

# 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*

NOVEMBER 13, 2023 | 7:00PM | TC COMMUNITY CENTER

## **AGENDA**

### **CALL TO ORDER**

### **ROLL CALL**

### **APPROVAL OF MINUTES**

Regular meeting October 9, 2023

### **APPROVAL/CHANGES TO THE AGENDA**

### **PUBLIC HEARING**

OLD BUSINESS - None

### **NEW BUSINESS**

### **REZONINGS**

- Rezone by Tracey Langford from R-2 to R-3 on Greentop St
  - 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)of 1.1 acres for future development in the 8th Civil District

### **DISCUSSION**

- Sign Ordinance

### **REPORT FROM CHAIRMAN**

### **REPORT FROM PLANNING OFFICE**

- Building Statistics

### **CLOSING REMARKS**

### **ADJOURN**

# Hartsville/Trousdale County Planning Commission Regular Meeting Meeting Minutes

October 9, 2023 - 7:00 P.M. – Trousdale County Community Center

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

**Absent:** Katie Dillon, Mitch Gregory

**Others Present:** Chris Gregory, Dwight Jewell

## 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 September 11th, 2023 meeting minutes. Cal Welch made a motion to approve minutes. Seconded by David Nollner. None opposed. **MOTION CARRIED**

**Changes to the Agenda** – David Nollner requested to add to the Discussion section the definition of Fire Protection coming out of Codes and Zoning. Amanda Carman requested to add to the New Business section a welcome to Arthur Harper.

**Public Hearing** – None

**Old Business** – None

## NEW BUSINESS

- Welcome New Member – Arthur Harper**  
Chairman Kerr introduced Arthur Harper who replaced Thomas Harper.
- 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 6<sup>th</sup> Civil District**  
Mr. Jewell wants to rezone this property to give more flexibility to the property in the future. David Thomas made a motion to send to the county commission with favorable recommendation Seconded by Cal Welch. None opposed.
- 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 6<sup>th</sup> Civil District**  
Prior to Dwight Jewell speaking, Chairman Kerr recused himself since the property pertained to his family. Mr. Jewell wants to rezone this property for potential future sale of the farm. David Thomas made a motion to send to the county commission with favorable recommendation. Seconded by Amanda Carman. None opposed.  
Chairman Kerr recused.

## DISCUSSION

- COMMERCIAL BUILDING GUIDELINE UPDATE**  
David Thomas spoke about the amendments provided by the County Commission members. Amanda Carman made a motion to send the guidelines back to the County Commission with the approved changes from Codes and Zoning. Seconded by Cal Welch. None opposed.
- Fire Protection Definition**  
David Thomas explained that a definition could not be found to meet the requirement for fire protection. Cal Welch made a motion to send to the County Commission a request to add a definition of fire protection to include either a 500 gallon flow on a 6 inch line, a fire hydrant within 500 feet, or a fire suppression system in the home. Seconded by Amanda Carman. None opposed.

## Report from Building Official

## Closing Remarks from the Chair and Building Inspector

- Ms. Myhan provided the Planning Commission members with fiscal numbers from the last and current fiscal year.

## Adjourn

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

Planning Office

Fiscal Year July 01, 2021 thru June 30, 2022 Budget Amount 2021-2022

Building Permit Fees Collected	\$217,061.00	
Adequate Facilities/Development Tax	\$162,050.00	
Total Collected	\$379,111.00	\$115,577.00

Fiscal Year July 01, 2022 Thru June 30, 2023 Budget Amount 2022-2023

Building Permit Fees Collected	\$218,095.00	
Adequate Facilities/Development Tax	\$158,919.00	
Total Collected	\$377,014.00	\$136,056.00

Building Permit Fees

Homes

Commercial Builds or Renovations

Accessory Structures- Garages, Barns, Pools, Sheds, Shops

Demolitions

Adequate Facilities/Development Tax

New Homes

US Census Statistics

This Year

July 2023	10 Single Family Housing Units	1 Three Housing Unit
Aug 2023	11 Single Family Housing Units	
Sept 2023	18 Single Family Housing Units	

Last Year

July 2022	4 Single Family Housing Units	3 Twelve Housing Units
Aug 2022	8 Single Family Housing Units	
Sept 2022	8 Single Family Housing Units	

# PLANNING OFFICE | CODES, ZONING, AND BUILDING

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

## ZONING CHANGE

### PARCEL INFORMATION

Current Zoning R-2 Requested Zoning R-3 Reason DEVELOPMENT  
 Property Owner TRACEY & ANGIE LANGFORD Phone [REDACTED]  
 Property Address GREENTOP ST Hartsville TN 37074  
 Lot Size 1.1 acres Road Frontage 11.00, 12.00, 14.00, 15.00 ft. Easements \_\_\_\_\_ ft  
 Tax Map Number 027B Group D Parcel \_\_\_\_\_ Record/Deed Book \_\_\_\_\_  
 Subdivision Name \_\_\_\_\_ Phase \_\_\_\_\_ Lot # \_\_\_\_\_  
 Water Source CITY Sewer or Septic SEWER

### APPLICANT INFORMATION

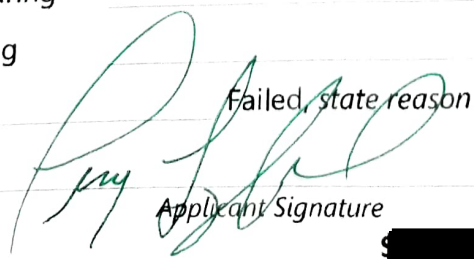
Applicant Name TRACEY LANGFORD Phone [REDACTED]  
 Mailing Address 3545 Hwy 141 N Hartsville TN 37074  
 Email: [REDACTED]

### IMPACT INFORMATION

Zoning of Surrounding Properties R-2, C-1, R-3  
 Names of Surrounding Property Owners ANNIE Valentine, Hartsville MISSIONARY Baptist Church, LOUISE SEAY, JEFFREY McCADDEN, MATTHEW COLEMAN  
 Affected Roads GREEN TOP ST.  
 Schools Affected \_\_\_\_\_  
 Public Utilities Hartsville Water, Tri County ELECTRIC

### ACTION TAKEN

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

  
 Applicant Signature

Date Submitted

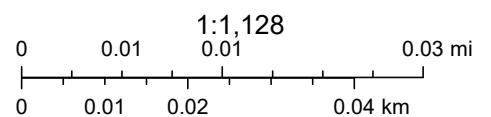
[REDACTED]

# Trousdale County - Parcel: 027B D 011.00



Date: November 7, 2023

County: Trousdale  
 Owner: LANGFORD TRACEY ETUX ANGIE LANGFORD  
 Address: GREENTOP ST 126  
 Parcel Number: 027B D 011.00  
 Deeded Acreage: 0  
 Calculated Acreage: 0  
 Date of TDOT Imagery: 2021  
 Date of Vexcel Imagery: 2023



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