

HARTSVILLE/TROUSDALE COUNTY PLANNING COMMISSION

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

*Heather Bay
Katie Dillion
Mitch Gregory*

*Author "AB" Harper
David Nollner
Cal Welch*

OCTOBER 9, 2023 | 7:00PM | TC COMMUNITY CENTER

AGENDA

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES

Regular meeting September 11, 2023

APPROVAL/CHANGES TO THE AGENDA

PUBLIC HEARING

OLD BUSINESS - None

NEW BUSINESS

REZONINGS

- Rezone by Dwight Jewell from A-1 to R-1 on 3220 Hwy 25 W (Map 18 Parcel 22.02) of 4.36 acres for future development in the 6th Civil District
- Rezone by Hillview Farm Partnership from A-1 to R-1 on 3370 Old Hwy 25 W (Map 018 Parcel 022.00) of 144 acres for future development in the 6th Civil District

DISCUSSION

- Commercial Building Guidelines Review

REPORT FROM CHAIRMAN

REPORT FROM PLANNING OFFICE

- Building Statistics

CLOSING REMARKS

ADJOURN

Hartsville/Trousdale County Planning Commission Regular Meeting

Meeting Minutes

September 11, 2023 - 7:00 P.M. – Trousdale County Community Center

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

Absent: David Thomas

Others Present:

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 August 14th, 2023 meeting minutes. Mitch Gregory made motion to approve minutes. Seconded by Heather Bay. None opposed **MOTION CARRIED**

Changes to the Agenda – *None*

Public Hearing – *None*

Old Business – *None*

New Business – *None*

DISCUSSION

- **SITE PLAN AGREEMENT**

Rosalie Myhan provided the Planning Commission members with a current Site Plan Agreement made for the county but had not been put in to use. Planning Commission members were asked to review the current agreement and submit any questions or suggestions to Ms. Myhan via email no later than Monday, September 18, 2023.

- **SUBDIVISION DEVELOPMENT AGREEMENT**

Ms. Myhan provided the Planning Commission members with a current Subdivision Development Agreement made for the county. Planning Commission members were again asked to review the current agreement and submit any questions or suggestions to Ms. Myhan via email no later than Monday, September 18, 2023.

Closing Remarks from the Chair and Building Office

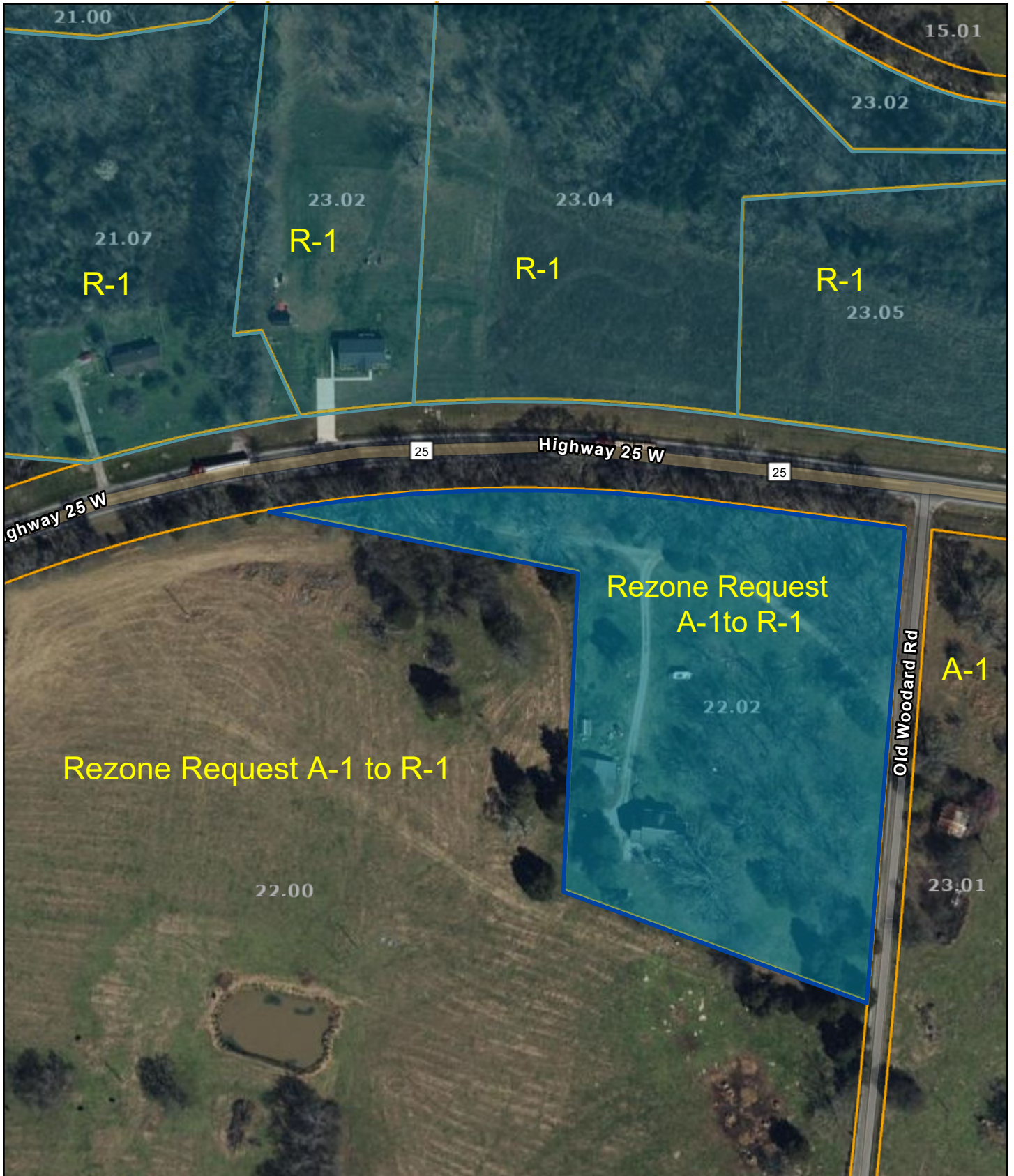
Ms. Myhan gave an update on the permitting software and building office. She noted there has been an increase in the number of building permits and property maintenance complaints.

