

HARTSVILLE/TROUSDALE COUNTY PLANNING COMMISSION

John Kerr – Chair
David Nollner – Vice Chair
_____ – Sec

Heather Bay
Rhonda Keisling
Carol Pruitt

David Thomas
Mark Swaffer
Thomas Harper

DECEMBER 12, 2022 | 7:00PM | TC COMMUNITY CENTER

AGENDA

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES

Regular meeting November 14, 2022

APPROVAL/CHANGES TO THE AGENDA

PUBLIC HEARING

OLD BUSINESS

- Review of Training Requirements and Statement of Ethics Filing

NEW BUSINESS

Election of Planning Commission Secretary

Rezoning

- 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 in the 7th Civil District

Preliminary Plat

- 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
- 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
- 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

Other

- Commercial Building Design Guidelines
- Codes and Zoning Utility discussion

REPORT FROM CHAIRMAN

REPORT FROM BUILDING INSPECTOR

	Residence			Access		Commercial Fees	
<u>Nov</u>	<u>No. of</u>	<u>Res Fees</u>	<u>Accessory</u>	<u>Permit</u>	<u>Commercial</u>	<u>Permit</u>	<u>Impact</u>
	<u>Permits</u>	<u>Permit Impact</u>	<u>Permits</u>	<u>Fees</u>	<u>Permits</u>	<u>Permit</u>	<u>Impact</u>
2021	8	\$9K / \$6K	4	\$3K	2		\$4K
2022	12	\$16K / \$19K	8	\$3K	5		\$1K / \$2K
Oct 22	9	\$8K / \$8K	4	\$2K	1		\$982

CLOSING REMARKS FROM THE CHAIR AND COMMISSION

ADJOURN

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 12th, 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 6th 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 7th 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 7th 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 6th 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 7th 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 5th 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 7th 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*

MK# 1293
11-10-22
②

HARTSVILLE/TROUSDALE COUNTY
Sam Edwards | Zoning & Building Inspector

328 Broadway, Room 1 | Hartsville, TN 37074
office (615) 374-1125 | fax (615) 374-0558

ZONING CHANGE

PARCEL INFORMATION

Current Zoning R-2 Requested Zoning R-3 Reason Development
Property Owner Dennis Goke Phone _____
Property Address 205 West Main St Hartsville TN 37074
Lot Size 13,445 sf Road Frontage _____ ft. Easements _____ ft
Tax Map Number 27B Group A Parcel 18.01 Record/Deed Book _____
Subdivision Name _____ Phase _____ Lot # _____
Water Source city Sewer or Septic sewer

APPLICANT INFORMATION

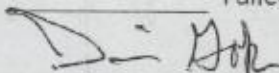
Applicant Name Dennis Goke Phone _____
Mailing Address _____ Hartsville TN 37074
Email _____

IMPACT INFORMATION

Zoning of Surrounding Properties C1, C2, R2, R-3
Names of Surrounding Property Owners HARTSVILLE OK Co., JOHANNIE & JOANN DEAN, JESSE PETERS, JAMES & TIM SCRUGGS, DOROTHY HICKS, JESSIE AUSTIN
Affected Roads W. MAIN St, FOXALL St
Schools Affected _____
Public Utilities Hartsville Water, TRI County ELECTRIC

ACTION TAKEN

Reviewed by Planning Commission _____ Action _____
Reviewed by BZA _____ Action _____
Zoning Ordinance at County Commission
1st Reading _____ Action _____
Public Hearing _____ Action _____
2nd Reading _____ Action _____
Passed _____ Failed, state reason _____



