

Hartsville/Trousdale Planning Commission

Meeting Minutes

April 12, 2021 - 7:00 P.M. – Trousdale County Courthouse – 2nd Floor Courtroom

Present: John Kerr, David Nollner, Rhonda Keisling, Thomas Harper, Mark Swaffer, David Thomas, Mary Ann Baker, Sam Edwards and Mayor Stephen Chambers.

Absent: Dennis Foster

Others Present: Mary Turner (GNRC), Chris Gregory Hartsville Vidette, Carroll Carmen, Richard Jones.

Roll Call

Chairman Kerr called the meeting to order at 7:00 and conducted a Roll Call

Minutes of previous meeting

Mark Swaffer made a motion to approve the minutes of the March 8, 2021 meeting as submitted. Seconded by David Thomas.

MOTION CARRIED

Public Hearing

Old Business

1. Request by Carroll Carman, Darrell Carman, Kathy Andrews and Karen Armstrong for rezoning approval for about 14.4 acres at unaddressed McMurry Blvd. (Tax Map 019 Parcel 005-04) from C-2 to C-2 / R-2 in the 7th civil district.

Carroll Carman provided a location sketch and a legal description for the property that clarified the boundaries of the C-2 and R-2 zoning request. He advised that the front part of the property would remain C-2 to allow and encourage commercial development and the remaining acreage would be a 48 home subdivision.

Mary Turner with GNRC noted that property is not constrained by floodplain or steep slopes. Creating additional connections to arterial routes could be resolved during the platting or site planning phase and should be confirmed that sewer is available to the property, or it can be serviced by sewer prior to the development.

David Nollner made a motion to send the request forward to the County Commission with a favorable recommendation. Seconded by Rhonda Keisling.

MOTIOIN CARRIED

New Business

1. Request by Michael and Hannah Woodard for rezoning approval for about 0.69 acres at unaddressed West Main Street (Tax Map 027B A Parcel 09.00) from R-2 to C-1 in the 7th civil district.

Sam Edwards advised that the property owners are intending to build or sell for commercial development. Mary Turner with GNRC noted the permitted uses for C-1 properties and there is no minimum lot size requirement for those properties zoned C-1. The property is also located centrally in the Hartsville Urban Services District and the 2000 Trousdale County Growth Plan identifies the subject property within a planned growth area.

David Thomas made a motion to send the request forward to the County Commission with a favorable recommendation. Seconded by David Nollner.

MOTION CARRIED

2. Request by George and Lisa James for rezoning approval for about 10 acres at unaddressed Hwy 231 South (Tax Map 029 Parcel 26.05 and 26.06) from A-1 to C-1 in the 6th civil district.

Richard Jones was present and spoke for the property owners advising that the zoning request was being requested to allow for commercial activity involving Automotive Repair including Body Shop and Towing. Mary Turner with GNRC noted the permitted uses for C-1 properties and that although the property is identified as “Rural” outside the Urban Services District and served by Castalian-Springs Bethpage Utility district C-1 zoning is consistent with the growth plan and zoning district regulations based on the property’s location on Hwy 231 South.

Rhonda Keisling made a motion to send the request forward to the County Commission with a favorable recommendation. Seconded by Mark Swaffer.

MOTION CARRIED

Discussion Topics

1. Two Family Dwellings

Per the last meeting members had been asked to review and what would qualify as one. Sam Edwards provided planning members with a copy of the 2018 International Residential Code (IRC) for one- and two-Family Dwelling’s manual that gave the following definition: “single-family houses, two-family houses (duplexes) and building consisting of three or more townhouse units.” After some discussion moving forward a two-family dwelling would be a duplex. Although this language is not what is in the county codes it would be changed at a later date.

Report from Chairman

Chairman Kerr advised the members that he had attended the County Commission meeting and discussed the sidewalk / Cluster mailbox proposals with County Commission and that this committee had not considered funding for their maintenance. The Commission had agreed to send this topic to the Codes & Zoning Committee meeting scheduled for the 21st at 6 P.M. and encouraged any planning member to attend that meeting as well.

