

HARTSVILLE/TROUSDALE COUNTY PLANNING COMMISSION

John Kerr – Chair
David Thomas – Vice Chair
Mitch Gregory – Sec

Heather Bay
Rhonda Keisling
Carol Pruitt

David Nollner
Mark Swaffer
Thomas Harper

MARCH 13, 2023 | 7:00PM | TC COMMUNITY CENTER

AGENDA

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES

Regular meeting February 13, 2023

APPROVAL/CHANGES TO THE AGENDA

PUBLIC HEARING

OLD BUSINESS

NEW BUSINESS

Rezoning

- Rezone by Mary Lynn Claridy from A-1 to R-1/A-1 on Hwy 10 (Map 13 Parcel 32.05) of 5.01 acres to separate 2 acres off and add the remainder to adjacent parcel owned in the 3rd Civil District
- Rezone 5.13 acres by Anthony Natale from A-1 to C-1 on 5.13 acres of 212 acres on Halltown RD (Map 019 Parcel 010.00) build a commercial building in the 7th Civil District
- Rezone by Matthew Carman from R-1 to C-2 on Hwy 25 (Map 019M C Parcel 017.30) of 0.91 acres for development in the 7th Civil District.
- Rezone by Brian Crook from A-1 to R-1 on 1575 Skillet Creek RD (Map 4 Parcel 15.02) of 3.01 acres to separate House and 1 acre to sell in the 4th District.

Site Plan

- Site Plan Approval for Matthew Carman on Halltown Rd (Map 19 Parcel 29.00) of 5.12 acres for a Commercial Building in the 7th Civil District

Sketch Plat

- Sketch Plat approval for Dustin Marcellino on Western Ave of 6.19 acres (Map 19-N E 30.02) for 6 lots in the 7th Civil District

Amendments

- Amend the Zoning Ordinance of Hartsville, Tennessee Article IV, by adding Section 4.142 – Create ADA Parking Lot Design Requirements
- Amend the Zoning Ordinance of Hartsville, Tennessee Article IV, by adding Section 4.141- 4.140- Create a COMMERCIAL AND INDUSTRIAL DESIGN GUIDELINES section with Article IV. 4.141 Create Tree Preservation and Maintenance Requirements

Other Discussion

- Commercial Building Design Guidelines
- Codes and Zoning discussion

REPORT FROM CHAIRMAN

REPORT FROM BUILDING INSPECTOR

	Residence No. of Permits	Res Fees Permit Impact	Accessory Permits	Access Permit Fees	Commercial Permits	Commercial Fees Permit Impact
FEB 2022	6	\$11K / \$10K	3	\$1K	2	\$1K / 0
FEB 2023						
JAN 2023	5	\$7K / \$8K	5	\$2K	2	\$3K / \$2K

CLOSING REMARKS FROM THE CHAIR AND COMMISSION
ADJOURN