

Trousdale County Planning Commission

Meeting Minutes

April 10, 2023 - 7:00 P.M. – Trousdale County Community Center

Present: Heather Bay, Amanda Carman, Thomas Harper, John Kerr, David Nollner, Carol Pruitt, David Thomas, Kealan Millies-Lucke (GNRC)

Absent: Mitch Gregory, Rhonda Keisling

Others Present: Jim Carman, Chris Gregory, 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 a review of the March 13th, 2023 meeting minutes. David Thomas made motion to approve minutes. Seconded by David Nollner. None opposed

MOTION CARRIED

Changes to the Agenda – Chairman Kerr updated the agenda stating the Harold Sneed plat was pulled by the applicant before the Planning Meeting. None opposed.

MOTION CARRIED

Public Hearing – None

Old Business – None

New Business

- Rezone by Zach Taylor from A-1 to R-3 on Dalton Hollow (Map 16 Parcel 16.15) of .88 acres.***
Jim Carman spoke on behalf of Zach Taylor. Mr. Taylor wants to rezone these .88 acres to potentially create multi-family lots with existing neighboring tracts. Thomas Harper made a motion to send to county commission with a favorable recommendation. Seconded by David Thomas. None opposed
MOTION CARRIED
- Rezone by Zach Taylor from A-1 to R-3 on Dalton Hollow (Map 016 Parcel 016.15) of 5 acres to annex the rest of the parcel into Urban Services and create residential lots in the 7th Civil District***
Jim Carman spoke on behalf of Zach Taylor. Mr. Taylor wants to rezone these 5 acres to potentially create multi-family lots with existing neighboring tracts. David Thomas made a motion to send to county commission with a favorable recommendation. Seconded by Carol Pruitt. None opposed
MOTION CARRIED
- Rezone by Zach Taylor from R-1 to R-3 on Dalton Hollow (Map 019F A Parcel 027.01) of 1 acre to create residential lots in the 7th Civil District***
Jim Carman spoke on behalf of Zach Taylor. Mr. Taylor is wanting to rezone this tract to the same zoning as his existing neighboring tracts. David Thomas made a motion to send to the county commission with a favorable recommendation. Seconded by Heather Bay. None opposed
MOTION CARRIED

- **Rezone by Ketco LLC from R-1 to R-3 on Halltown Rd (Map 019F A 025.00) of 1.75 acres to create residential lots in the 7th Civil District**

Jim Carman spoke on behalf of Ketco LLC (Zach Taylor). The LLC is wanting to rezone this tract to the same zoning as existing neighboring tracts. Amanda Carman made a motion to send to the county commission with favorable recommendation. Seconded by David Thomas. None opposed

MOTION CARRIED

- **Preliminary 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 presented the preliminary plat. Heather Bay made a motion to approve the preliminary plat. Seconded by Carol Pruitt. None opposed

MOTION CARRIED

- **Final Plat approval for Harold Sneed on Cedar Bluff Rd (Map 037 Parcel 21.00) of 8.25 acres to create 3 lots in the 10th Civil District**

The applicant pulled the plat approval before the Planning meeting.

MOTION CARRIED

Discussion Items

- **Commercial Building Design Guidelines**

GNRC staff presented an ordinance to amend the zoning ordinance of Hartsville, Tennessee Article IV by adding a section 4.143. Discussion of exterior building materials was had. Hardie or Cementitious siding was removed from limited building materials and was replaced with Hardie Siding. Polycarbonate sheets and architectural metal panels were added to limited building materials as well. Cementitious siding was then added to prohibited building materials. After discussions, the wording of the ordinance will be edited and presented at the next meeting.

- **Codes and Zoning discussion**

Closing Remarks from the Chair and Building Inspector

Adjourn

- David Nollner made a motion to adjourn, Seconded by Carol Pruitt. None opposed

MOTION CARRIED