Adjourn

Cal Welch made a motion to adjourn, Seconded by Heather Bay. None opposed

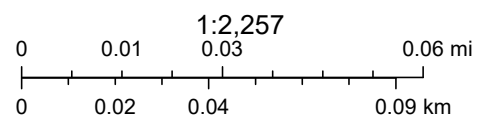
MOTION CARRIED

Trousdale County - Parcel: 018 022.02



Date: October 6, 2023

County: Trousdale
Owner: JEWELL DWIGHT A
Address: HWY 25 W 3220
Parcel Number: 018 022.02
Deeded Acreage: 0
Calculated Acreage: 4.36
Date of TDOT Imagery: 2021
Date of Vexcel Imagery: 2021



Esri Community Maps Contributors, Tennessee STS GIS, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/ NASA, USGS, EPA, NPS, US Census Bureau, USDA, State of Tennessee, Comptroller of the Treasury

The property lines are compiled from information maintained by your local county Assessor's office but are not conclusive evidence of property ownership in any court of law.

HARTSVILLE/TROUSDALE COUNTY
PLANNING OFFICE | CODES, ZONING, AND BUILDING

328 Broadway, Room 1 | Hartsville, TN 37074
office (615) 374-1125 | cell (615) 374-5066
planning@trousdalecountyttn.gov

MR# 835
10-3-23
(P)

ZONING CHANGE

PARCEL INFORMATION

Current Zoning A-1 Requested Zoning R-1 Reason Future Development
Property Owner Dwight A Jewell Phone [REDACTED]
Property Address 3220 HWY 25W Hartsville TN 37074
Lot Size 5 Acres Road Frontage 1100+ ft. Easements ft
Tax Map Number 018 Group Parcel 022.02 Record/Deed Book
Subdivision Name Phase Lot #
Water Source Hartsville Water Dept Sewer or Septic Septic

APPLICANT INFORMATION

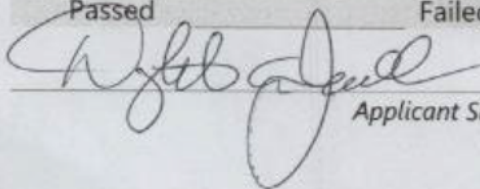
Applicant Name Dwight A Jewell Phone [REDACTED]
Mailing Address 3220 HWY 25 W Hartsville TN 37074
Email: [REDACTED]

IMPACT INFORMATION

Zoning of Surrounding Properties A-1 R-1
Names of Surrounding Property Owners
Affected Roads Hwy 25W, Old Woodard RD
Schools Affected Trousdale
Public Utilities Hartsville Water Dept, Tri County Electric