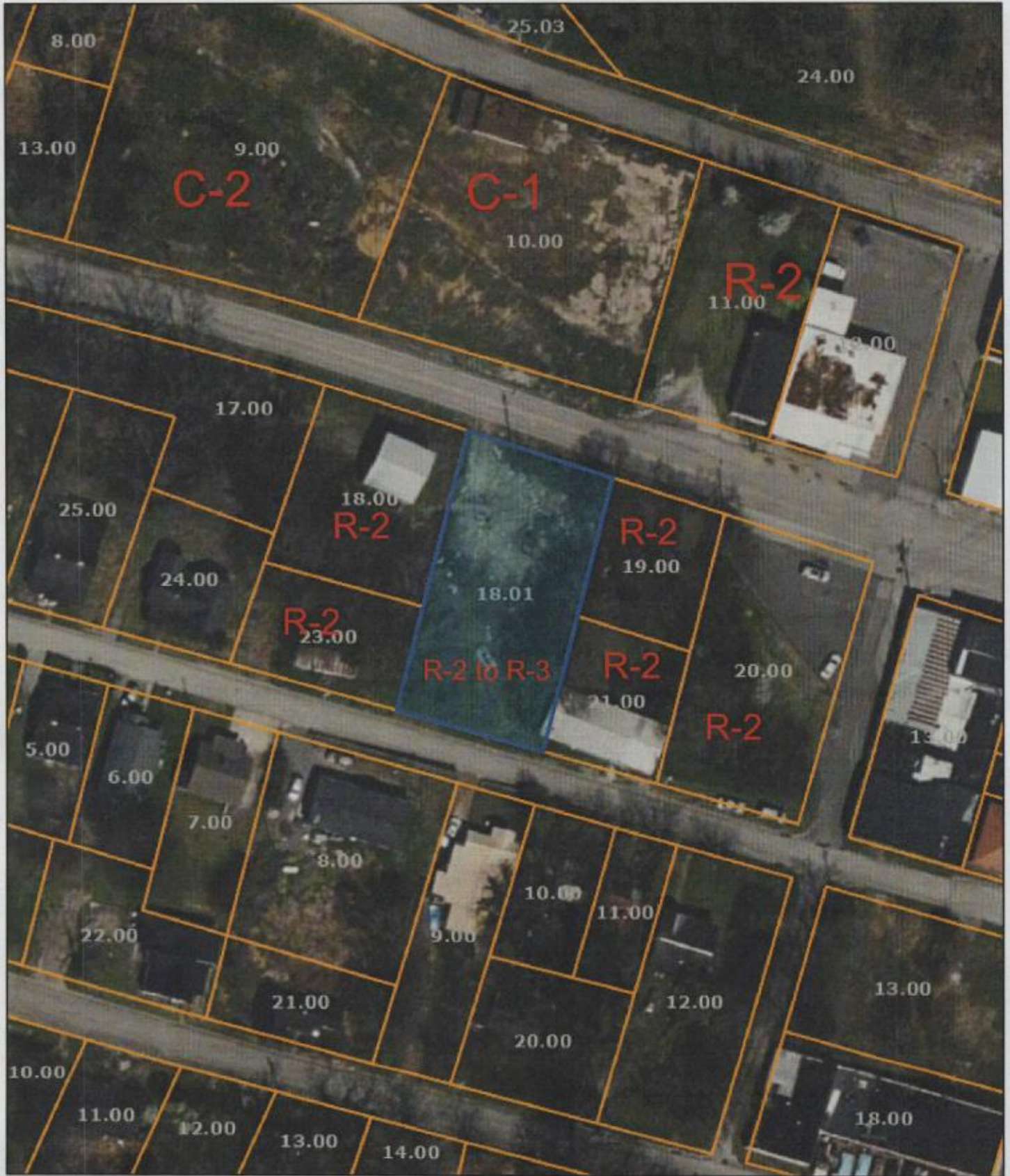
Applicant Signature

11/10/2022

Date Submitted

\$100 Application fee

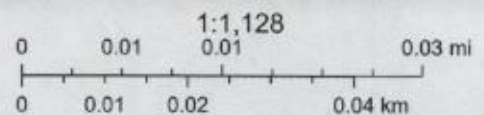
Trousdale County - Parcel: 027B A 018.01



Date: November 23, 2022

County: Trousdale
Owner: GOKE DENNIS
Address: W MAIN ST 205
Parcel Number: 027B A 018.01
Deeded Acreage: 0
Calculated Acreage: 0

Rezone R-2 to R-3



TDOT, State of Tennessee, Comptroller of the Treasury, Office of Local Government (OLG)

The property lines are compiled from information maintained by your local

CARMAN SURVEYING

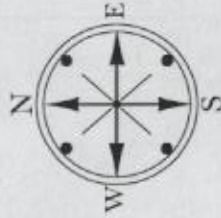
50 Linda Lane
Hartsville, Tennessee 37074
Phone: 615 374 3344

DENNIS GOKE
13,445 SQUARE FEET

BEING located in the 7th Civil District, Trousdale County, Tennessee, in the Town of Hartsville, on the south side of West Main Street and the north side of Foxall Street, and being the property of record in Record Book 156, Page 83, Register's Office, Trousdale County, Tennessee. See Tax Map 27-B, Parcel A-18.01, Tax Assessor's Office, Trousdale County, Tennessee, and is more particularly described as follows:

