

Hartsville/Trousdale County Planning Commission Regular Meeting

Meeting Minutes

November 13, 2023 - 7:00 P.M. – Trousdale County Community Center

Present: Heather Bay, Katie Dillon, Mitch Gregory, Arthur Harper, John Kerr, Rosalie Myhan, David Nollner, David Thomas, Cal Welch

Absent: Amanda Carman

Others Present: Chris Gregory, Angie Langford, Tracey Langford, Jim Carman

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 October 9th, 2023 meeting minutes. Heather Bay made a motion to approve minutes. Seconded by Cal Welch. None opposed **MOTION CARRIED**

Changes to the Agenda – None

Public Hearing – None

Old Business – None

NEW BUSINESS

- Rezone by Tracey Langford from R-2 to R-3 on Greentop St of 1.1 acres for future developments in the 7th Civil District: 126 Greentop St (Map 027B D Parcel 011.00), 124 Greentop St (Map 027B D Parcel 012.00), 122 Greentop St (Map 027B D Parcel 013.00), Greentop St (Map 027B D Parcel 014.00), Greentop St (Map 027B D Parcel 015.00)**

Jim Carman spoke on behalf of Tracey Langford. Mr. Langford has recently purchased the five parcels and has cleaned it up to put in multi-family apartments. David Thomas stated that it has been the constant position of the Planning Commission to not send R-3 rezoning that are in R-1 subdivision with a favorable recommendation. The rezoning that was requested was an R-3 in a R-2 subdivision. Arthur Harper brought up that there is an easement along the back of the property. Jim Carman was not aware of an easement and will research that and present that when it is brought before the County Commission. Mitch Gregory made a motion to send the rezone request with a favorable recommendation to the County Commission. Seconded by Heather Bay. None opposed. **MOTION CARRIED**

DISCUSSION

- SIGN ORDINANCE**

Rosalie Myhan reported that the BZA has asked that the Planning Commission review and update the Sign Ordinances to bring them current with the updated technology to be able to evaluate variance requests. David Thomas spoke about speaking on this ordinance at the previous BZA meeting and asked BZA members to come before the County Commission to present on the ordinance along with the Planning Commission. Mr. Thomas reported that he made an amendment to change the wording from prohibited to restricted in the previous amendment concerning Commercial Business Guidelines which impacted the acceptance of the ordinance. Mr. Thomas suggested that the commission needs to submit the ordinance to the county attorney for legal review before presenting to the County Commission. Rosalie Myhan suggested asking GNRC to provide more examples from other counties to view. GNRC has agreed to gather that information.

Report from Building Official

Closing Remarks from the Chair and Building Inspector

Adjourn

- David Nollner made a motion to adjourn, Seconded by Heather Bay. None opposed

MOTION CARRIED