

HARTSVILLE/TROUSDALE COUNTY GOVERNMENT

ORDINANCE #321-2025-08

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 035, PARCEL 006.00 AND TAX MAP 035 PARCEL 007.00 FROM A1 TO C1

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 two parcels totaling 1.06 acres from A-1 Agricultural to C-1 Central Commercial identified as follows:

Trousdale County Tax Map 035, Parcel 006.00 and Parcel 007.00;

This rezoning being a total of 1.06 acres located on Hwy 25 East, Hartsville, TN | Trousdale County; and

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

This Rezoning request has a favorable recommendation by Planning Commission June 9, 2025

Public Hearing to be held on July 28, 2025 if passed on 1st reading

Motion: **Approve ORD 321-2025-08 Rezoning A1 to C2**

	1M <u>Chris Gregory</u>	Electronic Vote	
First Reading	<u>June 23, 2025</u>	2m <u>Lesley Overman</u>	Yes <u>6</u> No <u>9</u> Abstain <u>2</u> Absent <u>3</u> FAILED

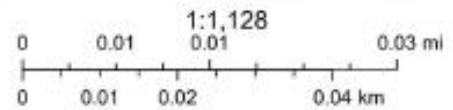
*Ordinance 321-2025-08 **failed** passage upon first reading.
No further action to be taken by Commission.*

Trousdale County - Parcel: 035 006.00



Date: May 27, 2025

County: TROUSDALE
Owner: NICHOLS HELEN ETAL HAROLD GENE CARMAN IV
Address: HWY 25 E
Parcel ID: 035 006.00
Deeded Acreage: 0.5
Calculated Acreage: 0
Vexcel Imagery Date: 2023



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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.



Rezoning Permit Application

Date: 05/08/2025

Applicant / Owner

Applicant Type: Property Owner
Applicant Name: Gene Carman
Address: 295 Brown Rd
City, State, Zip: Castalian Springs, TN 37031
Phone: [REDACTED]
Email: [REDACTED]

Owner Name: Gene Carman & Helen Nichols
Owner Phone: [REDACTED]
Owner Email: [REDACTED]

Property

Site Address: 0 Highway 25 E & Glasgow Branch Rd
City, State, Zip: Hartsville, TN 37074
Current Zoning: A1
Requested Zoning: C1
Lot Size: 1.06 ac
Road Frontage: 214
Easements: 0
Tax Map #: 035

Group: 0
Parcel: 006.00
Record/Deed Book: 187/497
Subdivision Name:
Phase:
Lot #:
Water Source: Hartsville / Trousdale Water Dept.
Sewer/Septic: Septic

Reason: commercial development

I do hereby certify that the information contained herein is true and correct.

[REDACTED]

Gene Carman IV

05/08/2025

Date



HARTSVILLE/TROUSDALE COUNTY
PLANNING COMMISSION

328 BROADWAY, RM 1 | HARTSVILLE, TN 37074

JOHN KERR, CHAIRMAN

Heather Bay

David Nollner

David Thomas

Arthur Harper

Kaitlin Dillon

Cal Welch

Mitch Gregory

Amanda Carman

STATEMENT OF RECOMMENDATION

At its regular monthly meeting held on June 9, 2025, the Planning Commission of Hartsville/Trousdale County reviewed the following Zoning Change Application.

PARCEL INFORMATION

Current Zoning	<u>A-1</u>	Requested Zoning	<u>C-1</u>
Tax Map Number	<u>035</u>	Group	<u>Parcel</u>
Reason	<u>commercial development</u>		
Property Owner	<u>Helen Nicole, Gene Carman IV</u>		
Property Address	<u>Hwy 25 E Hartsville TN 37074</u>		




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:

Favorable recommendation was made for the rezoning to C1 commercial due to the trend for development of the Hwy 25 corridor for commercial properties.

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

John Kerr
Chairman

	Start	End	Results
Voting question			Yes 
ORD 321-2025-08 1R REZONE A1 TO C1 HWY 25	7:22 PM	7:22 PM	Abstain  No 

Name	Vote
Beverly Atwood	No 
Tommy Belcher	Yes 
Linda Bruce	No 
Shane Burton	No 
Alan Carman	Absent
Brian Crook	Yes 
Will Dennis	No 
Jerry Ford	Yes 
Chris Gregory	Yes 
Jeff Gregory	No 
T Bubba Gregory	Absent
Landon Gulley	No 
Judy Kerr	Yes 
David Nollner	Abstain 
Lesley Overman	No 
Mark Presley	No 
Amber Russell	No 
Lonnie Taylor	Yes 
David Thomas	Absent
Steve Whittaker	Abstain 