

Hartsville/Trousdale County Planning Commission Regular Meeting Meeting Minutes

June 12, 2023 - 7:00 P.M. – Trousdale County Community Center

Present: Amanda Carman, Thomas Harper, Rhonda Keisling, John Kerr, Rosalie Myhan, David Nollner, Carol Pruitt, David Thomas, Kealan Millies-Lucke (GNRC)

Absent: Heather Bay and Mitch Gregory

Others Present: Chris Barber, Stephanie Bradley, Jackie Dillehay, Russell Hayes, Jennylyn Sprague, Bernie Vaughn

ROLL CALL

- Chairman Kerr called the meeting to order at 7:10 P.M. and asked Amanda Carman to conduct a roll call.

APPROVAL OF MINUTES

- Chairman Kerr asked for a review of the May 8th, 2023 meeting minutes. David Nollner made motion to approve minutes. Seconded by David Thomas. None opposed. **MOTION CARRIED**

CHANGES TO THE AGENDA – Prior to the start of the meeting, the site plan for The Maples A Tiny Home Community by Beach One Properties, LLC was moved to the Discussion items. **MOTION CARRIED**

PUBLIC HEARING – None

OLD BUSINESS

- ***Site plan approval for Rock Wall RV Park 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 presented the Planning Commission members with an updated site plan to include the phasing plan he has for the site. Chairman Kerr reminded Mr. Barber about pulling building permits for the structures prior to starting. David Thomas stated a reminder to Mr. Barber that if any changes in the future are to be made to the approved site plan, he will have to return to the Planning Commission for approval for those changes. Mr. Thomas made a motion to approve the site plan with the intentions Mr. Barber makes the additions to the site plan asked by Kealan Millies-Lucke. Seconded by Carol Pruitt. David Nollner and Chairman Kerr opposed. **MOTION CARRIED**

NEW BUSINESS

- ***Site plan approval for Dollar Tree Retail Store by R&C Enterprises on Hwy 25 (Map 19N Parcel C 2.00) on 1.258 acres in the 7th Civil District***

Russell Hayes spoke on behalf of R&C Enterprises. Mr. Thomas pointed out that look of the Dollar Tree Retail Store building already conforms to the Commercial Design Guidelines that the Planning Commission is working to put in place. Ms. Millies-Lucke spoke about site plan issues that were still outstanding after the revised plans were submitted. Mr. Thomas made a motion to approve the site plan contingent upon the items of correction labeled as D, I, K, and M, stated by Ms. Millies-Lucke. Seconded by Amanda Carman. **MOTION CARRIED**

DISCUSSION

- ***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***

Jackie Dillehay was in attendance to represent Beach One Properties. Mr. Dillehay wanted to start the discussion with different ways they could proceed with the property. It was discussed that the possibility of group housing, multi housing, mobile home park, or stick built tiny homes. Mr. Dillehay told the Planning Commission members that it will take some time with the property owner, surveyor, and engineer to get their new site plan together.

- **COMMERCIAL BUILDING DESIGN GUIDELINES**

Ms. Millies-Lucke provided the Planning Commission members with two options for Purpose & Intent. Option 2 was chosen. The statement for Rooflines was presented and approved by the members. Next for discussion was the statement for Utility Element Screening. Wording was changed slightly and then approved. Outdoor Storage Screening Requirements were then talked about with examples from other counties. After discussion pieces from multiple counties were chosen and the guideline will be written and brought to the members at the next meeting.

- **Codes and Zoning Committee discussion**

CLOSING REMARKS FROM THE CHAIR AND BUILDING INSPECTOR

ADJOURN

- Rhonda Keisling made a motion to adjourn, Seconded by David Nollner. None opposed.

MOTION CARRIED