

# 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*

JANUARY 10, 2022 | 7:00PM | TC COURTHOUSE

## AGENDA

**The Hartsville/Trousdale County Planning Commission meeting in regular session on January 10, 2022 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 December 13, 2021

### CHANGES TO THE AGENDA

### PUBLIC HEARING

### OLD BUSINESS

### NEW BUSINESS

- Final Plat approval Crestview Acres Subdivision, 12.2 acres (Map 27 C Parcel 37.00) in Civil District 1.

### DISCUSSION TOPICS

### REPORT FROM CHAIRMAN

### REPORT FROM BUILDING INSPECTOR

	<u>Residence</u>				
<u>December</u>	<u>No. of</u>	<u>Residence</u>	<u>Res Permit</u>	<u>Accessory</u>	<u>Access</u>
	<u>Permits</u>	<u>Total Sq Feet</u>	<u>Fees</u>	<u>Permits</u>	<u>Permit Fees</u>
2020	5	9,342	\$5,960	0	0
2021	7	12,832	\$8,888	6	\$2,044
(Nov 2021)	7	13,254	\$8,472	3	\$2,653

### CLOSING REMARKS FROM THE CHAIR AND COMMISSION

### ADJOURN

# Hartsville/Trousdale Planning Commission

## Meeting Minutes

**December 13, 2021 – 7:00 P.M. – Trousdale County Courthouse – 2<sup>nd</sup> Floor**

**Present:** John Kerr, Mary Ann Baker, David Nollner, Thomas Harper, Rhonda Keisling, Sarah Murray, Carol Pruitt, Mark Swaffer, David Thomas, Sam Edwards and Mary Turner (GNRC).

**Absent:** N/A

**Others Present:** Chris Gregory, Amy Thomas, Becky Andrews, Jordan Fleming, Stephanie Bowker and Jim Carman

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

### Approval of Minutes

Mark Swaffer made a motion to approve the minutes of the November 8, 2021 meeting as presented, Seconded by David Nollner.

**MOTION CARRIED**

### Changes to the Agenda

None

### Public Hearing

None

### Old Business

None

### New Business

- *Request by Jeff Edde for the Rezoning of 470 Scruggs Lane, 3.12 acres, (Map 021 Parcel 024.01) in Civil District 2 from A-1 to R-1 creating 2 lot subdivision.*

Beck Andrews real estate agent for Mr. Edde advised the committee that they had a soil test and survey done of the property and turned in a preliminary sketch of what the property would look like divided into 2 lots. Committee member David Thomas asked about a portion of the property being in a floodplain area and if there would be enough space not in the floodplain to build on the property? Mary Turner with GNRC advised that those issues would be addressed in the plating phase and listed the permitted uses for property zoned R-1, the property are in the Hartsville/Trousdale Water and Sewer Utility district as well. Building Inspector Sam Edwards advised that the potential building lot would be outside the floodplain portion of the property. Committee member Mark Swaffer questioned why this was being called a subdivision instead of just dividing one property into 2 lots? Mary Turner advised that in order to get the lots the size the owner is requesting which is not available in the current A-1 zoning this request was for rezoning to R-1 and if the rezoning past the property owner would come back with a sketch for subdividing the lot.

David Nollner made a motion to approve the rezoning, Seconded by David Thomas.

**MOTION CARRIED**

- *Request by Zach Scott / Jordan Fleming for the Rezoning of Temprow Rd. 16.21 acres, (Map 016 Parcel 024.05) in Civil District 8 from A-1 to R-1 to create 6 buildable lots less than 5 acres each.*

Jordan Fleming was present to answer any questions committee members may have.

Mary Turner asked if the property was serviced by water and was told yes by Mr. Fleming. The permitted uses for R-1 property was discussed and this property was not in a Floodplain and had no significant steep slopes. However, Ms. Turner did note concern of potential driveway connections on a collector road which could be addressed in platting phase. Building Inspector Sam Edwards advised that both properties on each side are zoned R-1 and there are 2 roads as well as water and saw no issues with the request.

David Nollner made a motion to approve the rezoning, Seconded by David Thomas.

