

# Hartsville/Trousdale Planning Commission Regular Meeting

## Meeting Minutes

September 12, 2022 - 7:00 P.M. – Trousdale County Courthouse – 2nd Floor Courtroom

**Present:** John Kerr, David Nollner, Thomas Harper, David Thomas, Mary Ann Baker, Mark Swaffer and Sam Edwards.

**Absent:** Rhonda Keisling, Carol Pruitt and Sarah Murray

**Others Present:** Kealan Millies-Lucke (GNRC), Jack McCall, Rosalie Myhan, Amy Thomas, Chris Gregory, Mark Presley, Lewis Beasley, Scotty Enoch, George James, Lisa James, Gene Carman, and others \*\*Please See Attached Committee Sign in Sheet and Citizens' Response to Agenda Items Sign In Sheet\*\*

### Roll Call

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

### Approval of Minutes

Chairman Kerr asked for review of the August 8, 2022 meeting. Mark Swaffer made a motion to approve the minutes, Seconded by Thomas Harper.

**MOTION CARRIED**

### Changes to the Agenda

N/A

### Public Hearing

N/A

### Old Business

Chairman Kerr opened discussion about what type of building materials that could be used on the front of commercial business. Sam Edwards advised that needed to be addressed in the long-term planning and that had not but needed to be started. Chairman Kerr and David Thomas stated that they would like to do something now due to the growth we are experiencing. Sam advised that his office and GNRC could start working on something and possibly present it at November meeting.

Chairman Kerr also opened discussion on the posting of signs on properties requesting to be rezoned. Sam advised that over a year ago he, the Mayor and County Attorney had discussed what is required due to the signs being mowed down or destroyed. State Law only requires signs to be put up for a gun range. State and County Law only requires one (1) posting in a public paper. However, he had been posting it twice in the paper and on the county website. After some discussion members decided that they would like to go back to the signs as well as what is required by the state and county. David Thomas had received information from Chris Gregory on what other counties are doing which would be distributed to other members and discussed at the next meeting also perhaps discussing fees received and how much signs would cost per sign and what had been spent in the past.

### New Business

- *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 7<sup>th</sup> Civil District.*

Gene Carman, IV advised the committee that he would like to rezone the property to build a duplex on it. David Thomas ask if it would be 2 buildings and where the entrance would be for the project? He was advised that there would be only one building and the entrance would be from Planters. Sam advised that the existing building on the property would be torn down. Kealan advised committee the property is about 8,029 square

feet, surrounding properties are zoned R-1, located in the Hartsville/Trousdale Water & Sewer district and not located into a flood hazard are. She also noted the lot size requirements for R-2 zoning which is 9,000 square feet. Sam advised the minimum lots size for R-1 is 12,000 square feet. However, this is a lot of record and will require working with Building Official Sam Edwards. David Nollner made a motion to approve the Rezoning, Seconded by David Thomas.

**Yes 2 / No 4 MOTION FAILED**

David Thomas then made a motion to send the request forward to the County Commission with an unfavorable recommendation, Seconded by Mary Ann Baker.

**Yes 4 / No 2 MOTION CARRIED**

- *Request by Lewis Beasley for the rezoning of 1.45 acres on Thoroughbred Lane, (Map 19 Parcel 16.19) from A-1 to R-1 for matching the parcel addition in the 7<sup>th</sup> Civil District.*

Jim Carman advised that since last month Lewis Beasley has purchased a 9-acre tract that adjoins his existing property and he would like to rezone 1.45 acres from the 9 acres to square in the existing lots. Kealan advised the committee of the surrounding properties zoning, it being inside the Hartsville/Water Utility district, the property is located in a Special Flood Zone area. David Thomas made a motion to approve the rezoning request, Seconded by David Nollner.

**MOTION CARRIED**

- *Final Plat by Fleming Holmes LLC for Freedom Farms Subdivision of 16.21 acres on Tempow Road and Bass Road (Map 16 Parcel 24.05) for 6 lots in the 5<sup>th</sup> Civil District.*

Bo Agee was to answer any questions regarding the plat submitted. Kealan advised that this was the final plat and will be recorded. David Thomas asked for clarification on lot 5 that had 2 soils areas and was advised that one of those were for lot 4. Kealan went over surrounding properties zoning, the addition of fire hydrant and recommended approval. Sam Edwards advised that easements for soils are not uncommon. David Nollner made a motion to approve. Seconded by Thomas Harper

**MOTION CARRIED**

- *Preliminary Plat approval for Zach Taylor Subdivision of 8.74 acres on Tempow Road (Map 16 Parcel 18.00) for 6 lots in the 5<sup>th</sup> Civil District.*

Jim Carman provided members with a preliminary plat for the development of 6 lot subdivision in that area. Kealan advised members that surrounding properties are zoned for Agriculture and residential uses. The minimum lot area for access to public water but without public waste water is 1 acre and all lots are greater than 1 acre and there were no subdivision regulation or plat issues. Mary Ann Baker made a motion to approve, Seconded by Thomas Harper.

