

# Hartsville/Trousdale Planning Commission Regular Meeting

## Meeting Minutes

**November 14th 2022 - 7:00 P.M. – Trousdale County Community Center**

**Present:** John Kerr, David Nollner, Thomas Harper, David Thomas, Mark Swaffer, Heather Bay, and Sam Edwards.

**Absent:** Vacancy (Mary Ann Baker), Carol Pruitt, Rhonda Keisling

**Others Present:** Kealan Millies-Lucke (GNRC), Jack McCall, Rosalie Myhan, Chris Gregory, Mark Presley, Jim Carman, Sicily Saputo, Tony Sullivan, Jackie Gross, Lee Cowan, Jesse Peters and Jordan Fleming.

### Roll Call

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

### Approval of Minutes

Chairman Kerr asked for review of the October 12<sup>th</sup>, 2022 meeting minutes. David Nollner made a motion to approve the minutes, Seconded by Thomas Harper **MOTION CARRIED**

### Changes to the Agenda- no changes

### Public Hearing

### Old Business

- ***Signage for Rezones and fees***  
The Planning Commission reviewed the proposed Rezoning Ordinance and Fee schedule. This will be sent to the County Commission after review by the Codes and Zoning Committee. David Nollner made the motion to approve. Seconded by David Thomas **MOTION CARRIED**
- ***Subdivision Language update Ordinance***  
Kealan Milles-Lucke explained that the update would bring our current Subdivision Regulations in line with the State Legislation that was recently passed. David Thomas made the motion to approve. Heather Bay seconded the motion. **MOTION CARRIED**
- ***Land Use Definition Table for Hartsville and Trousdale County Zoning Regulation Ordinance***  
Kealan Milles-Lucke presented the updated Land Use chart for Hartsville and Trousdale County with new mining amendments added to the chart for Trousdale County. The format was easier to read and understand what is allowed in which zone. Those uses not listed in the charts would need approval by the Board of Zoning Appeals

Hartsville Land Use Ordinance. David Thomas made the motion to approve. David Nollner seconded the motion. **MOTION CARRIED**

Trousdale County Land Use Ordinance. Thomas Harper made the motion to approve. David Thomas seconded the motion. **MOTION CARRIED**

**New Business**

- ***Rezone Request by Tony Sullivan from A-1 to R-1 on 1295 Carey Lane (Map 029 Parcel 12.00) of 4.5 acres for to split off parent's house in the 6<sup>th</sup> Civil District***

Tony Sullivan explained that he wants to subdivide the lot with his father's house on it. The whole parcel needs to be rezoned to meet allowed acreage requirements. David Thomas made the motion to approve. Thomas Harper seconded the motion.

**MOTION CARRIED**

- ***Rezone Request by Opal Investments LLC from C-2/R-1 to C-2/R-3 of 2.846 acres on McMurry Blvd (Map 19 Parcel 16.18) to unify zoning in the 7<sup>th</sup> Civil District.***

Opal Investments LLC spoke to the plan to have the C-2 of the property moved to the front of the lot and not access Thoroughbred LN. The R-3 portion would be used to create an older community development that would cater to the 55+ and older. Each would have a garden spot between dwellings. David Thomas made the motion to approve. David Nollner seconded the motion.

**MOTION CARRIED**

- ***Sketch Plat approval for Lewis Beasley on Hwy 141 N of 13.57 acres (Map 014 Parcel 2.00) for 11 lots in the 7<sup>th</sup> District***

Jim Carman presented members with a sketch plat of the property on Hwy 141. The members asked that the Plat be presented as two separate plats to prevent confusion in the future. The Plats will need to have a name for the property to prevent confusion. Thomas Harper made a motion to approve with the plat being separate next month. Seconded by David Thomas.

**MOTION CARRIED**

- ***Sketch Plat approval for Jackie and Betty Gross on Walnut Grove Rd of 27.0 acres (Map 17 Parcel 3.01) of 8 lots in the 6<sup>th</sup> Civil District***

The members reviewed the plat and noted that the gas line goes through several of the lots. The gas line and gas line easements need to be labeled. The electrical line easement needs to be noted. David Thomas made a motion to approve with the plat corrections. David Nollner seconded the motion.

**MOTION CARRIED**

- ***Final Plat Approval for Lewis Beasley re-subdivided lot #46 Thoroughbred Estates (Map 19 Parcels 8.02 and 16.19) in the 7<sup>th</sup> Civil District.***

Jim Carman presented the Final Plat of Lot #46 of Thoroughbred Estates. Kealan Milles-Lucke of GNRC identified the front setback for the lot to be 30' for R-1 zoning. The Surveyor Stamp needs to be included. Thomas Harper made the motion to approve with the corrections. Seconded by Heather Bay.

**MOTION CARRIED**

- ***Revised Final Plat Approval for Gary Swindell and Riggins Const(Zach Taylor) Subdivision of 8.74 acres on Temprow Rd ( Map 16 Parcel 18.00) for 5 lots in the 5<sup>th</sup> District.***

Jim Carman presented the revised Final Plat for Approval stating that the property had been sold and the new owners have moved a boundary line from the Preliminary Plat. Heather Bay made the motion to approve with the corrections. Seconded by David Nollner.

**MOTION CARRIED**

- ***Revised Site Plan Approval for Jesse Peters Front Street Townhomes (Map 027B a Parcel 10.00) 0.54 acres in the 7<sup>th</sup> Civil District***

Evan White presented the revised Site Plan for the Townhomes on Front St. The number of dwellings have been reduced to 5 single story units designed with the 55+ in mind. David Thomas made the motion to approve. David Nollner seconded the motion.

**MOTION CARRIED**

- **Revised Site Plan Approval for Lee Cowan on 770 Hwy 25 W(Map 29 Parcel 21.03) 10.15 acres in the 6jth Civil District.**

Jim Carman presented the revised site plan as Lee Cowan wants to add an additional building to his business. The site plan consists of five existing self-storage buildings and one additional proposed building at 770 Hwy 25 W. The zones of adjacent properties are A-1 and C-1 which requires a Buffer Strip. A 10' buffer is required to be provided along the edge of the property that abuts the agriculturally zoned land. The applicant asked if he could have a variance for the Buffer Strip as he owns the A-1 next to the property. Chairman Kerr recommended that Mr. Cowan seek a variance from the Board of Zoning Appeals for the Buffer Strip. David Thomas made a motion to approve the revised Site Plan contingent with BZA approved variance of fence and buffer strip. Thomas Harper seconded the motion.

**MOTION CARRIED**

#### **Discussion Items**

- **Commercial Building Guidelines**

Members were given a packet of the Commercial Building Guidelines which were reviewed. Kealan Mille-Lucke went through the guidelines and asked what information the Planning Commission would like to see compiled. Topics were selected and information will be presented at the next meeting. Several topics included, Architectural Design, Lighting, Tree Preservation. Discussion was had concerning keeping the guidelines reasonable for incoming businesses and not create a barrier to promote business.

#### **Closing Remarks from the Chair and Building Inspector**

N/A

#### **Adjourn**

David Nollner made a motion to adjourn, Seconded by Thomas Harper.

**MOTION CARRIED**

*Minutes submitted by  
Rosalie Myhan  
Building & Codes  
Administrative Assistant*