ACTION TAKEN

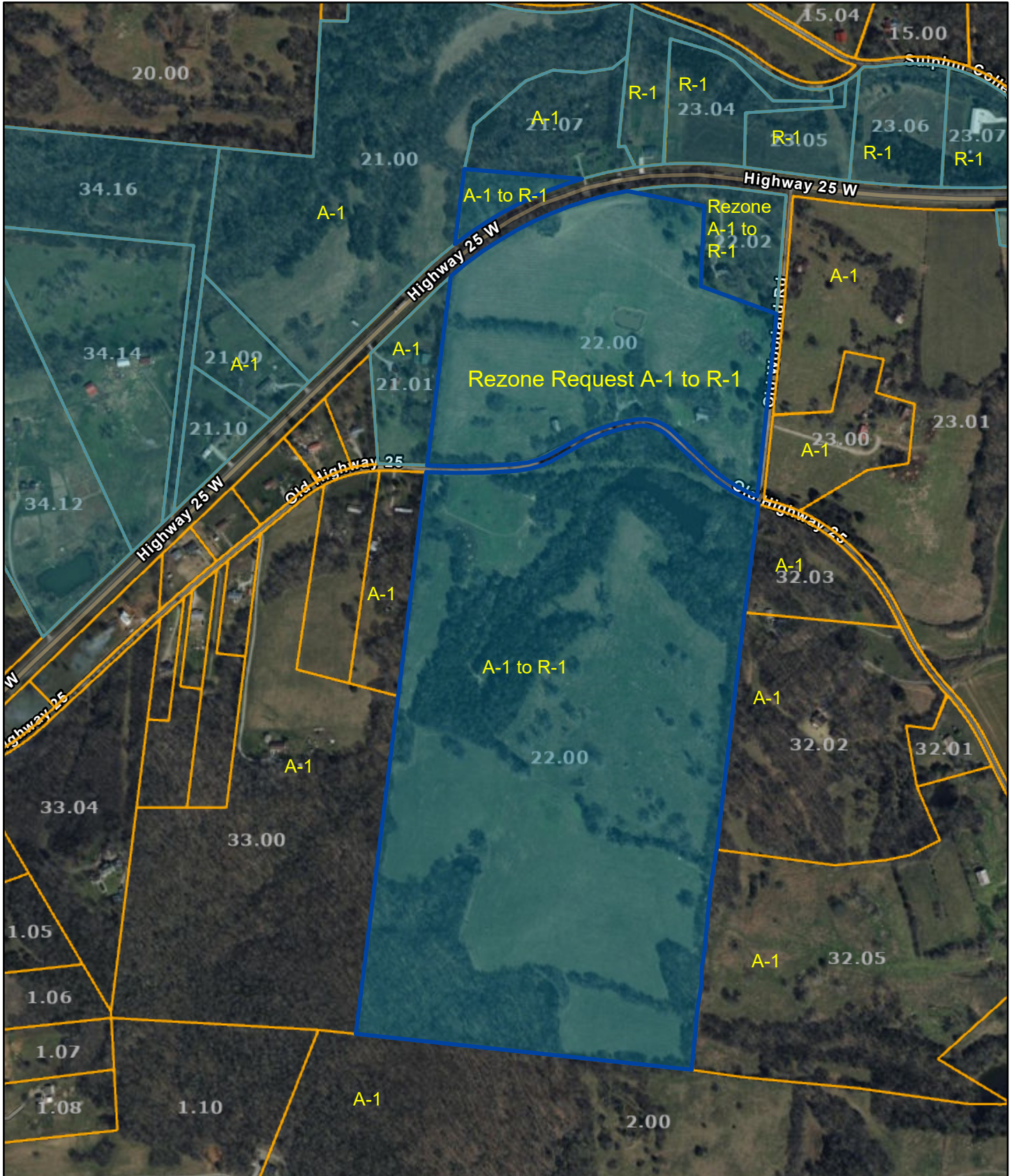
Reviewed by Planning Commission	_____	Action	_____
Reviewed by BZA	_____	Action	_____
Zoning Ordinance at County Commission			
1 st Reading	_____	Action	_____
Public Hearing	_____	Action	_____
2 nd Reading	_____	Action	_____
Passed	_____	Failed, state reason	_____


Applicant Signature

10-3-23
Date Submitted

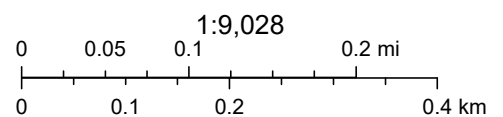
\$100 Application fee

Trousdale County - Parcel: 018 022.00



Date: October 6, 2023

County: Trousdale
Owner: FREEMAN PAT P REVOC TRUST
Address: OLD HWY 25 3220
Parcel Number: 018 022.00
Deeded Acreage: 0
Calculated Acreage: 144.44
Date of TDOT Imagery: 2021
Date of Vexcel Imagery: 2021



Esri Community Maps Contributors, Tennessee STS GIS, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/ NASA, USGS, EPA, NPS, US Census Bureau, USDA, State of Tennessee, Comptroller of the Treasury

The property lines are compiled from information maintained by your local county Assessor's office but are not conclusive evidence of property ownership in any court of law.