BEGINNING at an iron rod in the north margin of Foxall Street, same being the southwest corner of this tract and the southeast corner of Dorothy Hicks (DB 15, PG 225, ROTCT); thence leaving road with line of Dorothy Hicks and with line of James Scruggs (DB 44, PG 361, ROTCT) North 16 degrees 40 minutes 43 seconds East 157.55 feet to an iron rod at the corner of a rock wall in the south margin of West Main Street; thence with said margin South 70 degrees 59 minutes 08 seconds East 85.91 feet to an iron rod at the corner of a rock wall in said margin; thence leaving road with line of Hartsville Oil Company (RB 9, PG 194, ROTCT) South 15 degrees 54 minutes 33 seconds West 72.74 feet to an iron rod; thence with line of Johnny F. Dean (RB 58, PG 403, ROTCT) South 16 degrees 32 minutes 54 seconds West 80.16 feet to an iron rod in the north margin of Foxall Street; thence with said margin North 74 degrees 05 minutes 00 seconds West 87.00 feet to the point of beginning containing 13,445 square feet more or less by survey by Jim Carman, Registered Land Surveyor, Tennessee Number 2053, address 50 Linda Lane, Hartsville, Tennessee, 37074, dated September 26, 2022.

LOCATION SKETCH n.t.s.



PRELIMINARY SUBMISSION PLAT OF SECTION 1 OF

WILLOW WAY

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

SCALE : 1" = 100'
 DATE : OCTOBER 20, 2022
 SIZE : 4.40 AC.+-
 DEED : R. B. 157, PG. 422, R.O.T.C.T.
 MAP : MAP 14, PAR. 2.00 P/O, T.A.O.T.C.T.

HIGHWAY #141 NORTH
ENDING @ WINDING



SURVEYOR'S CERTIFICATE:
 I HEREBY CERTIFY THAT THIS IS A CORRECT SURVEY, AND THAT THE BASIS OF PRECISION OF THE EMPLOYED SURVEY IS AT LEAST 1" = 10,000' AS SHOWN HEREON.



CARMAN SURVEYING
 401 1/2 LAW
 HARTSVILLE, TENNESSEE
 PHONE: (615) 574-0204

SHIRLEY TURNER SMITH
 DEED BOOK 51, PAGE 145
 MAP 14, PARCEL 1.00

NOTES:

1. PROPERTY IS ZONED "R-1".
2. THIS PROPERTY DOES NOT LIE IN AN AREA DESIGNATED AS "SPECIAL FLOOD HAZARD". SEE COMMUNITY FLOOD HAZARD ZONING MAP, WITH AN EFFECTIVE DATE OF SEPTEMBER 20, 2010.
3. OWNER: LEWIS C. BEASLEY, JR., 100 WINDY BLVD WEST, HARTSVILLE, TENNESSEE 37074
4. ALL CORNERS ARE NEW UNLESS SHOWN OTHERWISE OTHERWISE.

CERTIFICATE OF FINAL/ISSUED APPROVAL

Approved by the Hartsville / Trousdale County Planning Commission, with exemptions or conditions as set forth in the Minutes of the Planning Commission dated _____, Preliminary Approval made and expedited final approval by the Subdivisions Plat.

Date: _____

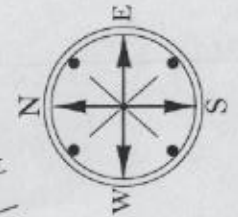
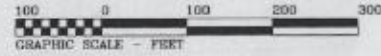
Secretary Planning Commission

LOCATION SKETCH n.t.s.



NOTES:

1. PROPERTY IS ZONED 'R-1'.
2. THIS PROPERTY SITS ON LOT 13 IN AN AREA DESIGNATED AS 'SPECIAL FLOOD HAZARD', SEE CORRELATE PARCEL NUMBER ATENCORPAC, WITH AN EFFECTIVE DATE OF SEPTEMBER 25, 2010.
3. OWNER: LEWIS C. BEASLEY, JR.
150 MURPHY BLVD WEST
HARTSVILLE, TENNESSEE 37074
4. ALL CORNERS ARE NEW 2020 SIZES UNLESS OTHERWISE SPECIFIED.



