

# 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*

DECEMBER 11, 2023 | 7:00PM | TC COMMUNITY CENTER

## **AGENDA**

### **CALL TO ORDER**

### **ROLL CALL**

### **APPROVAL OF MINUTES**

Regular meeting November 13, 2023

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

### **PUBLIC HEARING**

OLD BUSINESS - None

### **NEW BUSINESS**

### **REZONINGS**

- Rezone by Mary Lynn Helm/Rachel Davis from A1/R1/R2 to R1 on W McMurry Blvd (Map 018 Parcel 4.00) 38.36 acres for future development in the 7<sup>th</sup> Civil District

### **DISCUSSION**

- Different types of roads and set back requirements.
- Required Training for Planning Commissioners

### **REPORT FROM CHAIRMAN**

### **REPORT FROM PLANNING OFFICE**

- Mid-year update

### **CLOSING REMARKS**

### **ADJOURN**

# 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 7<sup>th</sup> 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

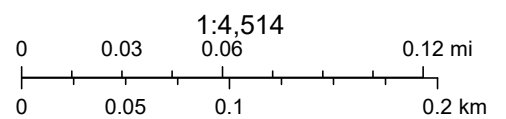
**MOTION CARRIED**

# Trousdale County - Parcel: 018 004.00



Date: December 6, 2023

County: Trousdale  
Owner: DAVIS RACHAEL  
Address: HWY 25 W  
Parcel Number: 018 004.00  
Deeded Acreage: 38.36  
Calculated Acreage: 0  
Date of TDOT Imagery: 2021  
Date of Vexcel Imagery: 2023



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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.

**\$350 APPLICATION FEE**  
**\$150 SIGN DEPOSIT**

HARTSVILLE/TROUSDALE COUNTY

**PLANNING OFFICE**

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

**ZONING CHANGE APPLICATION**

**PARCEL INFORMATION**

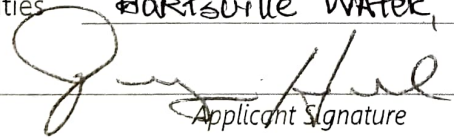
Current Zoning A1,R1,R2 Requested Zoning R-1 Reason Future Development  
Property Owner Mary Lynn Helm/Rachel Davis Phone 0  
Property Address W McMurry Blvd Hartsville TN 37074  
Lot Size 38.36 acres Road Frontage \_\_\_\_\_ ft. Easements \_\_\_\_\_ ft  
Tax Map Number 018 Group \_\_\_\_\_ Parcel 004.00 Record/Deed Book \_\_\_\_\_  
Subdivision Name \_\_\_\_\_ Phase \_\_\_\_\_ Lot # \_\_\_\_\_  
Water Source city Sewer or Septic septic

**APPLICANT INFORMATION**

Applicant Name Jerry Helm Phone \_\_\_\_\_  
Mailing Address 375 W McMurry Blvd Hartsville TN 37074  
Email: \_\_\_\_\_

**IMPACT INFORMATION**

Zoning of Surrounding Properties A-1, R-1, R-2, C-1  
Names of Surrounding Property Owners ROBERT TIPPIN, MICHAEL BURNS, JOHNNY HAWKINS, JOEY DAVIS  
Affected Roads W. McMurry Blvd, CRENSHAW Rd, Sulpher College Rd  
Schools Affected \_\_\_\_\_  
Public Utilities Hartsville Water, Tri County Electric

  
Applicant Signature

11-13-23  
Date Submitted

**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 \_\_\_\_\_