

ORDINANCE 05192025-b**AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF METROPOLITAN LYNCHBURG/MOORE COUNTY, TENNESSEE, BY AMENDING ARTICLE V, SECTION 5.043**

Whereas, the Lynchburg/Moore County Metropolitan Planning and Zoning Commission has duly recommended to the Metropolitan Council of Lynchburg/Moore County that the Zoning Ordinance of Metropolitan Lynchburg/Moore County, Tennessee, be amended as hereafter described; and

Whereas, the Metropolitan Council has reviewed such recommendations and has conducted a public hearing thereon.

NOW THEREFORE BE IT ORDAINED BY THE METROPOLITAN COUNCIL OF LYNCHBURG/MOORE COUNTY, TENNESSEE AS FOLLOWS:

That the Zoning Ordinance of Metropolitan Lynchburg/Moore County, Tennessee, is hereby amended by the deletion of the language "Apartments" and is to read as follows:

ARTICLE V**Section 5.043 R-1, Residential District - Suburban****B. Uses Permitted**

3. Town house, condominium, and other related multi-family residential developments, as regulated in Article IV, Section 4.070.

BE IT ENACTED that this ordinance shall take effect from and after its adoption, the public welfare requiring it.

Recommended by the Planning Commission _____

Passes First Reading April 21, 2025

Public Hearing May 19, 2025

Passes 2nd Reading May 19, 2025

Lacy Luep

Recording Secretary

Sloan Stewart

Sloan Stewart, Mayor

Metropolitan Government of Lynchburg/Moore County, Tennessee

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF METROPOLITAN LYNCHBURG/MOORE COUNTY, TENNESSEE, BY AMENDING ARTICLE V, SECTION 5.045

Whereas, the Lynchburg/Moore County Metropolitan Planning and Zoning Commission has duly recommended to the Metropolitan Council of Lynchburg/Moore County that the Zoning Ordinance of Metropolitan Lynchburg/Moore County, Tennessee, be amended as hereafter described; and

Whereas, the Metropolitan Council has reviewed such recommendations and has conducted a public hearing thereon.

NOW THEREFORE BE IT ORDAINED BY THE METROPOLITAN COUNCIL OF LYNCHBURG/MOORE COUNTY, TENNESSEE AS FOLLOWS:

That the Zoning Ordinance of Metropolitan Lynchburg/Moore County, Tennessee, is hereby amended by the additions and is to read as follows:

ARTICLE V

Section 5.045 C-1, Commercial District – Highway

B. Uses Permitted

18. Apartments

E. Dimensional Requirements

4. Land Area (C-1)*

On lots where multi-family apartment dwellings are constructed, the following area requirements shall apply.

what were the plans? I have more questions than I do anything because this is the first time here. I should have been involved but I just didn't know. I don't have any children here now. I don't work in Moore County so I have more in the near future because...

No lot or parcel of land shall be reduced in area to provide separate lots or building sites of less than fifteen thousand (15,000) square feet with approved public water and public wastewater service.

Number of Dwelling Units

With Public Water and Public Sewer

1	15,000 sq. ft.
2	30,000 sq. ft.
3	35,000 sq. ft.
4	50,000 sq. ft.
More than 4 Units	50,000 sq. ft. plus 10,000 sq. ft. for each unit over 4 with <u>No More Than</u> <u>25 units</u>

BE IT ENACTED that this ordinance shall take effect from and after its adoption, the public welfare requiring it.

Recommended by the Planning Commission _____

Passes First Reading April 21, 2025

Public Hearing May 19, 2025

Passes 2nd Reading May 19, 2025

Lacy Luep
Recording Secretary

Sloan Stewart

Sloan Stewart, Mayor

Metropolitan Government of Lynchburg/Moore County, Tennessee

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OLD

Lady

CASH EXPRESS

888-899-0399

to August
25 ordinance
w/supporting info.