Course	Bearing	Distance
1	S 89° 04' 40" E	17.15'
2	S 23° 27' 27" E	2.74'
3	S 17° 42' 50" E	10.81'
4	S 14° 12' 52" E	10.81'
5	S 7° 29' 08" W	17.37'
6	N 71° 34' 00" W	141.32'

WILLIAM JENKINS
DEED BOOK 35, PAGE 113
DEED BOOK 37, PAGE 408
MAP 14, PARCELS 17.02 & 17.05

LEWIS BEASLEY, JR.
RECORDED BOOK 157, PAGE 422
MAP 14, PARCELS 2.00 P/O
6.24 AC.+- REMAINING

JACK CAREY
DEED BOOK 36, PAGE 70
MAP 14, PARCEL 18.02

SURVEYOR'S CERTIFICATE:
I HEREBY CERTIFY THAT THIS IS A CORRECT COPY OF THE ORIGINAL SURVEY IS AT LEAST 1" = 10.000 AS SHOWN HEREIN.



CARMAN SURVEYING
1400 N. HARTSVILLE
HARTSVILLE, TENNESSEE
PHONE: 615.276.2000

PRELIMINARY SUBDIVISION PLAT OF SECTION 2 OF

WILLOW WAY

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

SCALE : 1" = 100'
DATE : OCTOBER 20, 2022
SIZE : 9.10 AC.+-
DEED : R. B. 157, PG. 422, R.O.T.C.T.
MAP : MAP 14, PAR. 2.00 P/O, T.A.O.T.C.T.

CERTIFICATE OF PRELIMINARY APPROVAL

Approved by the Hartsville / Trousdale County Planning Commission, with jurisdiction of subdivision as set forth herein in the minutes of the Planning Commission dated _____, preliminary approval shall not constitute final approval of the Subdivision Plat.

Date: _____

HARTSVILLE PLANNING COMMISSION

Curve	Radius	Tangent	Length	Delta	Chord	Chord Bear.
1	1387.38'	48.81'	86.57'	4°04'58"	88.55'	S 28°04'40" E
2	1387.38'	50.73'	101.41'	4°09'28"	101.39'	S 23°27'27" E
3	1387.38'	58.55'	121.05'	4°08'35"	121.02'	S 17°42'50" E
4	1387.38'	38.84'	86.88'	2°51'25"	88.87'	S 14°12'52" E
5	1148.82'	287.13'	581.44'	29°04'19"	578.32'	N 5°29'08" W
6	1148.82'	71.88'	141.82'	7°08'27"	141.73'	N 71°34'00" W

LOCATION SKETCH n.s.s.



NOTES:

1. PROPERTY IS ZONED "A-1".
2. THIS PROPERTY DOES NOT LIE IN AN AREA DESIGNATED AS "SPECIAL FLOOD HAZARD". SEE COMMUNITY PANEL NUMBER 471000000 & 470000000, WITH EFFECTIVE DATES OF DECEMBER 20, 2016.
3. OWNERS: JACKIE GROSS, AND WIFE BETTY GROSS
1180 GRAND SPURS ROAD
NASHVILLE, TENNESSEE 37004
4. ALL CORNERS ARE NEW IRON ROD UNLESS OTHERWISE SPECIFIED.

**JACKIE GROSS
AND WIFE
BETTY A. GROSS**
DEED BOOK 1, PAGE 493
DEED BOOK 6, PAGE 2
MAP 17, PARCEL 3.01 P/O
40 ACRES +- REMAINING

PRELIMINARY SUBDIVISION PLAT OF

WALNUT GROVE

LOCATED IN THE 6TH CIVIL DISTRICT OF TROUSDALE COUNTY, TENNESSEE

SCALE : 1" = 100'