**MOTION CARRIED**

- *Preliminary Subdivision Plat approval for the Darrell Carman estate ion Hwy 141 N of 22.31 acres (Map 7 Parcel 5.00; Map 88 Parcel 2.00) for 16 lots in the 4<sup>th</sup> Civil District.*

Jim Carman advised that this is a preliminary plat and that soils will not be shown, however this will require the instillation of a fire hydrant. Kealan advised the surrounding properties are zoned for agriculture and there is a 6-inch water line located along the margin of Hwy 141. Sewer is not available in this area, the minimum lot area for access to public water but without public waste water is 1 acre and all lots are greater than 1 acre and there were no subdivision regulation issues. The following plat issues the subdivision must have a name "The Estate of Darrell Carman" will not be sufficient to identify the subdivision. The width of the stream identified in Lots 1-9. Include topography contours and include areas to be used for soils. After some discussion members asked if the name could be Darrell Carman and remove "The Estate of" in which Jim Agreed. David Thomas made a motion to approve, Seconded by David Nollner.

**MOTION CARRIED**

- *Site Plan approval for Scotty Enoch on West Main Street of 63,924.5 square feet (Map 27-B Parcels A-15.00 & A16.00) for 4 Triplexes totaling 12 units in the 7<sup>th</sup> Civil District.*

Jim advised that Mr. Enoch owned the property and presented members with a site plan for review. David Thomas questioned the steepness of the lot and was advised that there would be no entrance from Stott and the proposed structures will not be on that slope. Kealan noted the surrounding properties are zoned for residential uses. It has access to a 6-inch water line and sewer line. The property meets the requirements for multi family dwellings. The lots are not combined into 1 lot and recommends that be done as a condition of approval. Development must have a unique name; this could be an issue if someone has multiple projects going at the same time. Show the distance between all buildings and information detailing the proposed HOA. Mr. Carman advised that he would correct all the issues and the apartment complex would be sold as a unit therefore no HOA would be needed. Thomas Harper made a motion to approve, Seconded by David Thomas.

**MOTION CARRIED**

- *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 6<sup>th</sup> Civil District.*

Jim Carman advised that the James' are looking at building (4) 3,000 – 4,000 square feet buildings at the back of the 10-acre lot. Kealan advised the surrounding properties are zoned commercial and agricultural and does not have access to public water and sewer. The minimum land area without access to public water and sewer is 3 acres and this property is 10 acres. Off-Street parking, this project would require 77 parking spaces. Site plan issues were again the unique name, topographic contours, ADA accessible parking spaces, Off-Street loading and unloading and make note of parking lot surface. David Thomas made a motion to Approve contingent on the issues Kealan noted being corrected, seconded by Thomas Harper.

**MOTION CARRIED**

- *Site Plan Approval for Advance Propane on Broadway of 1.93 acres (Map 19-N Group A Parcel 23.00) for 2 Propane Tanks Storage located in the 7<sup>th</sup> Civil District.*

Jim Carman advised that advance propane would like to put 2 propane tanks for storage on the corner of the property to reduce the number of trips to Lebanon. Kealan advised the surrounding properties are zoned for commercial use and noted the following Site plan issues. Include topographic elevation, no point of access shall be allowed within 20 feet of the right of way line of a public intersection, Include Height of propane tanks and will driveway and area under the tanks be concrete. Jim advised that those issues would be corrected. David Thomas made a motion to approve contingent on the Site Plan issues being corrected, Seconded by David Nollner.

**MOTION CARRIED**

### Discussion Topics

Land Use definition table for Hartsville and Trousdale County Zoning Regulations. Sam advised that he had asked GNRC to look into something that would help clarify uses when not listed specifically. Kealan advised the table given would take the place of the paragraph style that we have now. Members were asked review and make a recommendation to send to the County Commission. Also, the County Attorney and the Mayor would need to review

### Closing Remarks from the Chair and Commission

N/A

### Adjourn

Mark Swaffer made a motion to adjourn, Seconded by Mary Ann Baker.