**MOTION CARRIED**

- *Request by Brian Bowker for the Rezoning of 190 Pike Lane. 3.86 acres (map 038 Parcel 20.04) in the Civil District 10 from A-1 to R-1 to subdivide into (2) lots.*

Stephanie Bowker advised the committee that they own 120 Pike Lane and 190 Pike Lane, their residence is located at 120 and the only way to access 190 would be to go thru their property at 120. A portion of 120 is a lower field and they would like to combine with the 190 Pike Lane property. In doing so the lot size of their home would no longer fit the requirements for A-1 zoning. She stated they have no plans for the 190 Pike Lane property as it is in a floodplain.

Mary Turner advised that the property is partially constrained by special flood hazard area zone and would be discussed during the platting phase if the property owner ever developed in the future noting the owner stated there are no plans to do.

David Thomas made a motion to approve the rezoning, Seconded by Mary Ann Baker

**MOTION CARRIED**

- *Final Plat approval Crestview Acres Subdivision, 12.2 acres (map 27 C Parcel 37.00) in Civil District 1.*

Jim Carman showed members the final plat proposed for Phase 2 of Crestview Acres across from the county garage. Members discussed 21 lots and a postal box lot. Jim Carman advised that they are looking for approval with a variance for sidewalks.

Mary Turner asked that a temporary cul-de-sac be showed be wide enough for firetrucks and emergency service vehicles to turn around. She also noted that the sidewalk requirement had been adopted and the final did not show them. Therefore, her recommendation would be to approve with the additional cul-de-sac measurements and the addition of sidewalks. Committee members discussed flood issues, sidewalks and cluster mailboxes.

At that time Jim Carman advised that Mr. Robbins was unable to attend tonight and would ask the Final plat approval be deferred until the next meeting.

- *Final Plat approval of Paul / Linda Myers 169 Cemetery Lane, 2.5 acres (Map 027B E Parcel 17.00) 4 lot subdivision in Civil District 1.*

Jim Carman showed members the final plat proposed for the property. The property owners are wanting to subdivide their property into 4 buildable lots that have existing infrastructure and roads.

Mary Turner advised that all proposed lots exceed the minimum lot size for this zoning and noted that a cluster mailbox would not be required. Building Inspector Sam Edwards noted that he saw no issues with the plat.

Sarah Murray made a motion to approve the rezoning with a variance for sidewalks. Seconded by Mark Swaffer.

**MOTION CARRIED**

**Discussion Topics**

None.

**Report from Chairman**

None.

**Report From Building Inspector**

A chart was provided to members showing the change in activity from last year as follows:

November	2021	2020
Residence Permits	7	5
Residence Total Sq Feet	13,254	8,626
Res Permit Fees	\$8,472.00	\$6,038.00
Accessory Permits	3	1
Access Permit Fees	\$2,653.00	\$1,000.00

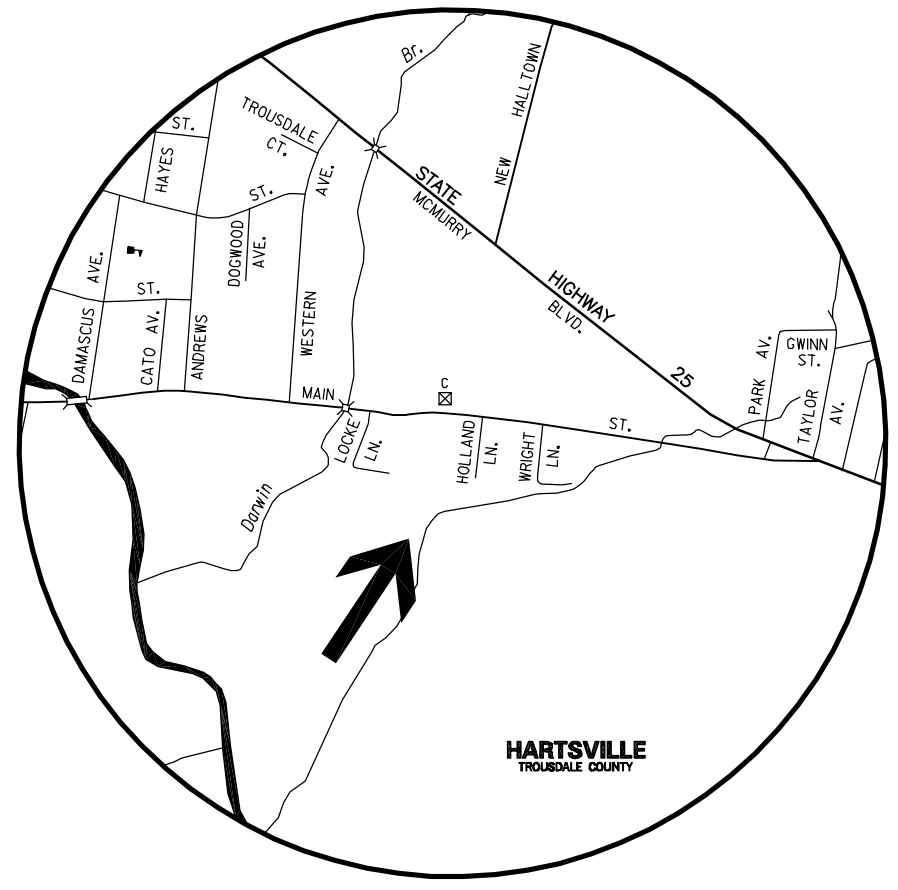
**Closing Remarks from the Chair and Commission**