Loans 931-675-3687

Checks Cashed

METROPOLITAN GOV

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AN ORDINANCE TO AMEND THE METRO
METROPOLITAN LYNCHBURG/MOORE C

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the Metro Council that the Zoning Ordinance
amended as hereafter described: and

Whereas, the Metro Council has reviewed such recommendation and have conducted a public hearing thereon,

NOW THEREFORE BE IT ORDAINED BY THE METROPOLITAN GOVERNMENT OF LYNCHBURG/MOORE COUNTY, TENNESSEE, AS FOLLOWS:

Article V, Section 5.043 R-1, Residential District – Suburban (E) Dimensional Regulations (4) Land Area (R-1) of the official Zoning Ordinance be amended by the addition of new language, respectfully, to read as follows:

(4) Land Area (R-1)

No lot or parcel of land shall be reduced in area to provide separate lots or building sites of less than seventy-five hundred (7500) square feet with approved public water and public wastewater service.

*Lots in Urban Service (town lots) will be no less than 1/2 acre lots.

On lots where multiple-family dwellings are constructed, the following area requirements shall apply.

<u>Number of Dwelling Units</u>	<u>With Public Water and Public Sewers</u>	<u>With Public Water, but</u>
<u>Dwelling Units</u>	<u>and Public Sewer</u>	<u>Without Public Sewer</u>
1	7,500 sq. ft.	33, 000 sq. ft.
2	15,000 sq. ft.	66,000 sq. ft.
3	17,500 sq. ft.	Not permitted on units
4	25,000 sq. ft.	over 2
More than 4 Units	5,000 sq. ft. each unit over 4	

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METROPOLITAN GOVERNMENT OF LYNCHBURG/MOORE COUNTY, TENNESSEE

ORDINANCE NO. _____

AN ORDINANCE TO AMEND THE METROPOLITAN ZONING ORDINANCE AND OFFICIAL ZONING MAP OF METROPOLITAN LYNCHBURG/MOORE COUNTY, TENNESSEE, BY AMENDING ARTICLE V, SECTION 5.043

Whereas, the Lynchburg/Moore County Metropolitan Planning Commission has duly recommended to the Metro Council that the Zoning Ordinance of Metropolitan Lynchburg/Moore County, Tennessee, be amended as hereafter described: and

Whereas, the Metro Council has reviewed such recommendation and have conducted a public hearing thereon,

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<u>Dwelling Units</u>	<u>and Public Sewer</u>	<u>Without Public Sewer</u>
1	7,500 sq. ft.	33, 000 sq. ft.
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3	17,500 sq. ft.	Not permitted on units
4	25,000 sq. ft.	over 2
More than 4 Units	5,000 sq. ft. each unit over 4	

ARTICLE V, SECTION 5.043

R-1, RESIDENTIAL DISTRICT – SUBURBAN (E) (4)

AMENDED ON AUGUST 18, 2025

Addition of New Language:

(4) Land Area (R-1)

*Lots in Urban Service (town lots) will be no less than 1/2 acre lots.

ARTICLE V, SECTION 5.043

R-1, RESIDENTIAL DISTRICT – SUBURBAN (E) (4)

AMENDED ON AUGUST 18, 2025

Addition of New Language:

(4) Land Area (R-1)

*Lots in Urban Service (town lots) will be no less than 1/2 acre lots.

No lot or parcel of land in Urban Service (town lots) shall be reduced in area to provide separate lots or building sites of less than ½ acre lots with approved public water and public wastewater service.

On lots where multiple-family dwellings are constructed, the following area requirements shall apply.

Number of Dwelling Units

Dwelling Units

1

2

3

4

More than 5 Units

With Public Water and Public Sewers

and Public Sewer

15,000 sq. ft.

30,000 sq. ft.

35,000 sq. ft.

50,000 sq. ft.

Additional 10,000 sq. ft. per unit

Total 25 units with minimum lot

Size of 6 acres.

