

RESOLUTION NUMBER: 20-264

AN RESOLUTION TO ESTABLISH ZONING COMPLIANCE FEES

---THIS RESOLUTION REPLACES RESOLUTION 19-257---

WHEREAS, the Town contracts for building inspection services and does not employ a full-time building inspector; and

WHEREAS, a Zoning Compliance Letter must be obtained from the Town prior to the issuance of any building permit; and

WHEREAS, there is a need to establish a procedure for zoning compliance before permits are issued for construction; and

WHEREAS, a zoning compliance fee would help cover the cost of administrating zoning compliance.

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF MAYOR AND ALDERMEN OF THE TOWN OF CORNERSVILLE, TENNESSEE AS FOLLOWS:

SECTION 1. That a zoning compliance fee shall be assessed in all cases where a Zoning Compliance Letter is needed and requested for use in obtaining a building permit and also when a Zoning Compliance Letter is requested for any other reason. The Zoning Compliance Letter fees are hereby established as follows:

- 1) There will be a five hundred dollar (\$500.00) fee for a Zoning Compliance Letter for all new construction, commercial and residential. For purposes of this resolution, "New Construction" shall be defined as any initial construction on a vacant parcel or the construction of a "Main or Principal Building" (as defined in the current Municipal Zoning Ordinance of the Town of Cornersville, or any amendments or successors to said

ordinance). Main or Principal Building includes any "Dwelling" (also as defined in the same Zoning Ordinance or any amendments or successors to said ordinance).

2) There will be a fifty dollar (\$50.00) fee for a Zoning Compliance Letter for any Zoning Compliance Letter issued for any construction project which is not included in or covered by the above paragraph.

3) The Zoning Compliance Fee must be paid in full prior to the issuance of a Zoning Compliance Letter.


SECTION 2. If any section, phrase, sentence or portion of this Resolution is held invalid or unconstitutional for any reason by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision; and such holding shall not affect the validity of remaining portions thereof.

SECTION 3. This Resolution shall take effect from and after its passage, the public welfare requiring it.

Resolved this 3 day of September, 2020.



MELISA PETERS,
Mayor



SCOTTY BROCK,
Town Administrator / Town Recorder

APPROVED AS TO LEGALITY AND FORM:



BILLY OSTERMANN,
Town Attorney