**HICKMAN COUNTY GOVERNMENT**
# OFFICE OF PLANNING & ZONING
**114 N. Central Ave, Ste. 101 • Centerville, TN 37033**
**(931) 729-5534 • Fax (931) 729-1819**
**bsmith@hickmanco.com**

## BUILDING PERMIT FEES

A. The Hickman County Commission shall establish a schedule of building permit fees, and a copy of these fees will be available in the Planning and Zoning Office. The County Commission will amend these fees as necessary.

B. The fee will be based on building cost and will be calculated using the formula below.

C. Both the building permit fee and the Adequate Facilities Tax must be paid before a building permit is issued.

| **Total Valuation** | **Fee** |
|---|---|
| $1,000 or less | No fee, unless an inspection is required, in which case a $75.00 fee shall be charged for each inspection. |
| $1,001.00 to $50,000.00 | $15.00 for the first $1,000.00 plus $5.00 for each additional thousand or fraction thereof, to and including $50,000.00. |
| $50,001.00 to $100,000.00 | $260.00 for the first $50,000.00 plus $4.00 for each additional thousand or fraction thereof, to and including $100,000.00. |
| $100,001.00 to $500,000.00 | $460.00 for the first $100,000.00 plus $3.00 for each additional thousand or fraction thereof, to and including $500,000.00. |
| $500,001.00 and up | $1,660.00 for the first $500,000.00 plus $2.00 for each additional thousand or fraction thereof. |

## COST OF CONSTRUCTION

| | |
|---|---|
| GROSS LIVING AREA (area being heated and cooled) | $90.00 per sq. ft. |
| UNFINISHED BASEMENT | $15.00 per sq. ft. |

GARAGE ..... $37.00 per sq. ft.

COVERED PORCH ..... $13.00 per sq. ft.

## MOBILE HOME PERMIT FEES

Single Wide Mobile Home ..... $250.00

Double Wide Mobile Home ..... $500.00

Triple Wide Mobile Home ..... $750.00

# COMMERCIAL & INDUSTRIAL PERMIT FEES

| Total Valuation | Fee |
|---|---|
| $1,000 or less | No fee, unless an inspection is required, in which case a $25.00 fee shall be charged for each inspection. |
| $1,001.00 to $50,000.00 | $15.00 for the first $1,000.00 plus $5.00 for each additional thousand or fraction thereof, to and including $50,000.00. |
| $50,001.00 to $100,000.00 | $260.00 for the first $50,000.00 plus $4.00 for each additional thousand or fraction thereof, to and including $100,000.00. |
| $100,001.00 to $500,000.00 | $460.00 for the first $100,000.00 plus $3.00 for each additional thousand or fraction thereof, to and including $500,000.00. |
| $500,001.00 and up | $1,660.00 for the first $500,000.00 plus $2.00 for each additional thousand or fraction thereof. |

## COST OF CONSTRUCTION

| | |
|---|---|
| GROSS AIR CONDITIONED AREA (heated and cooled area) | $48.00 per sq. ft. |
| UNFINISHED BASEMENT | $11.25 per sq. ft. |
| FOR SPRINKLED BUILDINGS (NON HAZARDOUS OCCUPANCY) **ADD** | $1.25 per sq. ft. |

***IN TYPE IV, V, AND VI, **ADD** $41,000.00 PER ELEVATOR

# HICKMAN COUNTY PLANNING AND ZONING
# PROPOSED BUILDING PERMIT FEE SCHEDULE
# NOVEMBER 3, 2026

## RESIDENTIAL PERMIT FEES

Mobile Home (Single Wide).....$500.00

New Home Construction (under roof), Manufactured Homes,
Modular Homes, Additions.....60 cents per sq. ft.

Remodel, Unfinished Basement,
Accessory Structures (Detached Garages, Storage).....30 cents per sq. ft.

Above Ground Pools (includes 1 inspection).....$50.00

In Ground Pools (includes 3 inspections).....$250.00

Deck Permit
- Without footers (includes 1 inspection).....$100.00
- With footers (includes 2 inspections.....$200.00

Adequate Facilities Tax

No building permit will be issued until the Hickman County AFT has been paid. The minimum AFT payment is $1,500 or $1 per square foot, whichever is greater.

Reinspection Fee

If an inspection has items that need correction and those items are not corrected at the first re-check, a $75.00 reinspection fee will be applied and must be paid prior to the second re-check.

Work Started Prior To Permit Issuance

If work is started prior to obtaining any building permit, where required, all fees will be doubled. Payment of the fee does not relieve any persons from fully complying with the requirements of the building code or from any other penalties.

