

HARTSVILLE/TROUSDALE COUNTY PLANNING COMMISSION

*John Kerr – Chair
David Thomas – Vice Chair
Amanda Carman – Sec*

*Heather Bay
Katie Dillion
Mitch Gregory*

*Thomas Harper
David Nollner
Cal Welch*

JULY 10, 2023 | 7:00PM | TC COMMUNITY CENTER

AGENDA

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES

Regular meeting June 12, 2023

APPROVAL/CHANGES TO THE AGENDA

PUBLIC HEARING

OLD BUSINESS

NEW BUSINESS

Welcome

Katie Dillon, Cal Welch

DISCUSSION

- Commercial Building Design Guidelines
- Codes and Zoning Committee
 - Ordinance Adult Entertainment Zoning

REPORT FROM CHAIRMAN

REPORT FROM PLANNING OFFICE

- Office Software
- Refundable Deposits

CLOSING REMARKS

ADJOURN

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

HARTSVILLE/TROUSDALE COUNTY GOVERNMENT

ORDINANCE #xxx-2023-xx

**AN ORDINANCE TO AMEND THE TROUSDALE COUNTY ZONING RESOLUTION
ARTICLE V ZONING DISTRICTS
BY AMENDING SECTION 5.045 M-1 GENERAL INDUSTRIAL DISTRICT**

WHEREAS, the land use controls of Hartsville/Trousdale County, Tennessee have been adopted for the purpose of promoting the public health, safety, morals, convenience, order, prosperity, and general welfare of the community; and

WHEREAS, the land use controls of Hartsville/Trousdale County include uses permitted by right or by special exception within specific zoning districts; and

WHEREAS, the Hartsville/Trousdale County Regional Planning Commission has duly reviewed and recommended this amendment to the County Commission; and

WHEREAS, the County Commission has reviewed such recommendation and has conducted a public hearing prior to the second reading.

NOW, THEREFORE, BE IT ORDAINED BY THE HARTSVILLE/TROUSDALE COUNTY COMMISSION that the attached section be added to Article V of the Trousdale County Zoning Resolution:

***See Attachment 1: Article V, Section 5.045, Item C, Part 3
First Amendment Protected Adult Oriented Entertainment***

BE IT ENACTED that this ordinance shall take effect from and after its adoption, the public welfare requiring it.

*Recommended by Planning Commission _____
Public Hearing to be held on _____ if passed at 1st reading*

	1M _____	Voice Vote	
First Reading:	2m _____		Absent _____
	1M _____	Voice Vote	
Second Reading:	2m _____		Absent _____

Approved:

Attest:

Commission Chairman

County Clerk

Article V, Section 5.045, Item C

3. First Amendment Protected Adult Oriented Entertainment Businesses.
 - a. The First Amendment and other provisions of the United States Constitution, as interpreted by the United States Supreme Court and other courts, require that Adult Oriented Entertainment Businesses, as defined by this resolution, are entitled to certain protections. Therefore, an Adult- Oriented Establishment shall be a conditional use in the M-1 General Industrial District and shall be a prohibited use in any other zoning district. The Adult Oriented Establishment may locate in the specified district only if all the requirements of this section and the applicable zoning district regulations are met.
 - b. Adult Oriented Entertainment Businesses shall be located:
 - i. at least one thousand (1,000) feet from any residential district line where a single-family residence is a principal use, playground lot line, public park lot line, or publicly owned recreation area;
 - ii. at least one thousand (1,000) feet from any structure used as a residence, place of religious worship, public or private school, or "Youth-Facility" as defined in this resolution;
 - iii. at least one thousand (1,000) feet from any other structure housing an Adult-Oriented Establishment.
 - iv. at least one thousand (1,000) feet from any structure housing an establishment which holds an alcohol beverage license.
 - c. Distance requirements are to be measured in a straight line in any direction regardless of intervening structures, from the structure housing the Adult Oriented Establishment to the residential district boundary lines, to the lot line of any lot used for park, playground, or any structure listed in b.i-iv above.
 - d. The measurements from a structure shall be taken from the farthest point a structure extends in the direction of the measurement, including overhanging roofs or similar projections.
 - e. For Adult Oriented Entertainment Businesses located in conjunction with other buildings such as in a shopping center, and clearly separate from other establishments, measurements shall be taken from the boundaries of the space occupied by the Adult Oriented Establishment.
 - f. For any Adult Oriented Establishment located above ground level in a multi-story structure and clearly separate from other establishments within the structure, the distance measurements shall be taken from the ground floor public entrance/exit nearest the Adult Oriented Establishment (excluding emergency exits).
 - g. Subsequent location of any establishments described in b.i-iv within the applicable distance requirement of an existing Adult Oriented Establishment does not constitute a violation of this resolution by the Adult Oriented Establishment.