

NOTICE

A RESOLUTION AMENDING THE OFFICIAL ZONING RESOLUTION OF CARROLL COUNTY, TENNESSEE, TO ESTABLISH THE REQUIREMENT OF SITE PLAN APPROVAL FOR STRUCTURES PROPOSED ON PROPERTIES WHICH FRONT ON LAKE HALFORD.

WHEREAS, pursuant to Tennessee Code Annotated Sections 13-7-101 and 13-7-102 the Carroll County Commission has adopted a Zoning Resolution; and,

WHEREAS, the Carroll County Regional Planning Commission has recommended the amendment of the Zoning Resolution to the Carroll County Commission described below in accordance with said section cited above; and,

WHEREAS, pursuant to Tennessee Code Annotated Section 13-7-105 a public hearing was held before this body on Monday, the 8th day of January, 2024, the time and place of which was published in a newspaper of general circulation with fifteen (15) days advance notice;

NOW, THEREFORE, BE IT RESOLVED BY THE CARROLL COUNTY COMMISSION:

SECTION 1. That **SECTION 7 (ENFORCEMENT)** be amended by creating Section 7.5 as follows:

Site Plan Review: Prior to the issuance of preliminary approval of the zoning compliance permit for all properties which front on Lake Halford, a site plan must be submitted to and approved by the Planning Commission. The site plan shall show: 1) relevant property information, such as, property owner, property address, and zoning designation, 2) the boundaries of the subject property, 3) north point and vicinity map, 4) the lake setback line, and 5) the location of all existing and proposed structures. The site plan shall be drawn by a licensed surveyor, whose stamp and signature are placed on the document.

Upon completion of construction and prior to the issuance of final approval of the zoning compliance permit for the proposed structure(s), a second site plan must be submitted to and approved by the Planning Commission. This site plan shall show: 1) relevant property information, such as, property owner, property address, and zoning designation, 2) the boundaries of the subject property, 3) north point and vicinity map, 4) the lake setback line, and 5) the as-built locations of all structures on the subject property. This site plan will serve to assure compliance with the Lake Setback requirement.

Preliminary approval of zoning compliance shall lapse if the second site plan is not submitted to the Planning Commission by the one-year anniversary of its issuance. In cases where construction is ongoing, but not yet complete (at the one-year anniversary date), an extension of preliminary approval may be sought from and granted by the Planning Commission.

SECTION 2. BE IT FURTHER RESOLVED, that this Resolution shall become effective upon final reading and publication in a newspaper of general circulation, the public welfare so requiring it.

Approved and adopted by the Carroll County Commission.