

Hartsville/Trousdale County Planning Commission Regular Meeting

Meeting Minutes

August 14, 2023 - 7:00 P.M. – Trousdale County Community Center

Present: Heather Bay, Amanda Carman, Mitch Gregory, Thomas Harper, John Kerr, Rosalie Myhan, David Nollner, David Thomas, Cal Welch

Absent: Katie Dillon

Others Present: Jack McCall and Jennylyn Sprague

Roll Call

- Chairman Kerr called the meeting to order at 7:00 P.M. and asked Amanda Carman to conduct a roll call.

Approval of Minutes

- Chairman Kerr asked for a review of the July 10th, 2023 meeting minutes. Mitch Gregory made motion to approve minutes. Seconded by David Thomas. None opposed **MOTION CARRIED**

Changes to the Agenda – None

Public Hearing – None

Old Business – None

New Business

Election of Officers

- David Nollner made a motion to keep the current position of officers for the new year. Seconded by Heather Bay. None opposed. **MOTION CARRIED**

Officers for the 2023-24 year will be:

- John Kerr, Chairman
- David Thomas, Vice Chairman
- Amanda Carman, Secretary

DISCUSSION

Definition of adult oriented establishments

David Thomas stated he took the definition from Cheatham County and sent to Rick Gregory and Branden Bellar for review and then to Amy Thomas for formatting. Mr. Thomas reported that by the request of the Planning Commission, the members of Codes and Zoning have passed the definition and stated they are ready to send it to the full County Commission.

ADA parking requirements in state/federal requirements and 2018 IBC

John Kerr stated the Planning Commission had put this in a resolution form and sent it to the County Commission, where several of them stated it was already in there anyway. The Planning Commission had wanted to put it in their own rules and regulations to help explain it better. Rosalie Myhan pointed out that with our ordinances we can suggest there can be more ADA parking places added to a site plan. Mr. Thomas pointed out that after talking with Mr. Gregory, the Planning Commission can make this an appendix to the zoning instead of passing as a stand-alone ordinance so when the national standards change the Planning Commission can send to the County Commission to change the individual appendix instead of the whole ordinance.

Final plat expiration if no action taken (vested rights, recorded at ROD)

Jessica Hill with GNRC stated they looked at the subdivision regulations of Hartsville/Trousdale County to see what was already available. Ms. Hill stated the vesting period for the following:

- Preliminary Plats = 3 years from the date of approval
- Final Plats = additional 2 years from the preliminary with a 10 year limit for construction Phase Projects = additional 5 years

This would make it a maximum of 15 years from the date of approval to the final completion.

- **Enforcement of site plans and as-built (what checks & balances are available)**

Jessica Hill went over what is currently in the subdivision regulations that already provides the check. There are currently development standards for mobile home parks that allow for the review and check that as they develop, if the development does not meet the approved plan, the building permit can be pulled by the Planning Commission. Ms. Hill stated if there was a bond for improvement (i.e. water, sewer, road) and the inspection turned up as unsatisfactory or did not meet the plan as agreed upon, the planning commission can call in the bond or require the developer to build it back to meet the satisfaction of the standard.

- **Commercial Building Design Guidelines**

David Nollner made the motion to send the Hartsville/Trousdale County Ordinance to amend the zoning ordinance of Hartsville, TN Article 4 by adding Sections 4.143. Seconded by Amanda Carman. None opposed.

MOTION CARRIED

Closing Remarks from the Chair and Building Inspector

Adjourn

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

MOTION CARRIED