

Hartsville/Trousdale Planning Commission Regular Meeting

Meeting Minutes

December 12, 2022 - 7:00 P.M. – Trousdale County Community Center

Present: John Kerr, David Nollner, Thomas Harper, David Thomas, Heather Bay, Mitch Gregory, Carol Pruitt, Rhonda Keisling, Mark Swaffer, Sam Edwards, Kealan Millies-Lucke (GNRC)

Absent:

Others Present: Jack McCall, Chris Gregory, Mark Presley, Jim Carman, Sicily Saputo, Jackie Gross, Douglas Goke and Branden Bellar.

Roll Call

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

Approval of Minutes

- Chairman Kerr asked for review of the November 14th, 2022 meeting minutes. Heather Bay made motion to approve minutes and seconded by David Thomas.

MOTION CARRIED

Changes to the Agenda - no changes

Public Hearing - none

Old Business

- Review of Training Requirements and Statement of Ethics filing***
Several members commented training had been held earlier in 2022. Commission members were asked to notify Rosalie via email once 4 hours of training had been completed for 2022 and Ethics filing has been completed.

New Business

- Election of Planning Commission Secretary***
Mitch Gregory was nominated and elected Secretary of Planning Commission. David Nollner made motion to approve, seconded by David Thomas.
MOTION CARRIED
- Rezone by Dennis Goke from R-2 to R-3 on 205 W. Main St (Map 027B A Parcel 18.01) of 13,445 sf for development tin the 7th Civil District***
Douglas Goke (Dennis Goke Father) spoke on behalf of Dennis Goke. David Thomas made the motion to approve with favorable recommendation to county commission. Carol Pruitt seconded the motion.
MOTION CARRIED
- Preliminary Plat approval for Section 1 of Lewis Beasley property on Hwy 141 N of 13.57 acres (Map 14 Parcel 2.00) for 3 lots in the 7th Civil District***
Jim Carman presented members with a preliminary plat for review. Kealan Milles-Lucke noted plat missing soils and Jim noted this would be updated on Final Plat. David Thomas made the motion to approve preliminary plat. Heather Bay seconded the motion.
MOTION CARRIED

- **Preliminary Plat approval for Section 2 of Lewis Beasley property on Hwy 141 N of 13.57 acres (Map 14 Parcel 2.00) for 8 lots in the 7th Civil District**

Jim Carman presented members with a preliminary plat of the property on Hwy 141. Kealan Milles-Lucke made noted the plat is missing the soils areas. Jim noted soils and fire hydrants will be detailed on the final plat. Mark Swaffer made the motion to approve preliminary plat. Thomas Harper seconded the motion.

MOTION CARRIED

- **Preliminary 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 6th Civil District**

Jim Carman presented members with a preliminary plat of the property. David Thomas raised concern with the pond spreading across two (2) tracts. After discussion, Jim agreed to consider alternate solutions for placing the pond on a single tract as opposed to multiple tracts. David Thomas made the motion to approve preliminary plat. Mitch Gregory seconded the motion.

MOTION CARRIED

Discussion Items

- **Commercial Building Guidelines**

David Thomas presented a short presentation of pictures from a recent road trip representing the commercial guidelines of the area traveled.

- **Codes and Zoning Utility discussion**

Mr. Bellar, county attorney, submitted two (2) ordinances that would amend the current Trousdale County and Hartsville Zoning regulations related to Solar Energy Facilities (SEF). Note, GNRC staff had not reviewed the Ordinances due to receiving them only December 12. After discussion between commission members and fielding comments/concerns from Chris Gregory, County Commissioner, David Thomas made the motion to Approve both Ordinances with favorable recommendation to county commission. Heather Bay seconded the motion. **NOTE:** Ordinance numbers had yet to be assigned.

MOTION CARRIED

Closing Remarks from the Chair and Building Inspector

- Mr. Kerr wished everyone a Merry Christmas

Adjourn

- David Nollner made a motion to adjourn, Seconded by Carol Pruitt.

MOTION CARRIED

*Minutes submitted by
Mitch Gregory*