CASH EXPRESS

888-888-0388

NEW

Loans

Checks Cashed

ARTICLE V, SECTION 5.043

R-1, RESIDENTIAL DISTRICT – SUBURBAN (E) (4)

AMENDED ON AUGUST 18, 2025

Addition of New Language:



(4) Land Area (R-1)

*Lots in Urban Service (town lots) will be no less than 1/2 acre lots.

ARTICLE V, SECTION 5.043

R-1, RESIDENTIAL DISTRICT – SUBURBAN (E) (4)



AMENDED ON AUGUST 18, 2025

Addition of New Language:

(4) Land Area (R-1)

*Lots in Urban Service (town lots) will be no less than 1/2 acre lots.

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On lots where multiple-family dwellings are constructed, the following area requirements shall apply.

Number of Dwelling Units
Dwelling Units

With Public Water and Public Sewers
and Public Sewer

1	15,000 sq. ft.
2	30,000 sq. ft.
3	35,000 sq. ft.
4	50,000 sq. ft.
More than 5 Units	Additional 10,000 sq. ft. per unit Total 25 units with minimum lot Size of 6 acres.

BE IT ENACTED that this Ordinance shall take effect from and after its adoption the public welfare requiring it.

Recommended by the Planning Commission: May 6, 2025

Passes 1st Reading: April 21, 2025

Public Hearing Held: May 19, 2025

Passes 2nd Reading: August 18, 2025

Lacy Luey
Recording Secretary

Mark Stecker
Metropolitan Mayor

Metropolitan Government of Lynchburg/Moore County, Tennessee

* New Language

AGENDA

**Metropolitan Lynchburg Moore County
Planning and Zoning Commission
Tuesday, May 06, 2025 at 5:30 p.m.
County Building Basement 241 Main St.**

Call to Order:

Roll Call:

Public Comment:

Approval of Minutes:

- ✓ Approval of the previous meeting minutes.

Old Business:

- ✓ Codes

New Business:

- ✓ Preliminary Site Plan Review/Lynchburg Renewable Fuels, LLC-3 Rivers Energy Partners/Michael Ordman/ 852 Goodbranch Rd./Map 025 Parcel 020.01.
- ✓ Request for rezoning/26 Hiles St./Tr-Star Spirits-Company Distilling/Kris Tatum and Jeff Arnett/Map 032H Group E Parcel 001.03.
- ✓ Addressing the commission/Development Proposal/Ty Johnston/2670 Flat Creek Hwy./Map 011 Parcel 028.02.
- ✓ Zoning Change

Building Permits:

- ✓ April Building Permits

Announcement & Communication:

Adjournment:

**Metropolitan Lynchburg Moore County
Planning and Zoning Commission Meeting
Tuesday, May 6, 2025, at 5:30 p.m.
County Building Basement**

Call to Order: Chairman, Dexter Golden

Roll Call: Dexter Golden, Bobby Carroll, Jeff Ross, Scott Fruehauf, James Hammond, and Angelica Lightfoot present. Jim Crawford absent.

Public Comments: Kevin Wells and Karl Pyrdom addressed the Commission concerning a possible trailer park/mobile home development near their residences.

Wells raised questions about the zoning requirements related to property owners placing rental trailers on their land. He argued that placing multiple rental trailers on a property constitutes a commercial use and should, therefore, require rezoning and adherence to commercial zoning standards. He also cited surrounding counties like Bedford as examples of jurisdictions that have limited the development of new trailer parks.

Golden noted that under current Metro ordinances, a mobile home park is defined as 10 or more mobile homes on a minimum of five acres. If a property owner places trailers on land where each unit abuts a public road and has its own driveway, and the lot remains zoned agricultural, it does not fall under mobile home park regulations unless accessed by a single-entry point. He acknowledged the legal complexities of regulating mobile homes differently from site-built rental homes.

