

Hartsville/Trousdale Planning Commission

Meeting Minutes

June 14, 2021 - 7:00 P.M. – Trousdale County Courthouse – 2nd Floor Courtroom

Present: John Kerr, David Nollner, Thomas Harper, Carol Pruitt, Rhonda Keisling and Sam Edwards.

Absent: Mary Ann Baker, David Thomas, and Mark Swaffer

Others Present: Mary Turner (GNRC), Mayor Stephen Chambers, Craig Moreland, Tony Woodard, and Trina Woodard.

Chairman Kerr called the meeting to order at 7:15 P.M. and conducted a roll call. He noted that with 1 vacancy on the Board that the 5 members present was enough for a quorum and the meeting would proceed.

Approval of Minutes

Thomas Harper made a motion to approve the minutes of the May 10, 2021 meeting as submitted. Seconded by Carol Pruitt.

MOTION CARRIED

Changes to the Agenda

Thomas Harper made a motion to add the Preliminary plat review of Crestview Acres and Rolling Meadows subdivisions to the Agenda, Seconded by David Nollner.

MOTION CARRIED

Public Hearing

None

Old Business

None

New Business

1. Request by Tony and Trina Woodard for rezoning approval for 1 acre of a 5-acre property, at 150 Walnut Grove Rd (Tax Map 17 Parcel 15.02) from A-1 to R-1 in the 5th civil district as a gift for son.

Tony Woodard advised that he and his wife would like to give 1 acre of their 5 acres to their son to build a house on. Bldg. & Zoning Inspector Sam Edwards advised that in researching the property, others around it were rezoned back in 2005 to R-1 therefore it would not be considered spot zoning and Mary Turner with (GNRC) went over the allowable uses for the property rezoning request. David Nollner made a motion to recommend the request to the County Commission, Seconded by Carol Pruitt.

MOTION CARRIED

2. Request by Craig Moreland and Cody Haynes for rezoning approval for 7.15-acre property on McMurry Blvd, at (Tax Map 019M Group C Parcel 017.02) from C-2 to R-3 for development. **Craig Moreland advised that Cody Haynes will be replaced by Arthur Harper.*

Craig Moreland advised that they are requesting the change to build a subdivision on that property, however they would leave the front lots Commercial as they are on the highway. Planning members discussed a legal description for the property to be included. David Nollner made a motion to Recommend the zoning request to the County Commission including a legal description of the property, Seconded by Thomas Harper.

MOTION CARRIED

3. Crestview is the existing subdivision across from the county garage that was approved in 2001. Phase 1 was the only phase that had been completed. The plat presented was for the expansion (Phase two and three), members discussed sidewalks and cluster mailboxes in the phase two and three expansions of the subdivision. Rhonda Keisling made a motion to approve preliminary plat approval, Seconded by David Nollner.

MOTION CARRIED

Rolling Meadows is a new subdivision that had been approved and Jim Carman presented preliminary plat for review. Bldg. & Zoning Inspector Sam Edwards had reviewed the plat and Mary Turner (GNRC) was given the plat at the meeting to review. Rhonda Keisling made a motion to approve preliminary plat with any variances being met, Seconded by Thomas Harper.

Discussion Topics

None

Report from Chairman

None

Report from Building Inspector

Property maintenance are being monitored.

New Businesses are looking at moving into the County.

Construction has not slowed down at all.

Closing Remarks from the Chair and Commission

None

Adjourn

David Nollner made a motion to Adjourn, seconded by Thomas Harper and the meeting was adjourned.



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

✓ JOHN KERR, CHAIRMAN

Mary Ann Baker ✓ Rhonda Keisling David Thomas ✓ Thomas Harper
 Dennis Foster ✓ David Nollner Mark Swaffer ✓ Carol Pruitt

STATEMENT OF RECOMMENDATION

At its regular monthly meeting held on Monday, June 14, 2021, the Planning Commission of Hartsville/Trousdale County reviewed the following Zoning Change Application.

PARCEL INFORMATION

Current Zoning	<u>A 1</u>	Requested Zoning	<u>R 1</u>
Tax Map Number	<u>17</u>	Group	<u>Parcel 15.02</u>
Reason	<u>Gift (1) one acre to son</u>		
Property Owner	<u>Tony and Trina Woodard</u>		
Property Address	<u>150 Walnut Grove Road : 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 would like to give 1 of the 5 acres to their son to build a house on.

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 of Secretary



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David Thomas

✓ Thomas Harper

Dennis Foster

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Mark Swaffer

✓ Carol Pruitt

STATEMENT OF RECOMMENDATION

At its regular monthly meeting held on Monday, June 14, 2021, the Planning Commission of Hartsville/Trousdale County reviewed the following Zoning Change Application.

PARCEL INFORMATION

Current Zoning	<u>C-2</u>	Requested Zoning	<u>R-3 & C-2</u>
Tax Map Number	<u>019M</u>	Group	<u>C</u>
		Parcel	<u>017.02</u>
Reason	<u>Development</u>		
Property Owner	<u>Craig Moreland and Arthur Harper</u>		
Property Address	<u>0 McMurry East Blvd. 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 would like to build a subdivision on the back part of the property. However, the front lots on the Highway will remain commercial and owner will include a legal description of those lots.

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