

# HARTSVILLE/TROUSDALE COUNTY PLANNING COMMISSION

*John Kerr – Chair  
David Nollner – Vice Chair  
Mary Ann Baker – Sec*

*Rhonda Keisling  
Carol Pruitt  
Sarah Murray*

*David Thomas  
Mark Swaffer  
Thomas Harper*

## AGENDA

**The Hartsville/Trousdale County Planning Commission meeting in regular session on November 8,2021 at 7:00 pm, in the Hartsville/Trousdale County Courthouse.**

The Agenda is as the following:

### CALL TO ORDER

### ROLL CALL

### APPROVAL OF MINUTES

Regular meeting October 11, 2021

### CHANGES TO THE AGENDA

### PUBLIC HEARING

### OLD BUSINESS

### NEW BUSINESS

- Request by George Holder and Mary Anne Mudd for the rezoning of Dalton Hollow RD properties totaling 6 acres,  
Map 019 Parcel 016.15 from R1 to C1  
Map 019F Group A Parcel 027.01 from R1 to C2  
in Civil District 4 for property value.

### DISCUSSION TOPICS

### REPORT FROM CHAIRMAN

### REPORT FROM BUILDING INSPECTOR

<u>October</u>	<u>Residence No. of Permits</u>	<u>Residence Total Sq Feet</u>	<u>Res Permit Fees</u>	<u>Accessory Permits</u>	<u>Access Permit Fees</u>
2020	7	12,761	\$ 8,039	4	\$ 801
2021	5	9,239	\$ 5,875	6	\$ 1,941

### CLOSING REMARKS FROM THE CHAIR AND COMMISSION

### ADJOURN

# Hartsville/Trousdale Planning Commission

## Meeting Minutes

**October 11, 2021 – 7:00 P.M. – Trousdale County Courthouse – 2<sup>nd</sup> 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 noting 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.*

**MOTION CARRIED**

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**

- *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.

HARTSVILLE/TROUSDALE COUNTY  
Sam Edwards | Zoning & Building Inspector  
328 Broadway, Room 1 | Hartsville, TN 37074  
office (615) 374-1125 | fax (615) 374-0558

**ZONING CHANGE**

**PARCEL INFORMATION**

Current Zoning R-1 Requested Zoning C-1 Reason Property Value  
Property Owner George Holder/ Mary Anne Mudd Phone [REDACTED]  
Property Address Dalton Hollow RD TN 37074  
Lot Size ttl 6 acres 5.00 + 1.00 Road Frontage \_\_\_\_\_ ft. Easements \_\_\_\_\_ ft  
Tax Map Number 19 Group [REDACTED] Parcel 16.15 & Record/Deed Book \_\_\_\_\_  
Subdivision Name 19F Phase A Lot # 27.01  
Water Source city Sewer or Septic sewer

**APPLICANT INFORMATION**

Applicant Name same as above Phone [REDACTED]  
Mailing Address 1545 Halltown Rd Hartsville TN 37074  
Email: [REDACTED]

**IMPACT INFORMATION**

Zoning of Surrounding Properties A-1, R-1, R-2  
Names of Surrounding Property Owners ZACH TAYLOR, ANTHONY WHITAKER, KATHEREN CHINN, JAMES WRIGHT, TOMMY HARPER, DONNA FURLOUGH, KATHY ANDREWS, MATTHEW CARMAN  
Affected Roads DALTON HOLLOW RD, HALLTOWN RD.  
Schools Affected \_\_\_\_\_  
Public Utilities HARTSVILLE WATER, TRI COUNTY ELECTRIC

**ACTION TAKEN**

Reviewed by Planning Commission \_\_\_\_\_ Action \_\_\_\_\_  
Reviewed by BZA \_\_\_\_\_ Action \_\_\_\_\_  
Zoning Ordinance at County Commission  
1<sup>st</sup> Reading \_\_\_\_\_ Action \_\_\_\_\_  
Public Hearing \_\_\_\_\_ Action \_\_\_\_\_  
2<sup>nd</sup> Reading \_\_\_\_\_ Action \_\_\_\_\_  
Passed \_\_\_\_\_ Failed, state reason \_\_\_\_\_

Mary Anne Mudd  
George Holder  
Applicant Signature  
Date Submitted 10-11-2021  
\$100 Application fee

# Trousdale County - Parcel: 019 016.15



Date: November 4, 2021  
County: Trousdale  
Owner: HOLDER GEORGE SAMUEL  
Address: DALTON HOLLOW RD  
Parcel Number: 019 016.15  
Deeded Acreage: 0  
Calculated Acreage: 0  
Date of Imagery: 2017

TN Comptroller - DPA  
Esri, HERE, Garmin, (c) OpenStreetMap contributors  
State of Tennessee, Comptroller of the Treasury, Department of Property  
Assessment (DPA) - Geographic Services  
TDOT

The property lines are compiled from information maintained by your local county Assessor's office but are not conclusive evidence of property ownership in any court of law.

# Trousdale County - Parcel: 019F A 027.01



Date: November 4, 2021  
County: Trousdale  
Owner: HOLDER GEORGE A  
Address: DALTON HOLLOW RD  
Parcel Number: 019F A 027.01  
Deeded Acreage: 1  
Calculated Acreage: 0  
Date of Imagery: 2017

TN Comptroller - DPA  
Esri, HERE, Garmin, (c) OpenStreetMap contributors  
State of Tennessee, Comptroller of the Treasury, Department of Property  
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