Mary Turner asked if any of the planning members had attended the (4 Hour) online training committee members Mark Swaffer, David Thomas, Rhonda Keisling and David Nollner advised they had. Mary Turner noted that if any other members needed assistance to let her know.

**Adjourn**

David Nollner made a motion to adjourn, seconded by Carol Pruitt and the meeting was adjourned.

LOCATION SKETCH n.t.s.



Course	Bearing	Distance
L1	S 54°32'16" E	40.00'
L2	S 89°46'44" W	21.55'
L3	S 87°40'23" E	41.41'
L4	N 09°19'37" E	50.00'
L5	S 80°40'23" E	18.59'
L6	N 09°19'37" E	35.00'
L7	S 80°40'23" E	25.00'
L8	S 09°19'37" W	35.00'
L9	N 80°40'23" W	25.00'

**BARRY TAYLOR**  
DEED BOOK 5, PAGE 111  
MAP 27-C, PARCEL C-18.00  
ZONED R-1

# FINAL SUBDIVISION PLAT OF PHASE 2 OF CRESTVIEW ACRES

LOCATED IN THE 7TH CIVIL DISTRICT OF TROUSDALE COUNTY, TENNESSEE

SCALE : 1" = 50'  
DATE : NOVEMBER 29, 2021  
SIZE : 8.06 AC.+-  
DEED : D. B. 68, PG. 408, R.O.T.C.T.  
MAP : MAP 27-C, PAR. C-37.00 P/O, T.A.O.T.C.T.

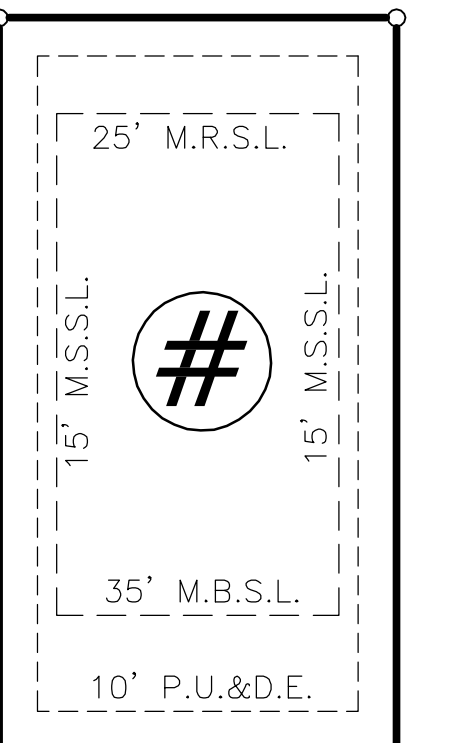
**BIG BUCKS, INC.**  
RECORD BOOK 72, PAGE 573  
MAP 27-C, PARCEL C-17.00  
ZONED R-1

**ST. JOHNS MISSIONARY BAPTIST CHURCH**  
DEED BOOK 3, PAGE 134  
DEED BOOK D-1, PAGE 47  
MAP 27-C, PARCELS C-18.01 & C-19.00  
ZONED R-1

