

HICKMAN COUNTY, TENNESSEE

RESOLUTION NO. 09 - 35

AMENDING THE ZONING REGULATIONS FOR HICKMAN COUNTY

WHEREAS, a land use (zoning) plan for Hickman County, Tennessee, was adopted via Resolution No. 05-32 on July 18, 2005; and

WHEREAS, such plan provides for amendments thereto; and

WHEREAS, the Hickman County Planning Commission has recommended several such amendments; and

WHEREAS, following a public hearing on the proposed amendments, the Board of County Commissioners is desirous of adopting them;

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners of Hickman County, Tennessee, assembled in regular session this 22nd day of March, 2010, that:

SECTION 1: The zoning resolution for Hickman County, Tennessee is amended as follows:

A. Amend Section 4.041. A – 1, Agriculture – Forestry District as follows:

Section C, Uses Permitted as Special Exceptions:

Add:

13. Retreat Centers

14. Seasonal, Summer and Recreation Camps, including Day Camps

15 Group Homes

16, Therapeutic Camp

C. Amend Section 6.020 by adding the following definitions:

Retreat Center: A facility used for professional, educational, or religious conclaves, meetings, conferences, or seminars and which may provide meals, housing and recreation for participants during the period of the retreat or programs only. Such centers may not be utilized by the general public for meals or overnight accommodations. Housing for participants may be in lodges, dormitories, sleeping cabins (with or without baths), or in such other temporary quarters as may be approved, but kitchen and dining facilities shall be located in a single centrally located building or buildings.

Seasonal, Summer, Day and Recreational Camp: *A tract of land used or designed to be used for short term seasonal accommodations of individuals in tents or similar rustic structures and for use by such individuals for sports, handicrafts and other outdoor oriented activities and recreation. The use of these accommodations as permanent housing is prohibited. Camp facilities may be used to provide meeting, recreation, or social facilities for a private association or group.*

Group Homes: A residential facility that provides room, board, and personal care with supervision in a family setting for a specified number of handicapped or developmentally disabled persons.

Therapeutic Camp: A residential treatment facility provided in a rural camp environment which is designed to assist individuals in developing behavioral control, coping skills, self esteem and interpersonal skills.

- D. Amend Section 7.060; subsection C, by adding the following criteria for review:
1. Standards for all Camps, Retreat Centers and other facilities as defined in Section C of this resolution must contain 15 acres or more; all setbacks shall be double the requirements set forth in the Zoning Resolution.
 2. The Board of Zoning Appeals may, during their review of special exception requests, set occupancy caps based on square footage of the improvements, ground water management issues and other factors effecting land use.
 3. Any special exception permits may be revoked if the permitted use becomes a nuisance to the surrounding community, county law enforcement officials or places an unreasonable burden on any county agency. Any action to revoke the permit must be reviewed and approved by the county attorney.
 4. Any property being utilized in any "special exception" shall be posted at least fifteen (15) days prior to the public hearing before the Board of Zoning Appeals. This posting shall include the zoning resolution section describing the "special" exception, the date, time and location of the public hearing and a contact number for additional information.
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The Hickman County Regional Planning Commission recommended approval on July 9, 2009.

A Public Hearing regarding this proposal was conducted at 6:30 P.M. on February 22nd, 2010.

SPONSORS:

James Hassell

Danny Clark

Board Action: _____ **Aye** _____ **May** _____ **Pass** _____ **Absent**

ADOPTED:

ATTEST:

Mark McFarlin, Chairman

Andrea Totty, County Clerk

APPROVED/DISAPPROVED:

Steve Gregory, County Mayor

DATE: _____