

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*

JUNE 10, 2024 | 7:00PM | TC COURTHOUSE

AGENDA

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES

Regular meeting May 13, 2024

APPROVAL/CHANGES TO THE AGENDA

PUBLIC HEARING

OLD BUSINESS

NEW BUSINESS

DISCUSSION

- Analyzing the Impact Fees of Trousdale County
- GNRC Training
 - Conflicts of Interest

REPORT FROM CHAIRMAN

REPORT FROM PLANNING OFFICE

CLOSING REMARKS

ADJOURN

Hartsville/Trousdale County Planning Commission Regular Meeting

Meeting Minutes

May 13, 2024 - 7:00 P.M. – Trousdale County Community Center

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

Absent: Katie Dillon, Mitch Gregory, David Nollner

Others Present: Jared Claiborne, Cody Joe Haynes, Jim Carman, David Baldwin, Cheryl Baldwin, Elizabeth Combs, Joe Combs, Steven Walker, Trent Maasen

- Chairman Kerr called the meeting to order at 7:00 P.M.

Roll Call

- Chairman Kerr asked Amanda Carman to conduct a roll call.

Approval of Minutes

- Chairman Kerr asked for a review of the April 8th, 2024 meeting minutes. David Thomas made a motion to approve the amended minutes. Seconded by Cal Welch. None opposed

Changes to the Agenda – The Planning Training has been removed from the agenda.

Public Hearing – None

OLD BUSINESS

- **SITE PLAN REVIEW FOR MINI-STORAGE UNITS BY WH INVESTMENTS, LLC ON MCMURRY BLVD (Map 019M C Parcel 17.30) on 0.91 acres**

Jared Claiborne with Mid Tenn Engineering spoke on behalf of WH Investments. Mr. Claiborne stated he has worked with Rosalie Myhan to take care of the privacy fencing on the residential part of the lot and placed fencing in per the Hartsville/Trousdale County Codes. After discussion about property specifications, Heather Bay made a motion to move the request down the agenda to allow Mr. Claiborne time to review plat information. Seconded by David Thomas. None opposed.

MOTION CARRIED

NEW BUSINESS

- **REZONE REQUEST R2 TO R3 BY PROPERTY OWNERS OF 1.02 ACRES (Map 027G B Parcel 27.00) AT 680 RIVER VALLEY RD FOR DEVELOPMENT IN THE 7TH CIVIL DISTRICT**

Cody Joe Haynes spoke to the Planning Commission about the purchasing the property for future development to create affordable multi family homes. Amanda Carman made a motion to send the rezone request to the County Commission with a favorable recommendation. Seconded by David Thomas. None opposed.

MOTION CARRIED

OLD BUSINESS

- **SITE PLAN REVIEW FOR MINI-STORAGE UNITS BY WH INVESTMENTS, LLC ON MCMURRY BLVD (Map 019M C Parcel 17.30) on 0.91 acres**

Jared Claiborne with Mid Tenn Engineering spoke to the Planning Commission and stated he reviewed the plat with Jim Carman. Mr. Claiborne stated that 2/3 of the northern property line connects to a R3 property with the western line connecting to a C2. After reviewing the site plan, the light layout, sites, and building layout will not change. Mr. Claiborne stated the northern building set back line that is currently showing as a 20 ft set back will be changed to a 40 ft building set back and the buffer fence that wraps all around the property will take care of the buffer strip requirement. These changes will be submitted to Rosalie Myhan. Heather Bay made a motion to approve the site plan contingent upon the line moves to a 40 ft building set back in the area where it is needed and the fence. Seconded by Cal Welch. None opposed.

MOTION CARRIED

NEW BUSINESS

- **FINAL PLAT APPROVAL FOR A MAJOR SUBDIVISION BY MARY HELM OF 23.78 ACRES ON HWY 25W, CRENSHAW RD, SULPHUR COLLEGE RD (Map 18 Parcel 4.00) FOR 14 LOTS IN THE 7TH CIVIL DISTRICT**

Jim Carman spoke on behalf of Mary Helm. Mr. Carman told the Planning Commission there are just 14 lots on the plat after the soil tests. Ms. Myhan asked Mr. Carman to review lots 13 and 14 with the Planning Commission. TDOT met with Mr. Carman and let them know there is already an existing driveway manufactured. TDOT asked for lot 12s access point to be moved to Crenshaw Ln. Lot 13 and 14 will use the existing entrance from Hwy 25. David Thomas made a motion to approve the final plat. Seconded by Heather Bay. None opposed.

MOTION CARRIED

- **REQUEST FOR SUB DIVISION REGULATION VARIANCE FOR A WIDTH TO DEPTH RATIO VARIANCE BY PROPERTY OWNERS AT 2795 OLD LAFAYETTE RD (Map 020 Parcel 15.07) TO SUBDIVIDE 3 ACRES FOR FAMILY IN THE 3RD CIVIL DISTRICT**

Elizabeth Combs spoke on behalf of the property owners, David and Cheryl Baldwin. Mrs. Combs spoke about her desire to make a home for her and her family with the 3 acres subdivided from her parents property. Ms. Combs stated they are appealing the 200 ft road frontage with the design of the plat. Jessica with GNRC stated the applicant is requesting a subdivision variance to the width to depth ratio. This lot is essentially a flag lot with a buildable location behind the structure. Ms. Myhan pointed out the property meets minimum lot size for an A1 property and the remaining 9 acres of the property will still meet the A1 requirements. Ms. Myhan stated the road frontage requirement is 50 ft and the road frontage for the new property requested is 79 ft. David Thomas made a motion to approve the request for the subdivision variance. Seconded by John Kerr. None opposed.

MOTION CARRIED

DISCUSSION – None

Report from Building Official

Closing Remarks from the Chair and Building Inspector

Ms. Myhan informed the Planning Commission members that Governor Lee has signed a proclamation to designate May as Building Safety Month.

Adjourn

- Cal Welch made a motion to adjourn. Seconded by John Kerr. None opposed

MOTION CARRIED