

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

SEPTEMBER 12, 2022 | 7:00PM | TC COURTHOUSE

AGENDA

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES

Regular meeting August 8, 2022

APPROVAL/CHANGES TO THE AGENDA

ELECTION OF 2023 OFFICERS

PUBLIC HEARING

OLD BUSINESS

NEW BUSINESS

Rezoning

- Request by Gene Carman for the rezoning of 8,029 sf on Planters St (Map 19-N Parcel B-4.00) from R-1 to R-2 to build a Duplex in the 7th Civil District.
- Request by Lewis Beasley for the rezoning of 1.45 acres on Thoroughbred LN, (Map 19 Parcel 16.19) from A-1 to R-1 for matching the parcel addition in the 7th Civil District

Final Plat

- Final Plat by Fleming Homes LLC for Freedom Farms Subdivision of 16.21 acres on Tempow Rd and Bass Rd (Map 16 Parcel 24.05) for 6 lots in the 5th Civil District.

Preliminary Plat

- Preliminary Plat approval for Zach Taylor Subdivision of 8.74 acres on Tempow Road (Map 16 Parcel 18.00) for 6 lots in the 5th Civil District.
- Preliminary Subdivision Plat approval for the Darrell Carman estate on Hwy 141 N of 22.31 acres (Map 7 Parcel 5.00; Map 88 Parcel 2.00) for 16 lots in the 4th Civil District.

Site Plan

- Site Plan Approval for Scotty Enoch on West Main ST of 63,924.5 sf (Map 27-B Parcels A-15.00 & A-16.00) for 4 Triplexes totaling 12 units in the 7th Civil District.
- Site Plan Approval for George M James and Lisa L. James on Hwy 231 S of 10 acres (Map 29 Parcel 26.05) for 4 - 1 story Buildings in the 6th Civil District.
- Site Plan Approval for Advance Propane on Broadway of 1.93 acres (Map 19-N Parcel A-23.00) for 2 Propane Tanks Storage located in the 7th Civil District.

DISCUSSION TOPICS

- Land Use Definition Table for Hartsville and Trousdale County Zoning Regulations

REPORT FROM CHAIRMAN

REPORT FROM BUILDING INSPECTOR

	Residence	Residence	Res Fees	Accessory	Access	Commercial	Commercial Fees
Aug	No. of	Total Sq Feet	Permit Impact	Permits	Permit	Permits	Permit Impact
	Permits				Fees		
2021	17	33,511	\$29K \$26K	3	\$747	0	0
2022	8	12,198	\$8K \$8K	3	\$403	1	\$135 0
July 2022	7	17,869	\$11K \$24K	9	\$2K	1	\$9K \$3K

CLOSING REMARKS FROM THE CHAIR AND COMMISSION

ADJOURN