

Hartsville/Trousdale Planning Commission

Meeting Minutes

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

Present: John Kerr, Mary Ann Baker, Sara Murray, David Nollner, Thomas Harper, David Thomas, Rhonda Keisling and Sam Edwards, May Turner (GNRC) and Mayor Stephen Chambers.

Absent: Carol Pruitt and Mark Swaffer

Others Present: Jim Carman, Zeferino Rosalez, Chris Gregory and Ken Buckmaster.

Chairman Kerr called the meeting to order at 7:00 P.M. and Secretary Baker conducted a roll call.

Approval of Minutes

David Nollner made a motion to approve the minutes of the June 14, 2021, meeting with name corrections noted by Rhonda Keisling. Seconded by David Thomas.

MOTION CARRIED

Changes to the Agenda

Addition of #4 Multimodal Grant.

Public Hearing

None

Old Business

None

New Business

1. Request by Martha Dixon for rezoning approval for 3.37 acres at River Road (Tax Map 33 Parcel 17.03) from A-1 to R-1 in the 10th civil district to create a buildable lot.

Property owner Martha Dixon was unable to attend the meeting and had asked Jim Carman to speak on her behalf. He advised the commission that when the state had built the new road this portion of the property was left and currently unusable with the restrictions of A-1 zoning. However, in rezoning to R-1 a house could be built there. David Nollner made a motion to approve the rezoning request, Seconded by David Thomas.

MOTION CARRIED

2. Request by Jim Carman for rezoning approval for 2.5-acre property on Hwy 10, at (Tax Map 12 Parcel 014.00) from A-1 to R-1 in the 3rd civil district for development.

Property Owner Jim Carman advised that he would like to remove the existing buildings on the property and improve it by continuing the subdivision that is to the south of the property. Mary Ann Baker made a motion to approve the rezoning request, Seconded by Thomas Harper.

MOTION CARRIED

3. Request by Zeferino Rosalez for rezoning approval for acres at Hwy 231 S (Tax Map 41 Parcel 2.04) from A-1 to C-1/A-1 in the 6th civil district for business development. (Legal description attached)

Property Owner Zeferino Rosalez advised that he owned a towing business in Lebanon and when his lease ends, he would like to fence a portion of his property off to use as a tow yard. The property owner would

need to get access from Hwy 231 S to the property approved thru TDOT and if approved the property owner would need to install 7 ft. opaque fence and a vegetation barrier around the property per regulations. David Nollner made a motion to approve the rezoning request, Seconded by Sara Murray.

MOTION CARRIED

5 For / 2 Against

4. 2021 Multimodel Grant to do sidewalk improvements.

Mayor Stephen Chambers advised that the county had applied for this grant last year but did not receive it. This is very competitive and 90/10 grant (State pays 90%, County will pay 10%) of amount awarded. Tennessee Department of Transportation (TDOT) opened the letter of intent to apply on July 6, 2021 and will close on July 30, 2021. Applications will be due by October 1, 2021, and awards will be announced January of 2022. David Nollner made a motion to support the letter of intent and proceed with the application process of the Multimodal Grant. Seconded by Thomas Harper.

MOTION CARRIED

Discussion Topics

Members discussed the approved subdivision on the corner of Sulphur College and Hwy 25. That was approved with the developer putting sewer in and since that has not happened what happens with the property one it sells. Building Inspector Sam Edwards advised that whoever buys the property will be required to complete it.

Report from Chairman

None

Report from Building Inspector

Building has not slowed down at all, wood prices being high some builders are using alternative materials.

Closing Remarks from the Chair and Commission

None

Adjourn

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

TRACEY SCOTT BRADY
PART OF LOT #2 – 1.54 ACRES
REZONE LEGAL

BEING located in the 6th Civil District, Trousdale County, Tennessee, on the southeast side of US Highway #231, and being a portion of the property of record as found in Plat Book 1, Slide 190A, Register's Office, Trousdale County, Tennessee. See Tax Map 41, Parcel 2.04, Tax Assessor's Office, Trousdale County, Tennessee, and more particularly described as follows:

BEGINNING at a point in the southeast margin of US Highway #231, same being the northernmost corner of this tract and the westernmost corner of Lot #1 of the Tracy Scott Brady property (3.71 acres); thence leaving road with line of Lot #1 South 46 degrees 43 minutes 31 seconds East 240.22 feet; thence severing Lot #2 of the Tracy Scott Brady property (4.67 acres) South 22 degrees 53 minutes 46 seconds West 237.77 feet; thence North 62 degrees 00 minutes 16 seconds West 265.74 feet to a point in the southeast margin of US Highway #231; thence with said margin along a curve proceeding clockwise, having a radius of 1897.20 feet and a chord of North 29 degrees 27 minutes 38 seconds East 97.00 feet; thence North 30 degrees 55 minutes 32 seconds East 203.43 feet to the point of beginning.

