

ORDINANCE NO. 19-09

AN ORDINANCE AMENDING THE ZONING ORDINANCE TO INCREASE THE FIRE, PARKS, AND POLICE IMPACT FEE CALCULATION RATES

**WHEREAS**, The City's existing Impact Fee Ordinance is intended to ensure timely construction of off-site public capital improvements for major road, park and recreation, police protection and fire protection facilities that are necessary to serve new development by ensuring that necessary financing is available for such improvements; and,

**WHEREAS**, The City has experienced residential and commercial growth and the increased calculations rate would provide additional funds for necessary improvements associated with the growth; and,

**WHEREAS**, The White House Planning Commission at the *April 8, 2019* meeting reviewed and discussed this proposed amendment and voted to recommend its passage to the Board of Commissioners; and

**NOW, THEREFORE, BE IT ORDAINED AND IT IS HEREBY ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF WHITE HOUSE, TENNESSEE, AS FOLLOWS:**

**SECTION 1.** That the zoning ordinance being the municipal zoning ordinance of City of White House, Tennessee section 8.050 (E) is hereby amended as listed in "EXHIBIT A"


**SECTION 2.** That the Board of Mayor and Aldermen of the City of White House, Tennessee, hereby certify that this Ordinance has been submitted to the Planning Commission of the City of White House for a recommendation, and a notice of hearing thereon has been ordered after at least fifteen (15) days notice of the time and place of said meeting has been published in a newspaper circulated in the City of White House, Tennessee. This Ordinance shall take effect fifteen (15) days from the date of its final passage, the public welfare demanding it.

**SECTION 3.** If any section, clause, provision, or portion of this Ordinance is for any reason declared invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, clause, provision, or portion, of this Ordinance which is not itself invalid or unconstitutional.

**SECTION 4.** In case of conflict between this Ordinance or any part thereof and the whole or part of any existing or future Ordinance of the City of White House, the most restrictive shall in all cases apply.

First Reading:                      May 16, 2019                      PASSED

Second Reading:                      June 20, 2019                      PASSED

  
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Michael Arnold, Mayor

ATTEST:

  
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Derek Watson, City Recorder

"EXHIBIT A"

Article           VIII PERMIT ISSUANCE

8.050            Impact Fees (Entire Section Added by Ordinance No. 95-22, January 1, 1996)

E.                Calculation of Impact Fees Based on Fee Schedule

*Existing Ordinance Section:*

Unless an applicant requests an administrative determination or individual assessment as set forth in the following subsections, the impact fees shall be calculated for the proposed development based on the permit allowing the use, according to the applicable fee schedule. Impact fees shall be calculated and assessed at fifty (50%) percent of the impact fee set forth in the police, fire, and parks impact fee schedules. The road impact fee shall be calculated and assessed at one hundred (100%) percent of the roads impact fee schedule.

*Amended Ordinance Section:*

Unless an applicant requests an administrative determination or individual assessment as set forth in the following subsections, the impact fees shall be calculated for the proposed development based on the permit allowing the use, according to the applicable fee schedule. Impact fees shall be calculated and assessed **at one hundred (100%) percent** of the impact fee set forth in the **road,** police, fire, and parks impact fee schedules. ~~The road impact fee shall be calculated and assessed at one hundred (100%) percent of the roads impact fee schedule.~~