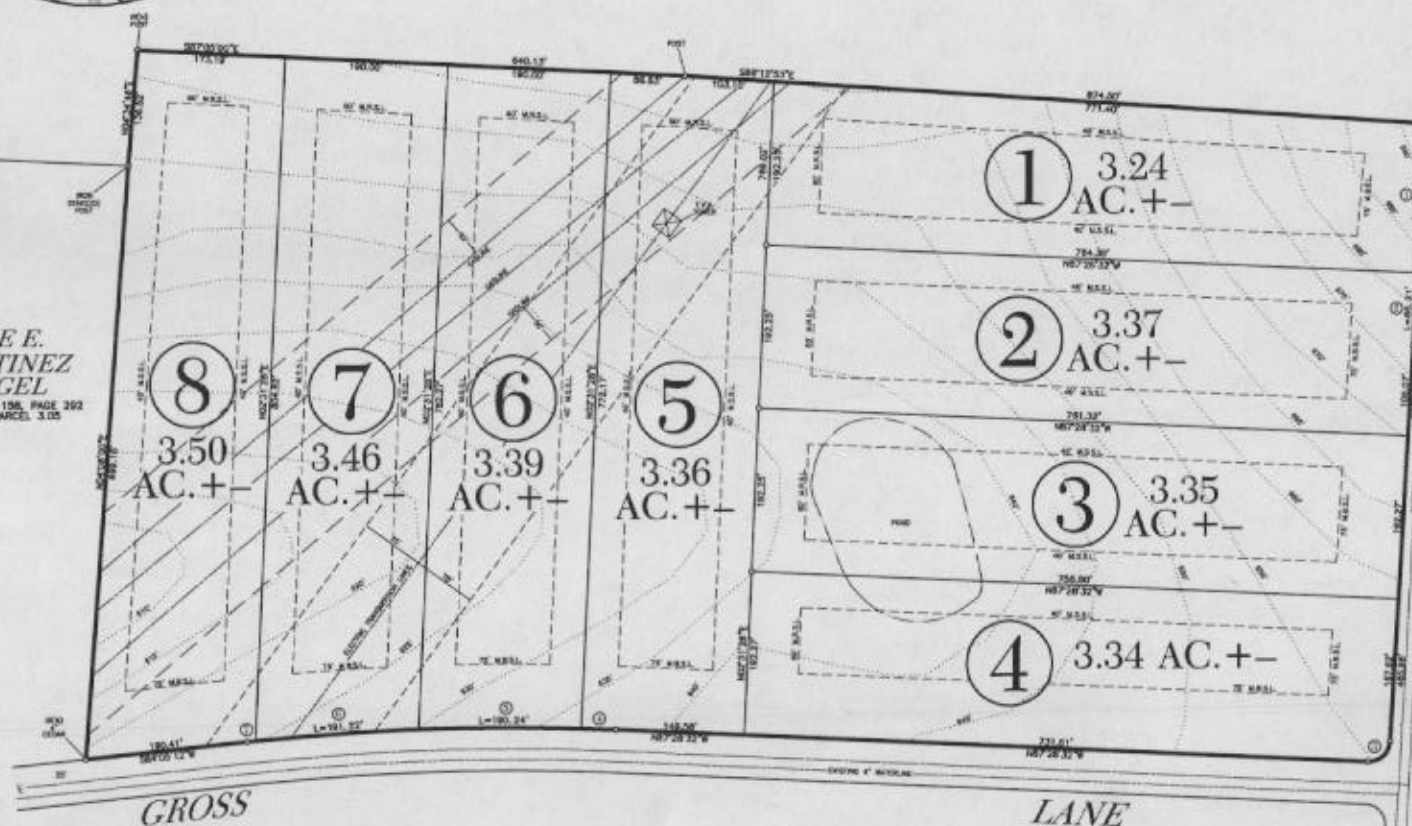
DATE : SEPTEMBER 15, 2022

SIZE : 27.00 AC.+-

DEED : D. B. 1, PG. 493, R.O.T.C.T.

MAP : MAP 17, PAR. 3.01 P/O, T.A.O.T.C.T.

**JOSE E.
MARTINEZ
ANGEL**
RECORD BOOK 136, PAGE 292
MAP 17, PARCEL 3.05



SURVEYOR'S CERTIFICATE:
I HEREBY CERTIFY THAT THIS IS A CORRECT AND TRUE COPY OF THE ORIGINAL SURVEY TO AT LEAST 1:10,000 AS SHOWN HEREON.



CARMAN SURVEYING
40 LUMBER LAKE
NASHVILLE, TENNESSEE
PHONE: (615) 370-2000

CERTIFICATE OF PRELIMINARY APPROVAL

Approved by the Surveyor in Troupdale County, Planning Commission, with accepting of jurisdiction by the Council of the Mayor of the Planning Commission date: _____
PRELIMINARY APPROVAL SHALL NOT CONSTITUTE final approval of the Subdivision Plat.

Date: _____

Surveying Commission

Curve	Radius	Tangent	Length	Delta	Chord	Chord Bear.
1	8347.00'	83.71'	175.41'	1°28'32"	175.41'	S 04°40'00" W
2	8347.00'	45.10'	88.21'	0°43'39"	88.21'	S 02°30'30" W
3	35.00'	24.82'	38.84'	80°14'36"	25.12'	S 47°34'00" W
4	3828.20'	30.22'	40.44'	0°47'38"	40.44'	N 87°52'15" W
5	3828.20'	85.15'	180.34'	2°42'16"	180.30'	S 89°52'22" W
6	3828.20'	85.84'	181.22'	2°44'20"	181.16'	S 89°50'25" W
7	3828.20'	4.72'	8.47'	0°11'01"	8.47'	S 04°10'45" W