Golden further explained that under the county's current regulations, a second residence on an agricultural parcel may be allowed for a family member, but a third would require rezoning or subdivision approval. He emphasized the importance of applying consistent standards to avoid legal issues.

Pyrdom expressed concerns about infrastructure, specifically low water pressure in his neighborhood near the Bedford and Lincoln county lines. He reported that Metro Utilities had denied additional taps due to limited water capacity. Golden confirmed that Moore County's water plant is currently at 80% capacity and agreed that infrastructure should be critical when reviewing rezoning requests.

Fruehauf noted that multiple residences on one tract would likely trigger rezoning requirements unless they adhered to subdivision regulations.

The Commission agreed to further review and clarify mobile home and trailer park development ordinances.

Approval of Minutes: Bobby Carroll made the motion to approve, and Jeff Ross seconded. Motion carried.

Guests: Roberta Adams, Jeff Arnett, Shannon Cauble, Duane Cross, Tony Grow, Earl Meinen, Marshall Miller, Tabitha Moore, Michael Ordman, Joe Orr, Tammy Owen, Christine Pyrdom, Karl Pyrdom, Rob Riley, Shaun Sherrill, Kevin Smith, and Kevin Wells.

New Business:

Request for rezoning/26 Hiles St./Tr-Star Spirits-Company Distilling/Kris Tatum and Jeff Arnett/Map 032H Group E Parcel 001.03.

Dexter Golden made a motion to add to the agenda, and Jeff Fruehauf seconded. Motion carried.

Kris Tatum and Jeff Arnett were present regarding the matter. Arnett requested that 26 Hiles Street be rezoned from C-1 to I-1 to match the connecting properties of 30 and 34 Hiles St. so that zoning is consistent across all three properties. He intends to request an address change in the future.

Bobby Golden made the motion to approve, and Jeff Ross seconded. Motion carried.

Powell Hollow/Quail Hollow Legal Description Adoption/Joe Orr/

Jeff Ross made the motion to add to agenda, and Scott Fruehauf seconded. Motion carried.

Joe Orr was in attendance. Jeff Ross made the motion to approve the legal description, and Bobby Carroll seconded. Motion carried.

Preliminary Site Plan Review/Lynchburg Renewable Fuels, LLC-3 Rivers Energy Partners/Michael Ordman/ 852 Goodbranch Rd./Map 025 Parcel 020.01.

Marshall Miller and Senior Project Engineer Michael Ordman were present at the meeting. Ordman presented a preliminary site plan, including berms, to mitigate any surge flow in the unlikely event of another surge, for feedback and approval. Golden deferred to Tony Grow for approval. Grow stated that he had approved the site plan from Gresham Smith.

Bobby Carroll made the motion to approve, and Jeff Ross seconded. Scott Fruehauf abstained. Motion carried.

Addressing the commission/Development Proposal/Ty Johnston/2670 Flat Creek Hwy./Map 011 Parcel 028.02.

Johnston was not present. Golden reported that there is currently no water access per the Metro Utility Department for land development in the area. No action taken.

Minor Division Combination Lot/Lot #8A/Hasty Drive/Map 360 Group A Parcel 001.07

Motion to add to agenda by Ross, seconded by Fruehauf. Earl Meinen presented the plat for review. After some discussion, Carroll made the motion to approve, and Ross seconded. Motion carried.

Silicon Ranch Solar Project

Scott Fruehauf made the motion to add to agenda, and Ross seconded. Motion carried.

Rob Riley presented site plan drawings for the Silicon Ranch solar project. He reported that a preconstruction road assessment had been completed with the County Highway Department. Chairman Golden confirmed with Shannon Cauble that the highway department had no further review pending.

Golden stated Grow would be reviewing all plans. Grow requested to conduct drone footage and will coordinate timing with the appropriate parties.

Riley also stated that he had communicated with Mayor Stewart and would provide a project update at the June Metro County Council meeting.

