

Hartsville/Trousdale County Planning Commission

Meeting Minutes

May 8, 2023 - 7:00 P.M. – Trousdale County Community Center

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

Absent: None

Others Present: Randall Beach, Jim Carman, Jason Cook, Stanley Hughes, Rosalie Myhan, Bill Roberson, Bernie Vaughn, Ellen Willett

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 April 10th, 2023 meeting minutes. Heather Bay made motion to approve minutes. Seconded by David Thomas. None opposed **MOTION CARRIED**

Changes to the Agenda - no changes. **MOTION CARRIED**

Public Hearing – None

Old Business – None

NEW BUSINESS

Election of Planning Commission Secretary

Mitch Gregory submitted his resignation from the Secretary position due to work circumstances. David Thomas nominated David Nollner as Secretary. Motion failed due to lack of a second. Rhonda Keisling nominated Amanda Carman as Secretary. Seconded by Heather Bay. Thomas Harper made a motion for nominations to cease and elect by acclamation. Seconded by Carol Pruitt. None opposed.

MOTION CARRIED

Rezone A-1 to R-1 by Jason Cook at 485 Temprow RD (Map 016 Parcel 06.17) to use different setbacks in the 7th Civil District

Jason Cook spoke on behalf of himself. Mr. Cook wants to rezone this property to use different setbacks to extend the front of his home. David Thomas made a motion to send to the county commission with favorable approval. Seconded by Mitch Gregory. None opposed.

MOTION CARRIED

Site plan approval for RV Campground by Chris Barber on Hwy 25 and Hwy 231 (Map 29 Parcel 4.02) in the 6th Civil District.

Chris Barber spoke on behalf of himself. Mr. Barber wants an approval for a site plan for a RV Campground which he intends to name Rock Wall RV Park. Bernie Vaughn, Bill Roberson, Stanley Hughes, and Ellen Willett all spoke up in favor of the plans Mr. Barber has for the RV Campground. David Thomas made a motion to defer the site plan until Mr. Barber can come back with a more detailed site plan addressing issues cited by Kealan Millies-Lucke and other issues brought up during the review. Seconded by Amanda Carman. Mr. Barber will also be provided with a list of the issues. None opposed.

MOTION CARRIED

Site plan approval for The Maples A Tiny Home Community by Beach One Properties LLC on Old Halltown RD (Map 19 Parcel 14.04) for 59 units on 5.01 acres in the 7th Civil District

Randall Beach spoke on behalf of himself. Mr. Beach wants an approval for a site plan for The Maples A Tiny Home Community by Beach One Properties LLC. David Thomas made a motion to defer the site plan until the next Planning Commission meeting to allow Mr. Beach time to gather new information based on the issues cited by Ms. Millies-Lucke. Seconded by Heather Bay. None opposed **MOTION CARRIED**

Final 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 final plat. Finding no further issues, Mitch Gregory made a motion to approve the final plat. Seconded by Heather Bay. None opposed **MOTION CARRIED**

DISCUSSION ITEMS

Commercial Building Design Guidelines

GNRC staff presented the purpose and intent samples from other counties around. After a brief discussion, it was decided to go with a statement similar to Coopertown with modifications. Ms. Millies-Lucke presented roof guidelines from other counties. After a brief discussion, it was decided to go with a statement similar to Gallatin with modifications. Ms. Millies-Lucke then presented Dumpster Screening Requirements from other counties. After discussion, it was decided to go with a statement similar to Gallatin with modifications.

Closing Remarks from the Chair and Planning Office

Rosalie Myhan shared the financial status of the Planning Office from the last two years, comparing Building Permit and Impact Fees receipts to the Planning Office budget. Rezoning Fees collected were presented as will and a reminder of the new Fee Schedule which became effective May 1st, 2023.

Adjourn

Carol Pruitt made a motion to adjourn. None opposed

MOTION CARRIED

*Minutes submitted by
Amanda Carman, Secretary*

Planning Office

Statistics

Fiscal Year July 01,2021 thru June 30,2022

Budget Amount 2021-2022

Building Permit Fees Collected \$217,061.00

Adequate Facilities/Development Tax \$162,050.00

~~Total Collected \$379,111.00 \$115,577.00~~

Fiscal Year July 01,2022 thru April 30,2023

Budget Amount 2022-2023

Building Permit Fees Collected \$184,895.00

Adequate Facilities/Development Tax \$139,667.00

Total Collected \$324,562.00 \$136,056.00

ReZoning Collections

2021-2022 \$3,000.00

2022-2023 \$2,700.00

New Fee Schedule Effective May 1, 2023

Rezone Application \$ 350.00

Site Application \$ 250.00

Plat Amendment Application \$ 200.00

Minor Subdivision Application \$ 250.00

Major Subdivision Application \$ 500.00

All Applications to the BZA \$ 350.00