

Hartsville/Trousdale Planning Commission

Meeting Minutes

October 11, 2021 – 7:00 P.M. – Trousdale County Courthouse – 2nd Floor

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

Absent: Mark Swaffer, Sarah Murray and Carol Pruitt.

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

Approval of Minutes

Thomas Harper made a motion to approve the minutes of the September 13, 2021 meeting. Seconded by David Thomas.

MOTION CARRIED

Changes to the Agenda

None

Public Hearing

None

Old Business

- *Request by Hartsville Cabinet for the rezoning of McMurry Blvd. E (Map 019M C Parcel 17.24, Map 019M C 17.25, Map 027D C 17.00) in the Civil District 9 from R-1 to C-2.*
As requested at last month meeting property owner Jason Ford was present and stated that he had no current plans for the property but felt it was unsuitable for houses to be built that close to Hwy. Therefore, he was requesting the properties be taken back to commercial zoning which was done by the state several years ago. After some discussion regarding property taxes, traffic and type of commercial business affecting property values Rhonda Keisling made a motion to approve the request seconded by David Nollner.

MOTION CARRIED

5 YES / 1 NO

New Business

- *Request by Matthew Carman for the rezoning of Hwy 141 N of 51.22 acres, (Map 7 Parcels 5.00, 6.00, 6.03) in the Civil District 8 from A-1 to R-1.*
Jim Carman on behalf of the family advised the commission that they would like to subdivide the property into smaller lots for potential development. He also stated that nothing was certain at the present time and that the drawing illustrated maximum lots that could be created. David Thomas made a motion to approve, seconded by Thomas Harper.
- *Request by Lewis Cass Beasley, III for the rezoning of 3605 Hwy 10, 11.17 acres, (Map 20 Parcel 12.00) in the Civil District 3 for 3 subdivided lots.*
Jim Carman on behalf of property owner Lewis Cass Beasley, III presented commission with a proposed development plan drawing of the property to subdivide it into 6 lots for housing development. Mary Ann Baker made a motion to approve, seconded by David Nollner.

MOTION CARRIED

MOTION CARRIED

- *Request by WAC Properties for a Final plat Approval of Hwy 10, 9.03 acres, (Map 20 Parcel 12.00) in Civil District 3 for 3 subdivided lots.*

After some discussion Thomas Harper made a motion to approve the final plat, seconded by Rhonda Keisling. **MOTION CARRIED**

- *Request by Billy Smith for a Final plat Approval of Dixon Creek Rd., 6.94 acres, (Map 11 Parcel 11.00), in Civil District 2, for the creation of 2 lots for property development.*

Jim Carman advised that this was the Billy Smith Estate property and when selling the farm, they want to create 2 smaller lots. David Thomas made a motion to approve the plat with the building envelope for lot 2 not being within the flood plain, Seconded by Rhonda Keisling. **MOTION CARRIED**

Discussion Topics

None.

Report from Chairman

None.

Report From Building Inspector

New residence building permits slowed during the month of September allowing him to handle complaints.

Closing Remarks from the Chair and Commission

Mayor Chambers would like to discuss the Multimodal Grant project from Depot Street north to the Broadway/McMurry Blvd. intersection.

Mayor Chambers advised that the application had been submitted.

Adjourn

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