

# Hartsville/Trousdale Planning Commission

## Meeting Minutes

**November 8, 2021 – 7:00 P.M. – Trousdale County Courthouse – 2<sup>nd</sup> Floor**

**Present:** John Kerr, Mary Ann Baker, David Nollner, Thomas Harper, Rhonda Keisling, Sara Murray, Carol Pruitt, Mark Swaffer and Mary Turner (GNRC).

**Absent:** Sam Edwards and David Thomas.

**Others Present:** Mayor Stephen Chambers and Sam Holder

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

### **Election of Officers**

David Nollner made a motion for the current officers to remain as follows: Chairman – John Kerr, Vice Chairman – David Nollner and Secretary – Mary Ann Baker. Seconded by Thomas Harper.

**MOTION CARRIED**

### **Approval of Minutes**

David Nollner made a motion to approve the minutes of the October 11, 2021 meeting as presented, Seconded by Sara Murray.

**MOTION CARRIED**

### **Changes to the Agenda**

None

### **Public Hearing**

None

### **Old Business**

None

### **New Business**

- *Request by George Holder and Mary Anne Mudd for the rezoning of Dalton Hollow Rd. properties totaling 6 acres, (Map 19 Parcel 16.15, A-1 to C-1 ; Map 19F Group A Parcel 27.01, R-1 to C-2) in Civil District 4 from A-1 to C-1, R-1 to C-2 for property value.*

Sam Holder advised the commission that they are requesting the rezoning of the properties for the potential sale for commercial business, although there are no current plans to sale at this time.

Mary Turner (GNRC) advised that one of the properties sits right outside the urban services district and the other is inside the urban services district. Both properties are inside the Hartsville/Trousdale Water and Sewer Utility District and there is no sewer line on Dalton Hollow Road, properties are not in a Special Flood Hazard Area and are not identified as having significant steep slopes. She provided permitted uses for C-1 and C-2 properties.

Planning members discussed concerns about traffic on Dalton Hollow Road, possible spot zoning, possible uses and commercial property being located on a non - arterial or collector road. Members also discussed the availability of commercial property being an advantage to attracting potential business to the area. Sara Murray made a motion to deny the request for rezoning, Seconded by Mark Swaffer.

**MOTION CARRIED**

**Discussion Topics**

Mary Turner asked if any of the planning members had attended the (4 Hour) online training via Zoom on November 5, 2021. Chairman Kerr advised he had. Mary advised other members that she would let them know when the video was available for them to watch.

**Report from Chairman**

None.

**Report From Building Inspector**

A chart was provided to members showing the change in activity from last year as follows:

October	2021	2020
Residence Permits	5	7
Residence Total Sq Feet	9,239	12,761
Res Permit Fees	\$5,875.00	\$8,039.00
Accessory Permits	6	4
Access Permit Fees	\$1,941.00	\$801.00

**Closing Remarks from the Chair and Commission**

Members advised how much they like the numbers being provided and asked if they could get it monthly and Chairman Kerr wished everyone a safe and Happy Thanksgiving

**Adjourn**

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