

Hartsville/Trousdale Planning Commission Regular Meeting

Meeting Minutes

January 9, 2023 - 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, Sam Edwards, Kealan Millies-Lucke (GNRC)

Absent: Mark Swaffer

Others Present: Jonathan and Racheal Petty, Jim Carman, Jackie Dillehay, Jackie Gross, Roxanne Campbell, Alex Shoulders, Jordan Fleming, Rosalie Myhan,

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 December 14th, 2022 meeting minutes. Rhonda Keisling made motion to approve minutes and seconded by David Nollner. **MOTION CARRIED**

Changes to the Agenda - no changes

Public Hearing – none

Old Business- none

New Business

- **Rezone by Racheal Petty from A-1 to A-1/R-1 on 390 Rankin Rd (Map 29 Parcel 44.00) of 2 acres to retain farm property in the 6th Civil District**
Jonathan and Racheal Petty responded to any questions asked by planning commission pertaining to the rezoning from A1 to A1/R1. David Nollner made the motion to approve with favorable recommendation to the county commission. Carol Pruitt seconded the motion. **MOTION CARRIED**
- **Rezone by Alexander and Kelsea Shoulders from A-1 to R-1 on 480 Honeysuckle RD (Map 006 Parcel 022.11) of 1 acre to split house and 1 acre to sell in the 5th Civil District**
Alex Shoulders spoke on behalf of rezoning from A-1 to R-1 due to splitting the house and 1 acre to sell. David Thomas made the motion to approve with favorable recommendation to the county commission. Heather Bay seconded the motion. **MOTION CARRIED**
- **Sketch Plat approval for Freedom Estates on Bass Rd (Map 17 Parcel 19.00) of 34.96 acres of 16 lots in the 6th Civil District.**
Jordan Fleming presented the sketch plat. The planning commission requested a letter from Castalian Springs-Bethpage Water Utility District submitted to Building and codes inspector stating the existing waterline does not have the capacity to support fire hydrants. Heather Bay made the motion to approve the sketch plat. David Thomas seconded that motion. **MOTION CARRIED**
- **Final Plat approval for Section 1 of Willow Way- Lewis Beasley property on Hwy 141 N of 4.40 acres (Map 14 Parcel 2.00) for 3 lots in the 7th Civil District**
Jim Carman presented members with the final plat of the property on Hwy 141. Kealan Milles-Lucke made note that all plat issues had been resolved. David Thomas made the motion to approve the final plat. Thomas Harper seconded the motion. **MOTION CARRIED**

- **Final Plat approval for Section 2 of Willow Way -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 final plat of property. Jim noted that he added the fire hydrants to the final plat due to regulations. Mitch Gregory made the motion to approve the final plat. Heather Bay seconded the motion.

MOTION CARRIED

- **Final 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 the final plat of property on Walnut Grove Road. Sam Edwards, Building, Zoning and Codes Official, questioned Jim with a concern pertaining to the pond being located on two lots. Jim stated due to size constraints it was not feasible. Jim noted on the final plat that one owner cannot detriment the pond to the issues of the other owner. Carol Pruitt made the motion to approve the final plat. Thomas Harper seconded the motion.

MOTION CARRIED

Discussion Items

- **Commercial Building Guidelines**

GNRC staff presented commercial/industrial design criteria the surrounding counties are enforcing. Tree Preservation and Maintenance was first design criteria presented. After a brief discussion within the planning commission, they decided to favor the Columbia TN guidelines but planned to discuss further once more information is provided. Second design criteria were drainage requirements in surrounding counties. Kealan Milles-Lucke suggested to have a required drainage plan for commercial and industrial properties to contain all water to the specific site. The planning commission favored similar guidelines of Wilson County provided by GRNC. The final design criteria presented pertained to the incorporation of ADA accessibility language into the parking lot design requirements. The planning commission agreed to not vary from ADA guidelines.

- **Codes and Zoning discussion**

David Thomas supplied a quick update pertaining to the solar farms within the codes and zoning.

Closing Remarks from the Chair and Building Inspector

Adjourn

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

MOTION CARRIED