Report from Building Inspector

1. Centralized Mailboxes and Sidewalk Requirments – Sam advised that he had received the following questions from Commissioners. How much would it cost the contractors to add them, Who would take over the maintenance of the sidewalks and concerns of increasing the HOA s in the county.
2. Project Patriot met for a luncheon inviting County Officials and potential businesses. The meeting went well and new business’ will be coming to Trousdale County in the future.
3. Building Permit numbers are above average.

Closing Remarks from the Chair and Commission

- David Thomas noted that the intent of this body was not to increase HOA's this was a result of the Post Office cluster mailbox requirements.
- Sulpher College Subdivision had been sold to a developer.
- Harper Avenue Cottages had not had any further action.
- Mark Swaffer asked about the development that had been approved behind the First Baptist Church. Sam had been contacted by realtors because it had been placed for sale,
- Acorn has started on the next phase Acorn up Hickory Ridge.
- Mayor Chambers advised that there are promising prospects out at the Industrial park and there are several other projects the county is looking at.

Adjourn

David Nollner made a motion to Adjourn, Seconded by Mark Swaffer and the meeting was adjourned.



HARTSVILLE/TROUSDALE COUNTY
PLANNING COMMISSION
 328 BROADWAY, RM 1 | HARTSVILLE, TN 37074

✓ JOHN KERR, CHAIRMAN

✓ Mary Ann Baker
 Dennis Foster

✓ Rhonda Keisling
 ✓ David Nollner

✓ David Thomas
 ✓ Mark Swaffer

✓ Thomas Harper

STATEMENT OF RECOMMENDATION

At its regular monthly meeting held on April 12, 2021, the Planning Commission of Hartsville/Trousdale County reviewed the following Zoning Change Application.

PARCEL INFORMATION

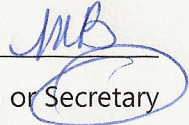
Current Zoning C-2 Requested Zoning C-2 / R-2
 Tax Map Number 019 Group _____ Parcel 005.04
 Reason Subdivision
 Property Owner Carole, Darrell Carmen / Kathy Andrews / Karen Armstrong
 Property Address McMurry Blvd.

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:

The front part of the property (+/- 5 Acres) will be kept C-2 zoning to allow and encourage commercial business in this area and the remaining +/- 15 Acres will be sold and developed into a 48 home subdivision.

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



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At its regular monthly meeting held on April 12, 2021, the Planning Commission of Hartsville/Trousdale County reviewed the following Zoning Change Application.

PARCEL INFORMATION

| | | | |
|------------------|--|------------------|-----------------------|
| Current Zoning | <u>R-2</u> | Requested Zoning | <u>C-1</u> |
| Tax Map Number | <u>027B</u> | Group | <u>Parcel A009.00</u> |
| Reason | <u>Storage Buildings</u> | | |
| Property Owner | <u>Michael & Hannah Woodard</u> | | |
| Property Address | <u>0 Main Street W : 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:

Property owners intend to build or sell for commercial 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

YMB
Chairman or Secretary



HARTSVILLE/TROUSDALE COUNTY
PLANNING COMMISSION

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STATEMENT OF RECOMMENDATION

At its regular monthly meeting held on April 12, 2021, the Planning Commission of Hartsville/Trousdale County reviewed the following Zoning Change Application.

PARCEL INFORMATION

Current Zoning A-1 Requested Zoning C-1
Tax Map Number 029 Group _____ Parcel 023.05 & 026.06
Reason Automotive & Towing Services
Property Owner George & Lisa James
Property Address Hwy 231 South : Castalian Springs, TN. 37031

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 owners intend to open a new Automotive business on the property to include Auto Sales / Body Shop and Towing.

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

Mary Ann Baker MB
Chairman or Secretary