# HICKMAN COUNTY PLANNING AND ZONING
# PROPOSED BUILDING PERMIT FEE SCHEDULE
# NOVEMBER 3, 2026

## COMMERCIAL / INDUSTRIAL PERMIT FEES

Valuation Table

**$1,000 or less**.....No fee, unless an inspection is required, in which case a $50.00 fee shall be charged for each inspection.
**$1,001.00 to $50,000.00**.....$50.00 for the first $1,000.00 plus $6.00 for each additional thousand or fraction thereof, to and including $50,000.00.
**$50,001.00 to $100,000.00**.....$350.00 for the first $50,000.00 plus $5.00 for each additional thousand or fraction thereof, to and including $100,000.00.
**$100,001.00 to $500,000.00**.....$600.00 for the first $100,000.00 plus $4.00 for each additional thousand or fraction thereof, to and including $500,000.00.
**$500,001.00 and up**.....$2,250.00 for the first $500,000.00 plus $3.00 for each additional thousand or fraction thereof.

All commercial and industrial building permits require a construction value and that value will be determined by a certified bid document or a cost letter on the contractor/ Builder's letterhead. The applicable fee will be computed using the valuation table above.

# HICKMAN COUNTY, TENNESSEE

## RESOLUTION NO. 26-**

### A RESOLUTION ESTABLISHING A TEMPORARY MORATORIUM ON NEW DATA CENTER DEVELOPMENT

**WHEREAS,** Hickman County is responsible for promoting and protecting the health, safety, and general welfare of residents within its lawful jurisdiction; and

**WHEREAS,** on July 18, 2005, the Board of County Commissioners adopted Resolution No. 05-32 establishing zoning regulations for the unincorporated territory of Hickman County (the "Zoning Resolution"); and

**WHEREAS,** Tennessee Code Annotated §§ 13-7-101 et seq. authorizes county zoning regulations and establish applicable procedures for their adoption and amendment; and

**WHEREAS,** the construction and operation of large-scale computer-intensive facilities, including data centers, artificial intelligence computing facilities, and cryptocurrency mining operations, may create distinct demands upon electric utilities, water resources, roads, emergency services, and surrounding land uses; and

**WHEREAS,** the existing Zoning Resolution was not specifically developed to address the operational characteristics and potential impacts of such facilities, and the Board of County Commissioners finds that additional study of appropriate zoning classifications, development standards, and safeguards is warranted; and

**WHEREAS,** a temporary, limited moratorium will allow an orderly study of these uses and consideration of appropriate amendments while reducing the risk that new approvals will foreclose reasonable regulatory choices; and

**WHEREAS,** the Hickman County Planning Commission, at its meeting on November 3, 2026, recommended a one-year moratorium on new Data Center development within the unincorporated territory subject to the Zoning Resolution; and

**WHEREAS,** the required notice was published and required Public Hearings were conducted in accordance with applicable law; and

**WHEREAS,** the Board of County Commissioners finds that the temporary moratorium established herein serves the public interest, subject to the protections for vested and otherwise legally established rights provided below;

**NOW, THEREFORE, BE IT RESOLVED** by the Board of County Commissioners of Hickman County, Tennessee, duly assembled on the ___ day of January, 2027, as follows:

**SECTION 1. DEFINITIONS**

For purposes of this Resolution:

**A. "Data Center"** means a building, structure, facility, or group of buildings, structures, or facilities, including facilities on contiguous or functionally integrated parcels, whose principal use is to house or operate computer servers, data-storage equipment, or other electronic computing equipment for processing, storing, hosting, managing, transmitting, or generating digital information. The term includes facilities principally devoted to cloud computing, artificial intelligence computing or model training, high-performance computing, cryptocurrency mining, blockchain transaction validation, and substantially similar computer-intensive operations, whether the services are provided to third parties or used by the owner or operator.

**B. "Accessory Infrastructure"** means equipment, structures, or improvements principally designed to serve or support a Data Center, including cooling and ventilation equipment; backup power generators; electrical transformers, substations, and distribution equipment; battery energy storage systems; fuel storage; and associated utility and communications improvements.

**C. "Excluded Uses"** means: (1) servers, computer systems, and related equipment customarily incidental and subordinate to an otherwise lawful principal use; (2) telecommunications switching centers, central offices, fiber-optic transmission facilities, network interconnection points, and similar facilities principally used to transmit, route, or switch communications rather than to provide substantial data processing, storage, or hosting functions; and (3) ordinary computing equipment used in offices, educational institutions, governmental facilities, commercial establishments, or other otherwise lawful principal uses. A facility is not excluded merely because it is described as a telecommunications, utility, office, warehouse, or industrial use if its actual principal use meets the definition of Data Center.