Zoning Changes:

Members discussed zoning updates for changes to R-1 and C-1:

- R-1 zoning now requires a minimum of ½ acre per residential dwelling, an increase from the previous ¼ acre standard.
- Apartment development was removed from the R-1 classification and added to C-1 zoning.
- The same square footage and density requirements will apply to both R-1 and C-1 zones to ensure consistency.

Updated lot size requirements for multi-family developments:

- 1 unit: 15,000 sq. ft.
- 2 units: 30,000 sq. ft.
- 3 units: 35,000 sq. ft.
- 4 units: 50,000 sq. ft.
- 5+ units: additional 10,000 sq. ft. per unit

A cap of 25 total units was proposed, requiring a minimum lot size of approximately 6 acres.

Commission agreed that the recommendations would be submitted to the Metro Council for review and approval.

Golden brought up a zoning question regarding a bed and breakfast. Pyrdom noted her understanding that the property owners reside on-site and rent out rooms, making it a residential use with a service component. In contrast, she explained, Airbnb's typically involve renting out an entire structure, often without the owners present. She expressed that bed and breakfast operations should remain classified as residential.

Fruehauf stated that as long as a residence has fewer than four employees, it may operate a commercial use from within the home under current regulations. He added that such use would be compliant with existing codes.

Old Business:

Codes:

Golden stated he had not received any positive feedback regarding the implementation of codes in the county.

Fruehauf reported that he had spoken with a third-party inspection agency that expressed willingness to develop an inspection checklist if the county adopted codes. The agency indicated that with basic guidelines such as square footage or minimum charges, they could provide pricing estimates.

Golden noted he was waiting on clarification from County Attorney Reider regarding whether homeowners could opt out of inspections by signing a waiver.

Hammond emphasized the need for public education around the purpose of building codes. He referenced concerns from Fire Chief Mark Neal regarding the risks during emergency response situations and questioned where collected permit funds will need to be allocated if not used for inspections.

Fruehauf added that claims about all counties in the state having codes are inaccurate and that many rural areas still operate without them, which can be problematic.

Ross stated that if codes were not adopted, the permit fee should be reduced back to \$50 since there would be no inspections taking place. He expressed personal support for codes but doubted they would be implemented in Moore County.

Golden concluded by stating that the fee increase has helped with departmental funding, and the previous \$50 rate was not sustainable.

Building Permits: April Building Permits approved.

Announcements and Communications:

Pyrdom requested clarification on whether a building permit should be required for unattached carports. Golden stated if a structure has a concrete foundation, a permit should be required, and he emphasized that setbacks should be included for structures with fixed foundations.

Fruehauf agreed that all accessory buildings should follow established setback requirements. Carroll cited potential property line disputes as a concern for accessory structures. Ross mentioned mini barns being auctioned separately, raising questions about regulation.

Pyrdom inquired about the mural being painted on the side of the bridge at The Retreat at Whiskey Creek and whether a permit fee should apply. The Commission agreed that if the property was located in R-1, a fee could be charged; however, since the property was situated in R-3, it could not be charged. No action taken.

Pyrdom asked for better specifications on ready-removables, tiny homes, especially those on skids being built by Mennonites, and mother-in-law suites. Golden expressed his intent to bring the matter before the council for further guidance. No action taken.

Adjournment: Fruehauf made a motion to adjourn, and Ross seconded. Motion carried.

Minutes by Angelica Lightfoot.

METROPOLITAN GOVERNMENT OF LYNCHBURG/MOORE COUNTY, TENNESSEE

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<u>Dwelling Units</u>		
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More than 4 Units	5,000 sq. ft. each unit over 4	

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Passes 2nd Reading: August 18, 2025

Lacy Luey
Recording Secretary

Norm Steuter
Metropolitan Mayor
Metropolitan Government of Lynchburg/Moore County, Tennessee



* New Language