Building Code and Fire Code/General Amendments to the Subdivision Regulations**

The Subdivision Regulations were adopted by the Planning Commission at their August 12, 2013 meeting with an effective date of October 1, 2013. Since that time, Staff had identified items that required modification. In addition, the adoption of the 2012 International Building and Fire Codes required additional amendments to both the Subdivision Regulations and Zoning Ordinance. A public hearing for these amendments was held at the August 11, 2014 meeting. They amendments were approved at that time.

Various amendments to the Zoning Ordinance concerning the 2012 International Fire Code were also approved by the Planning Commission at their August 11, 2014 meeting and by the Board of Commissioners at their September 11, 2014 meeting.

2015 Work Schedule

Staff has requested that the Planning Commission recommend any ideas they may have for the 2015 Work Schedule. With that in mind, Staff has also identified the following projects for 2015:



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- **Southeast Area Transportation and Land Use Study**

The Nashville Area Metropolitan Planning Organization (MPO) is working in partnership with the County, as well as the municipalities of Murfreesboro, Smyrna and LaVergne, to develop a regional transportation plan for Rutherford County. Eventually, the recommendations of this Plan will guide the development of an updated Long Range Transportation Plan (LRTP) for Rutherford County, which was last adopted in 2004, with an update made in 2006.

- **Update Planning Commission By-Laws**

A recent review of the Planning Commission's by-laws revealed the need to make a number of revisions, especially in light of the new Zoning Ordinance taking effect at the beginning of 2013. Planning Staff proposes to update the by-laws to be consistent with the new Zoning Ordinance and Subdivision Regulations.

- **Zoning Ordinance Amendments**

Staff has identified a number of issues that need to be addressed or clarified in the Zoning Ordinance. These issues include:

- Rural Retreats – Staff has received a number of requests over the last several months regarding the establishment of wedding venues on rural property. Typically, these properties contain existing structures that the owners/prospective owners would like to convert into event facilities for weddings and other related events. The Zoning Ordinance does contain regulations for agri-tourism that minimally regulates these uses. However, most of the requests to Staff have been for property that is not currently, nor has ever been, used for agricultural purposes. Staff has been working on these amendments for the last few months and has a draft prepared to begin discussion on this item.
- Homeless Shelters – Staff recently received a request regarding a homeless shelter. After reviewing the Zoning Ordinance, it was determined that no regulations exist for these types of facilities. Staff has contacted the Planning Advisory Service for assistance in developing regulations and has received a large amount of information to review. With the population of Rutherford County expected to grow xx percent between now and 2040, Staff expects homelessness to become a larger issue.
- Borrow Pit Regulations – The current borrow pit regulations were adopted in 2010 and were included in the 2013 Zoning Ordinance



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essentially unchanged. After enforcing these regulations for the last three to four years, Staff has identified some issues that should be addressed. Staff will be preparing some amendments for the Commission's consideration.

- **Amendments to the Subdivision Regulations**

Recent changes to State Law will necessitate the amendment of our Subdivision Regulations. The County's Engineering Staff has also identified some amendments that need to be made regarding conflicting information on road section requirements in the text and in the construction details. Furthermore, Engineering Staff is developing additional construction details (i.e. pavement trench repair, driveway entrance ramps, etc.).

- **Traffic Sheds**

The Planning Commission has heard two presentations regarding the use of traffic sheds in Rutherford County. Mayor Burgess and Planning Staff have asked Mr. Steve Tocknell to perform a preliminary analysis to determine which areas in the County would benefit from the use of traffic sheds, as well as to determine what other strategies might be employed in those areas that are not suitable for traffic sheds. This study will include input from key stakeholders and is expected to be done in the summer of this year. After the analysis is complete, Staff expects to meet with the Planning Commission to discuss the results and options moving forward.

Staff requests the Planning Commission to review this work schedule and to let Staff know if there are any other items that you would like us to work on this calendar year. If you have any questions, or would like to discuss any of these items in more detail, please do not hesitate to contact either myself or Mr. Hughes.

