

# Hartsville/Trousdale County Planning Commission Regular Meeting

## Meeting Minutes

**April 8, 2024 - 7:00 P.M. – Trousdale County Community Center**

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

**Absent:**

**Others Present:** Jean Shaw, Buddy Shaw, Jared Claiborne, Steven Walker, Nick Holman, Carroll Carman

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

### Approval of Minutes

- Chairman Kerr asked for a review of the March 11th, 2024 meeting minutes. Heather Bay asked the Planning Commissioners to make corrections in the minutes to reflect the following: Removing the wording send the request and the word the in the sketch plat approval request. Ms. Bay also asked to remove Katie Dillon from the present list. David Thomas made a motion to approve the amended minutes. Seconded by Heather Bay. None opposed. **MOTION CARRIED**

### Roll Call

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

**Changes to the Agenda – None**

**Public Hearing – None**

**Old Business – None**

### NEW BUSINESS

- REZONE REQUEST C-1/A-1 C-1 BY PROPERTY OWNERS OF 3.14 ACRES (Map 017 Parcel 26.04) ON HWY 231N TO COMBINE ZONING FOR FUTURE BUSINESS IN THE 6<sup>TH</sup> CIVIL DISTRICT**

Jean Shaw spoke to the Planning Commission about the rezone request. Mr. and Mrs. Shaw plan to purchase the property and have plans to lease the property to Long Haul Trucking Company to park trucks and trailers not in use and add a shop to perform maintenance on their equipment. Ms. Shaw stated that they could have up to 50 trailers on their lot, but that would be very unlikely. Cal Welch made a motion to send the rezone request to the County Commission with a favorable recommendation. Seconded by Amanda Carman. None opposed. **MOTION CARRIED**

- PRELIMINARY PLAT APPROVAL FOR A MAJOR SUBDIVISION BY MARY HELM OF 28.92 ACRES ON HWY 25W, CRENSHAW RD, SULPHUR COLLEGE RD (Map 19 Parcel 4.00) FOR 15 LOTS IN THE 7<sup>TH</sup> CIVIL DISTRICT**

Carroll Carman spoke on behalf of Mary Helm. Mr. Carman told the Planning Commission there was two tracts not numbered on the map. Rosalie Myhan asked about the ingress and egress for lot #14. Mr. Carman stated it was there to allow for more options to allow access from the highway. When Ms. Myhan asked about the soils area, and Mr. Carman stated all the properties have sufficient soil but could not answer if the final soils have been completed yet. Candi Henry with GNRC suggested to the Planning Commission to require a combined access drive for Lot 14, 15, and 16 with access on Crenshaw Rd. David Thomas made a motion to approve the preliminary plat with changes suggested by GNRC. Seconded by Amanda Carman. None opposed. **MOTION CARRIED**

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

Steven Walker spoke on behalf of WH Investments, LLC. Mr. Walker presented the Planning Commission with the Site Plans for Mini-Storage Units. Mitch Gregory pointed out the setbacks on the site plan were for 20 ft. and not the required 24 ft. Mr. Gregory suggested asking for a variance from the Board of Zoning and Appeals. David Thomas made a motion to postpone the review for the site plan until a later meeting.

Seconded by David Nollner. None opposed.

**MOTION CARRIED**

**DISCUSSION**

- **PLANNING TRAINING TOPICS: CONSIDERATIONS FOR DECISION-MAKING, RULES OF PROCEDURES & PROFESSIONAL CONDUCT, OPEN MEETING LAW AND PUBLIC HEARINGS**

Ms. Henry with GNRC presented a PowerPoint handout to the Planning Commissioners that discusses Considerations for Decision Making, Rules of Procedures & Professional Conduct, and Open Meeting Law and Public Hearings.

**Adjourn**

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

**MOTION CARRIED**