## SECTION 2. ESTABLISHMENT AND SCOPE OF MORATORIUM

A. Subject to Section 3, a temporary moratorium is hereby established upon the acceptance, review, processing, approval, or issuance by Hickman County of new applications and County land-use or development authorizations to establish, construct, develop, or expand a Data Center or its associated Accessory Infrastructure within the unincorporated territory governed by the Zoning Resolution.

B. To the extent within the County's lawful zoning and land-use authority, the moratorium includes applications for rezonings, planned unit developments, site plans, development plans, special exceptions, land-use approvals, grading permits, building permits, and other County approvals that would authorize the establishment, construction, development, or expansion described in subsection A. The moratorium applies in every zoning district governed by the Zoning Resolution, regardless of the applicant's proposed use classification.

C. This Resolution does not purport to suspend permits or approvals issued solely by state or federal agencies, utilities, incorporated municipalities, or other entities outside the County's lawful authority. Nothing herein independently prohibits activity for which no County approval is required; otherwise applicable laws remain in force.

## SECTION 3. EXISTING USES, PENDING APPLICATIONS, AND VESTED RIGHTS

A. Nothing in this Resolution shall revoke, diminish, suspend, or otherwise impair vested property rights protected by Tennessee Code Annotated § 13-3-413 or any other applicable law. The effective date of any such right shall be determined in accordance with the law governing the relevant submission, approval, permit, or development.

B. An application submitted before the effective date of this Resolution shall not be deemed exempt solely because it was submitted before that date, nor shall it be deemed subject to suspension without consideration of any applicable vested or otherwise legally protected rights. County staff shall determine the status of such applications under applicable law and existing regulations, with consultation from the County Attorney as appropriate.

C. A person claiming an exemption under this Section may be required to provide documents reasonably necessary to establish the nature and scope of the claimed legal right; however, no procedural requirement imposed under this Resolution shall diminish a right otherwise protected by law.

D. This Resolution shall not prohibit the continued lawful operation, routine maintenance, or repair of an existing Data Center. Expansion or new development at such a facility is subject to Section 2 except to the extent protected by applicable vested or other legal rights.

## SECTION 4. DURATION; EARLY TERMINATION; EXTENSION

A. This Resolution shall become effective upon its lawful adoption and shall remain in effect for three hundred sixty-five (365) calendar days after the effective date, unless it is earlier terminated in accordance with subsection B or lawfully extended in accordance with subsection C.

B. The Board of County Commissioners may terminate the moratorium earlier by subsequent action. The moratorium shall terminate automatically upon the effective date of County zoning amendments comprehensively regulating Data Centers, if adopted before the otherwise applicable expiration date.

C. Any extension shall require a separate, affirmative action of the Board of County Commissioners taken before expiration and in compliance with applicable law. Nothing in this Resolution creates an automatic extension.

## SECTION 5. PLANNING COMMISSION STUDY AND RECOMMENDATIONS

During the moratorium, the Hickman County Planning Commission, assisted by County planning staff and appropriate professional advisers, is requested and authorized to study the potential land-use impacts of Data Centers and to recommend whether and how the Zoning Resolution should be amended. The study should address, as appropriate, electrical demand and utility capacity; water supply and wastewater disposal; stormwater; noise and vibration; backup generators, fuel storage, and fire safety; public services and emergency access; transportation; lighting; environmental considerations; and compatibility with residential, agricultural, and other adjacent uses.

The Planning Commission shall consider appropriate zoning districts, setbacks, buffering, screening, operating standards, permit procedures, and whether different standards should apply to facilities of materially different sizes or operational characteristics. It shall submit proposed amendments or a written report of recommendations to the Board of County Commissioners before expiration of the moratorium.

**SECTION 6. OTHER ZONING PROVISIONS UNAFFECTED**

Except for the temporary restrictions expressly stated herein, the Zoning Resolution and other applicable County regulations remain in full force and effect. Nothing herein grants approval for a use otherwise prohibited, or removes a requirement otherwise applicable to any development.

**SECTION 7. SEVERABILITY**

If any section, subsection, sentence, clause, or provision of this Resolution is held invalid or unenforceable by a court of competent jurisdiction, such determination shall not affect the remaining provisions, which shall continue in effect to the fullest extent permitted by law.

**SECTION 8. EFFECTIVE DATE**

This Resolution shall take effect upon its lawful passage, the public welfare requiring it, subject to compliance with all applicable notice, hearing, planning commission, and adoption procedures.

**SPONSORS:**

_____ _____

**Garen Graves, 4th District Commissioner** **Jim Tanner, 7th District Commissioner**

**BOARD ACTION:** _____ Aye _____ Nay _____ Pass _____ Absent.

**ADOPTED:** **ATTEST:**

_____ _____

**Chris Chilton, Chairman** **Casey Dorton, County Clerk**