PLANNING OFFICE | CODES, ZONING, AND BUILDING

328 Broadway, Room 1 | Hartsville, TN 37074
office (615) 374-1125 | cell (615) 374-5066
planning@trousdalecountytn.gov

MR# 834
10-3-23
Ⓟ

ZONING CHANGE

PARCEL INFORMATION

Current Zoning A-1 Requested Zoning R-1 Reason Future Development
Property Owner Hillview Farm Partnership Phone [REDACTED]
Property Address 3370 Old HWY 25W Hartsville TN 37074
Lot Size 144 Acres Road Frontage 4000+ ft. Easements _____ ft
Tax Map Number 018 Group _____ Parcel 022.00 Record/Deed Book _____
Subdivision Name _____ Phase _____ Lot # _____
Water Source Hartsville Water Dept Sewer or Septic Septic

APPLICANT INFORMATION

Applicant Name Dwight A Jewell Phone [REDACTED]
Mailing Address 3220 HWY 25 W Hartsville TN 37074
Email: [REDACTED]

IMPACT INFORMATION

Zoning of Surrounding Properties A-1 R-1
Names of Surrounding Property Owners _____
Affected Roads Hwy 25W, Old Woodard RD, Old Hwy 25W
Schools Affected Trousdale
Public Utilities Hartsville Water Dept, Tri County Electric

ACTION TAKEN

Reviewed by Planning Commission	_____	Action	_____
Reviewed by BZA	_____	Action	_____
Zoning Ordinance at County Commission			
1 st Reading	_____	Action	_____
Public Hearing	_____	Action	_____
2 nd Reading	_____	Action	_____
Passed	_____	Failed, state reason	_____

Dwight A Jewell
Applicant Signature

10-3-23
Date Submitted

\$100 Application fee

HARTSVILLE/TROUSDALE COUNTY GOVERNMENT

ORDINANCE #297-2023-34

AN ORDINANCE TO AMEND ARTICLE III GENERAL PROVISIONS OF THE ZONING ORDINANCE OF HARTSVILLE, TN BY ADDING SECTION 3.120 COMMERCIAL ARCHITECTURE STANDARDS

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, for the purpose of creating a cohesive design aesthetic within all commercial zoning districts in order to control and preserve the character of Hartsville, the Hartsville/Trousdale County Regional Planning Commission has recommended the creation of Commercial Architecture Standards; 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 sections be added to Article III of the Zoning Ordinance of Hartsville, TN:

See Attachment 1: Article III, Section 3.120 Commercial Architecture Standards

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

Favorably recommended by Planning Commission August 14, 2023

Favorably recommended by Codes & Zoning Committee September 14, 2023

Revised by Codes & Zoning Committee October 5, 2023

Revised by Planning Commission October 9, 2023

Public Hearing to be held on _____ if passed at 1st reading

Motion: _____

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

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

Approved:

Attest:

Commission Chairman

County Clerk

Article III: General Provisions

3.120 Commercial Architecture Standards

A. Façade Elements

All road fronting exterior walls must incorporate façade elements to break up the scale and materials of all exterior walls. Façade elements include but are not limited to exterior wall offsets, balconies, awnings, canopies, covered porch or arcade, varied roof heights, pilasters, columns, display windows, outdoor seating, recesses, or projections (in keeping with the scale of the building), peaked roof, unique architectural details (in keeping with the scale of the building), and other features designed to add scale and visual interest to the façade.