**LEGEND**

UTILITY LINE	---
EXTERIOR PROPERTY LINE	---
INTERIOR PROPERTY LINE	---
IRON ROD	o

**TYPICAL RESIDENTIAL LOT**



**HOLDER & HOLDER**  
RECORD BOOK 28, PAGE 155  
MAP 27-C, PARCEL C-12.00  
ZONED A-1

**CRESTVIEW FUTURE DEVELOPEMENT**  
DEED BOOK 68, PAGE 408  
MAP 27-C, PARCEL C-37.00 P/O  
ZONED R-1

**CRESTVIEW ACRES PHASE 1**  
PLAT CABINET 2, PAGE 13

## CRESTVIEW

## CRESTVIEW CIRCLE

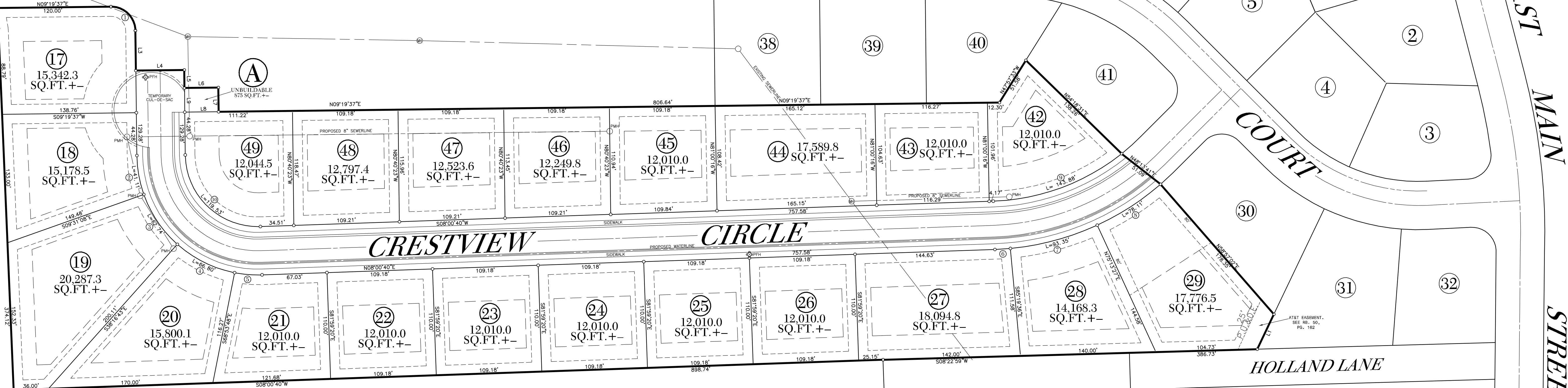
## COURT

## HOLLAND LANE

LOCKE LANE

EAST MAIN STREET

STREET

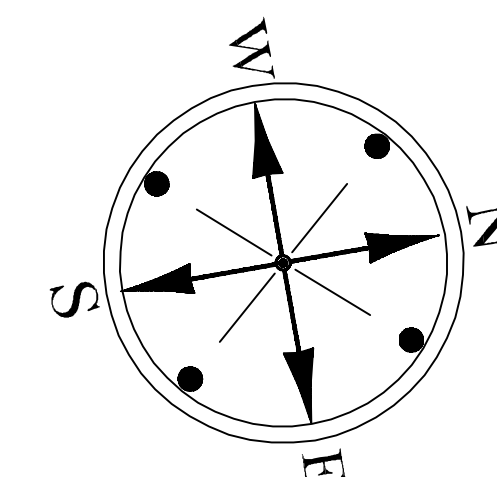
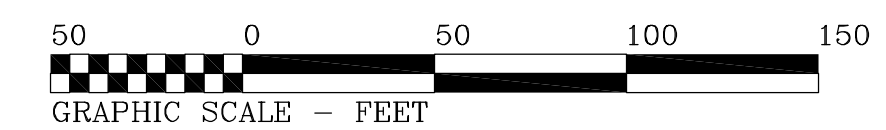


**LUCY WRIGHT JONES**  
MINUTE BOOK 57, PAGE 62  
MAP 27-D, PARCEL B-17.00  
ZONED A-1 & R-1

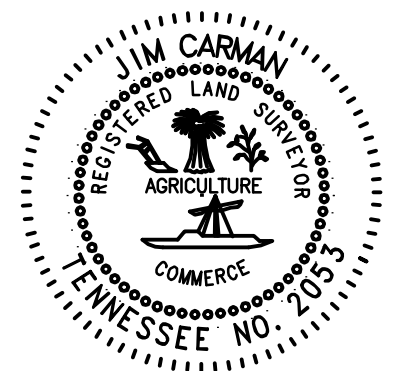
**JERRY SCURLOCK**  
RECORD BOOK 93, PAGE 333  
MAP 27-D, PARCEL B-1.01  
ZONED R-3