**MOTION CARRIED**



HARTSVILLE/TROUSDALE COUNTY  
**PLANNING COMMISSION**  
 328 BROADWAY, RM 1 | HARTSVILLE, TN 37074

✓ JOHN KERR, CHAIRMAN

✓ Mary Ann Baker  
 Rhonda Keisling

Sara Murray  
 ✓ David Nollner

Carol Pruitt  
 ✓ David Thomas

✓ Mark Swaffer  
 ✓ Thomas Harper

**STATEMENT OF RECOMMENDATION**

At its regular monthly meeting held on September 12, 2022, the Planning Commission of Hartsville/Trousdale County reviewed the following Zoning Change Application.

**PARCEL INFORMATION**

Current Zoning	R-1	Requested Zoning	R-2
Tax Map Number	19-N	Group	B
		Parcel	4
Reason	Build a Duplex		
Property Owner	Harold G. Carman IV & Taylor Carman		
Property Address	Planters Street		

After reviewing the required information and consulting the Hartsville/Trousdale County Zoning Resolution and Ordinances, the Planning Commission states the following the Zoning Application:

The HTC Planning Commission has voted to  RECOMMENDED  NOT RECOMMENDED based on the following information:

Duplex minimum lot size is 9,000 sq feet and lot is 8,029 sq feet

*This statement is to be submitted to the Hartsville/Trousdale County Commission before the First Reading of the requested Zoning Ordinance.*

Mary Ann Baker MB  
 Chairman or Secretary



HARTSVILLE/TROUSDALE COUNTY  
**PLANNING COMMISSION**  
 328 BROADWAY, RM 1 | HARTSVILLE, TN 37074

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✓ Mary Ann Baker  
 Rhonda Keisling

Sara Murray

✓ David Nollner

Carol Pruitt

✓ David Thomas

✓ Mark Swaffer

✓ Thomas Harper

**STATEMENT OF RECOMMENDATION**

At its regular monthly meeting held on September 12, 2022, the Planning Commission of Hartsville/Trousdale County reviewed the following Zoning Change Application.

**PARCEL INFORMATION**


Current Zoning	A-1	Requested Zoning	R-1
Tax Map Number	19	Group	Parcel 16.19
Reason	Add property to existing adjoining parcel		
Property Owner	Lewis Beasley		
Property Address	Thoroughbred Estates		

After reviewing the required information and consulting the Hartsville/Trousdale County Zoning Resolution and Ordinances, the Planning Commission states the following the Zoning Application:

The HTC Planning Commission has voted to  RECOMMENDED  NOT RECOMMENDED based on the following information:

1.45 Acres would be added to existing partial to square up property.

*This statement is to be submitted to the Hartsville/Trousdale County Commission before the First Reading of the requested Zoning Ordinance.*

Mary Ann Baker 

Chairman or Secretary

# HARTSVILLE/TROUSDALE COUNTY COMMISSION

## COMMITTEE MEETING SIGN IN

Committee: Planning Commission  
Date: Sept 12 2022 7AM

**SIGN IN TO BE RECORDED IN THE ATTENDANCE.**

COMMITTEE MEMBERS	OTHERS IN ATTENDANCE
1 David Thomas	Reale Myron
2 <del>John Hynes</del>	John McCull
3 David Wolner	Tommy Thomas
4 MARK Swaffan	Mark Presley
5 Maury Baker	Chris Grogan
6 John Ken	Building Director Samuel Edwards
7	Kealan Millies-Locke
8	<del>Gene Carman</del>
9	Scotty Engh
10	Greg Lee
11	Visa James
12	<del>Gene Carman</del>
13	Gene Carman
14	<del>Gene Carman</del>
15	Julian
16	By the way
17	Deanna Lambert
18	
19	
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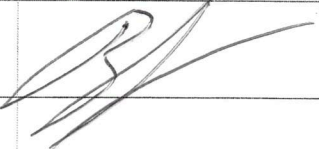
**SECRETARIES – Include a copy of this page with your minutes.**

HARTSVILLE/TROUSDALE COUNTY METROPOLITAN GOVERNMENT

Planning Commission

**Citizens' Response to Agenda Items  
Sign in Sheet**

Please write your name and the agenda topic you wish to address.  
The Commission Chair will recognize you at the appropriate time.

Name (please print)	Signature	Agenda Topic
1. Beau Agee		Fleming Property
2.		
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