

HARTSVILLE/TROUSDALE COUNTY GOVERNMENT
ORDINANCE #239-2022-09

**AN ORDINANCE TO AMEND ARTICLE V, SECTION 5.020 OF THE
ZONING RESOLUTION OF HARTSVILLE, TENNESSEE AND THE
ZONING ORDINANCE OF TROUSDALE COUNTY, TENNESSEE,
BY REZONING TAX MAP 019 PARCEL 014.04
FROM R2/I1 TO R3**

WHEREAS, the land use controls of Hartsville/Trousdale County, Tennessee have been adopted for the purpose of promoting the public health, safety, morals, convenience, order, prosperity, and general welfare of the community; and

WHEREAS, the location and boundaries of the zoning districts established by this resolution and ordinance, are bounded, and defined as shown on the official zoning map, entitled Zoning Map of Trousdale County, Tennessee, and any amendment thereto; and

WHEREAS, the Hartsville/Trousdale County Regional Planning Commission has duly reviewed and recommended these requests to the County Commission; and

WHEREAS, the County Commission has reviewed such recommendation and has conducted a public hearing prior to the second reading.

NOW, THEREFORE, BE IT ORDAINED BY THE HARTSVILLE/TROUSDALE COUNTY COMMISSION:

That the Zoning Map of Hartsville/Trousdale County, Tennessee be amended by the rezoning of a parcel from R-2 Residential/I-1 Industrial to R-3 Residential at the property identified as follows:

Trousdale County Tax Map 019 Parcel 014.04;
This being 5.01 acres located on Halltown Road, Hartsville, TN.

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

*This Rezoning request is recommended by Planning Commission May 9, 2022
Public Hearing to be held on June 27, 2022 if approved on 1st Reading*


First Reading:	<u>May 23, 2022</u>	1M <u>Mary Ann Baker</u>	Electronic Voting	
		2m <u>Beverly Atwood</u>	Yes <u>17</u> No <u>0</u> Abstain <u>1</u> Absent <u>2</u>	PASSED
Second Reading:	<u>June 27, 2022</u>	1M <u>Beverly Atwood</u>	Voice Vote	
		2m <u>T. Bubba Gregory</u>	Abstain <u>1</u> Absent <u>1</u>	PASSED K. Buckmaster abstained with cause

IN EFFECT AND APPROVED IN REGULAR SESSION ON JUNE 27, 2022

Approved:

Attest:


Dwight Jewell, Commission Chairman


Rita Crowder, County Clerk

Trousdale County - Parcel: 019 014.04



Date: May 10, 2022
County: Trousdale
Owner: BEACH ONE PROPERTIES INC
Address: HALLTOWN RD
Parcel Number: 019 014.04
Deeded Acreage: 5.01
Calculated Acreage: 0
Date of Imagery: 2017

State of Tennessee, Comptroller of the Treasury, Department of Property Assessment (DPA) – Geographic Services
TDOT

The property lines are compiled from information maintained by your local county Assessor's office but are not conclusive evidence of property ownership in any court of law.

HARTSVILLE/TROUSDALE COUNTY

Sam Edwards | Zoning & Building Inspector

328 Broadway, Room 1 | Hartsville, TN 37074

office (615) 374-1125 | fax (615) 374-0558

ZONING CHANGE

PARCEL INFORMATION

Current Zoning R-2/I-1 Requested Zoning R-3 Reason Multi Use
 Property Owner Beach One Properties, LLC Phone _____
 Property Address Halltown RD TN 37074
 Lot Size 5.01 acres Road Frontage _____ ft. Easements _____ ft
 Tax Map Number 019 Group _____ Parcel 014.04 Record/Deed Book RB43/186
 Subdivision Name _____ Phase _____ Lot # _____
 Water Source City Sewer or Septic Sewer

APPLICANT INFORMATION

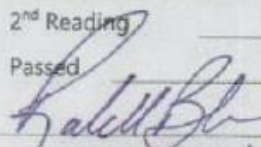
Applicant Name Beach One Properties Phone !
 Mailir _____ artsville TN 37074
 Email _____

IMPACT INFORMATION

Zoning of Surrounding Properties R-2, I-1, R-3
 Names of Surrounding Property Owners Billie Jennings, Brant Hall, Stan Hall, Old Time Express
Bobby Hale, James Wright, Beach One Properties, Katherine Chinn, Ketco LLC
 Affected Roads Halltown RD,
 Schools Affected _____
 Public Utilities Hartsville Water, Tri-County Electric

ACTION TAKEN

Reviewed by Planning Commission _____ Action _____
 Reviewed by BZA _____ Action _____
 Zoning Ordinance at County Commission
 1st Reading _____ Action _____
 Public Hearing _____ Action _____
 2nd Reading _____ Action _____
 Passed _____ Failed, state reason _____



Applicant Signature

4-5-22

Date Submitted

\$100 Application fee



HARTSVILLE/TROUSDALE COUNTY
PLANNING COMMISSION

328 BROADWAY, RM 1 | HARTSVILLE, TN 37074

JOHN KERR, CHAIRMAN Yes

Mary Ann Baker Yes

Sara Murray Absent

Carol Pruitt Yes

Mark Swaffer Yes

Rhonda Keisling Yes

David Nollner Yes

David Thomas No

Thomas Harper Yes

STATEMENT OF RECOMMENDATION

At its regular monthly meeting held on May 9, 2022, the Planning Commission of Hartsville/Trousdale County reviewed the following Zoning Change Application.

PARCEL INFORMATION

Current Zoning	R-2 / I-1	Requested Zoning	R-3
Tax Map Number	019	Group	Parcel 014.04
Reason	Multi Use		
Property Owner	Beach One Properties, LLC (Randy Beach, Jr.)		
Property Address	Halltown Road : Hatsville		

After reviewing the required information and consulting the Hartsville/Trousdale County Zoning Resolution and Ordinances, the Planning Commission states the following the Zoning Application:

The HTC Planning Commission has voted to **RECOMMENDED** NOT RECOMMENDED based on the following information:

Property owner would like to rezone for future development.

This statement is to be submitted to the Hartsville/Trousdale County Commission before the First Reading of the requested Zoning Ordinance.

Mary Ann Baker
Chairman or Secretary