

Hartsville/Trousdale Planning Commission Regular Meeting

Meeting Minutes

March 13, 2022 - 7:00 P.M. – Trousdale County Community Center

Present: John Kerr, David Nollner, Thomas Harper, David Thomas, Carol Pruitt, Mitch Gregory, Rhonda Keisling, Kealan Millies-Lucke (GNRC)

Absent: Heather Bay

Others Present: Jim Carman, George Helzer, Jordan Fleming, Rosalie Myhan, Matthew Carman, Brian Crook, Anthony Natale

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 a review of the February 13th, 2023 meeting minutes. David Nollner made motion to approve minutes. Seconded by David Thomas. None opposed **MOTION CARRIED**

Changes to the Agenda - no changes. David Nollner made the motion to approve. Seconded by Mitch Gregory. None opposed. **MOTION CARRIED**

Public Hearing – none

Old Business- none

New Business

- 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***
Jim Carman spoke on behalf of Mary Lynn Claridy. Mrs. Claridy is wanting to tract off two acres of her 5.01 acres and rezone the two-acre tract to R1. This will leave remaining 3 acres on the existing house lot. David Thomas made a motion to send to county commission with a favorable recommendation. Seconded by Mitch Gregory. None opposed **MOTION CARRIED**
- 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***
Anthony Natale spoke on behalf of the rezone of 5.13 acres of his 212 acres from A-1 to C-1 on Halltown Rd. He is planning construct a building to store business material and equipment. David Nollner made a motion to send to the county commission with a favorable recommendation. Seconded by David Thomas. None opposed **MOTION CARRIED**
- 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.***
Jim Carman spoke on behalf of Matthew. Mr. Carman wants to rezone this 0.91 acre to align with the existing C-2 tracts located adjacent to highway 25. Thomas Harper made a motion to send to the county commission with favorable recommendation. Seconded by Carrol Pruitt. None opposed **MOTION CARRIED**
- 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.***
Jim Carman spoke on behalf of Brian Crook. Mr. Crook plans to separate the house and 1 acre lot from the existing 3.01 tract to sell. Carrol Pruitt made a motion to send to county commission with a favorable recommendation. Seconded by David Nollner. None opposed **MOTION CARRIED**
- 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***
Jim Carman spoke on behalf of Matthew Carman. Mr. Carman plans to construct a building for storage. Mitch Gregory made a motion to approve the site plan appending note A. Seconded by Carrol Pruitt. None opposed **MOTION CARRIED**

- **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**
Jim Carman spoke on behalf of Dustin Marcellino. David Thomas makes a motion to approve sketch plat. Carrol Pruitt second. None opposed **MOTION CARRIED**
- **Final 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 final plat. David Thomas made a motion to approve final plat. Seconded by Mitch Gregory. None opposed **MOTION CARRIED**
- **Amend the Zoning Ordinance of Hartsville, Tennessee Article IV, by adding Section 4.142 – Create ADA Parking Lot Design Requirements**
Kealan Millies-Lucke presented updated information on parking stall sizes. David Thomas made a motion to send to the county commission for approval. Seconded by Thomas Harper. None opposed **MOTION CARRIED**
- **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**
Kealan Millies-Lucke- provided minor updates made to the tree preservation for commercial and industrial design guidelines. David Thomas made a motion to send to county commission for approval. Seconded by Carrol Pruitt. None opposed. **MOTION CARRIED**

Discussion Items

- **Public Hearing Sign Design Approval**
Rosalie Myhan provided the planning commission with multiple sign designs for public hearings. The signs were reviewed, discussed, and agreed upon.
- **Codes and Zoning discussion**
David Thomas presented some material that were discussed in codes and zoning pertaining to land of 5 acres or more zoned R-1. Thomas suggested adding an amendment to rural area residential lots of 5 acres or more regarding maintenance regulations, specifically grass and weeds. GRNC staff presented information pertaining to Portland TN and Wilson County TN guidelines.
- **Commercial Building Design Guidelines**
GNRC staff presented commercial/industrial design criteria that the surrounding counties are enforcing. Kealan displayed a list of exterior building materials to be included in preferred, limited, and prohibited sections within the architecture requirements. During this discussion, when and location they are applied to the structure was discussed. The second design criteria discussed pertained to Dark Sky ordinance. Kealan Milles-Lucke reviewed Metro Nashville’s Dark Sky ordinance that was supplied within planning commission packet. She presented two different options to review. One option was favored but needed a few items to be transferred from other option. GRNC will update option and supply more information moving forward.

Closing Remarks from the Chair and Building Inspector

Adjourn

- David Nollner made a motion to adjourn, Seconded by Thomas Harper. None opposed **MOTION CARRIED**