### NOTES:

- ALL CORNERS MARKED BY NEW IRON RODS UNLESS OTHERWISE NOTED.
- OWNER: CARL W. ROBBINS  
PO BOX 489  
MT. JULIET, TENNESSEE 37121
- THIS PROPERTY LIES IN AN AREA DESIGNATED AS FLOOD ZONE "X". SEE COMMUNITY PANEL NUMBER 471890044C WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2010.
- THIS PROPERTY IS ZONED "R-1"
- A HOMEOWNERS ASSOCIATION HAS BEEN CREATED FOR THIS SUBDIVISION AND SAID HOA IS RESPONSIBLE FOR THE MAINTENANCE OF THE COMMON MAILBOX AREA (WHICH IS SHOWN AS LOT #A) OF THIS SUBDIVISION.



**SURVEYOR'S CERTIFICATE:**  
I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY, AND THAT THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS AT LEAST 1 : 10,000 AS SHOWN HEREON.



**CARMAN SURVEYING**  
100 WIZBEE FORK ROAD  
HARTSVILLE, TENNESSEE  
PHONE: (615) 374-3344

CERTIFICATE OF OWNERSHIP AND DEDICATION	CERTIFICATE OF COMMON AREA DEDICATION	CERTIFICATE OF SURVEY ACCURACY	CERTIFICATE OF APPROVAL OF WATER SYSTEMS	CERTIFICATE OF APPROVAL OF SEWER SYSTEMS	CERTIFICATE OF APPROVAL OF PUBLIC WAYS FOR BOND POSTING	CERTIFICATE OF APPROVAL FOR RECORDING
I (we) hereby certify that I am (we are) the owner(s) of the property shown and described herein as evidenced in Deed Book 68, Page 408, Trousdale County Register's Office, and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and that offers of irrevocable dedication for all public ways, utilities, and other facilities have been filed.	CARL W. ROBBINS in recording this plat has designated certain areas of land shown hereon as common areas intended for use by the homeowners within CRESTVIEW ACRES for mail service related activities. The above described areas are not dedicated for use by the general public, but are dedicated to the common use of the homeowners within the named subdivision. "Declaration of Covenants and Restrictions", applicable to the shown named subdivision, is hereby incorporated and made part of this plat.	I hereby certify that to the best of my knowledge and belief this is a true and accurate survey of the property shown hereon, that this is a Category 1 Land Survey as defined in Chapter 8800-3-05, Tennessee Code Annotated and that the ratio of Precision is greater than or equal to 1:10,000.	I hereby certify that the water system(s) outlined or indicated on the final subdivision plat entitled "CRESTVIEW ACRES" have been installed in accordance with current local and/or state government requirements, or a sufficient bond or cash has been filed which will guarantee said installation.	I hereby certify that the sewer system(s) outlined or indicated on the final subdivision plat entitled "CRESTVIEW ACRES" have been installed in accordance with current local and/or state government requirements, or a sufficient bond or cash has been filed which will guarantee said installation.	I hereby certify that all designated public ways on this final subdivision plat have been installed in an acceptable manner and according to the specifications of the Hartsville/Trousdale County Subdivision Regulations, or (2) that a performance bond or other surety has been posted with the Planning Commission to assure completion of all required improvements in case of default.	I hereby certify that the subdivision plat shown hereon has been found to comply with the Hartsville/Trousdale County, Tennessee Subdivision Regulations, with the exceptions of such variances, if any, as are noted in the minutes of the Planning Commission, and that it has been approved for recording in the Office of the County Register.
Date: _____	Date: _____	Date: _____	Date: _____	Date: _____	Date: _____	Date: _____
CARL W. ROBBINS	CARL W. ROBBINS	JIM CARMAN Registered Land Surveyor #2053	Name, Title, and Title Agency or Authorized Approving Agency	Name, Title, and Title Agency or Authorized Approving Agency	Appropriate Government Representative	Secretary Planning Commission