B. Exterior Road Frontage Building Materials

Preferred wall materials shall be used on a minimum of 60% of any road frontage exterior wall, but may be used on any wall of a structure. Limited wall materials shall only be used on up to 40% of any road frontage exterior walls and all of any exterior side or rear wall not facing a road. Prohibited wall materials shall not be used on any road frontage exteriors. Proposals using different exteriors may be considered by the Board of Zoning Appeals on a case-by-case basis provided they meet the purpose and intent of the commercial design guidelines. Alternate proposals for exteriors may be considered, such as standard corporate design.

i. Preferred Road Frontage Building Materials

- Brick
- Stone
- Fade-Resistant Quik-Brik
- Fade-Resistant Artificial Stone
- Architectural Panels
- Hardie Panels
- Surfaced Concrete or Split-Face Block
- Hard Coat or Textured Stucco

ii. Limited Road Frontage Building Materials

- Exterior Insulation Finishing Systems (EIFS)
- Hardie Siding
- Polycarbonate Sheets
- Architectural Metal Panels
- Aluminum or Metal Siding

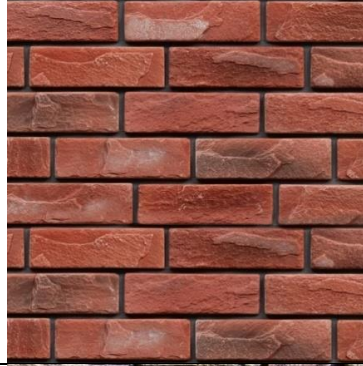
iii. Prohibited Road Frontage Building Materials

- Vinyl
- Unsurfaced and/or Unpainted Concrete Blocks
- Plywood
- Wood Shakes
- Asphalt Shingles
- Cementitious Siding
- Plastic or Fiberglass

PREFERRED ROAD FRONTAGE BUILDING MATERIALS

BRICK

PREFERRED



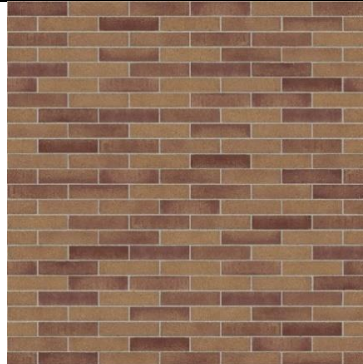
STONE

PREFERRED



FADE-RESISTANT QUIK-BRIK

PREFERRED



FADE-RESISTANT ARTIFICIAL STONE

PREFERRED



HARDIE PANELS

PREFERRED



PREFERRED ROAD FRONTAGE BUILDING MATERIALS

**CONCRETE OR SPLIT-FACE
BLOCK**



PREFERRED

**HARD COAT OR TEXTURED
STUCCO**

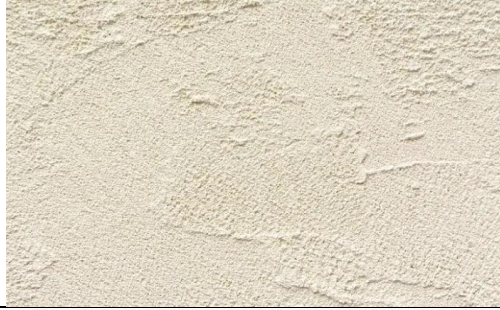


PREFERRED

LIMITED ROAD FRONTAGE BUILDING MATERIALS

EXTERIOR INSULATION FINISHING SYSTEMS (EIFS)

LIMITED



HARDIE SIDING

LIMITED



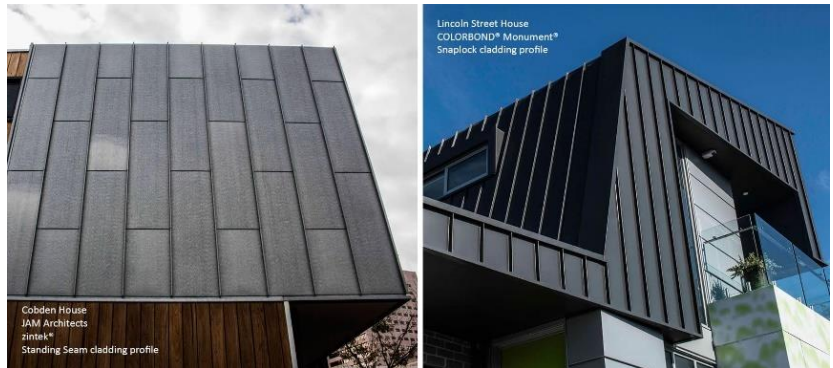
POLYCARBONATE SHEET

LIMITED



ARCHITECTURAL METAL PANELS

LIMITED



ALUMINUM OR METAL SIDING

LIMITED



PROHIBITED ROAD FRONTAGE BUILDING MATERIALS

VINYL

PROHIBITED



**UNSURFACED AND/OR
UNPAINTED CONCRETE BLOCKS**

PROHIBITED



ASPHALT SHINGLES

PROHIBITED



CEMENTITIOUS SIDING

PROHIBITED



PLASTIC OR FIBERGLASS

PROHIBITED

