

Hartsville/Trousdale County Planning Commission Regular Meeting

Meeting Minutes

August 12, 2024 - 7:00 P.M. – Trousdale County Courthouse

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

Absent: Katie Dillon

Others Present: Mae Wright, Clint Satterfield, Johnnie Leonard, Walter Smith, Justin Maasen, Cody Joe Haynes, John Cheney, Mike Dies

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 July 8th, 2024 meeting minutes. David Thomas made a motion to approve minutes. Seconded by Mitch Gregory. None opposed. **MOTION CARRIED**

Changes to the Agenda

- Chairman Kerr asked the Planning Commission Members to add “Field House” as a new discussion item. Rosalie Myhan asked the Planning Commission Members to remove “Food Trucks” from the discussion for this month and postpone it until the September meeting. David Nollner made a motion to approve the changes to the agenda. Seconded by Cal Welch. None opposed. **MOTION CARRIED**

Public Hearing – None

Old Business – None

NEW BUSINESS

- Rezoning request by Johnny and Linda Adcock 1 acre from A1 to R1 at 1415 Crenshaw Rd HV TN (Map 15 Parcel 037.00) of 205 acres to allow granddaughter to build in the 5th Civil District**
Due to no representation, rezoning request will be postponed.
- Site Plan Review for a new Education Building at TCAT- Hartsville 716 E McMurry Blvd HV TN (Map 27D B Parcel 20.00) approved by State of Tennessee in the 7th Civil District**
Johnnie Leonard with Huddleston Steele Engineering and Walter Smith with Orcutt Winslow Architects spoke on behalf of TCAT. Mr. Smith stated the new Education Building will be 2 story, 69,000 sq ft building. The building will be a mix of materials from brick, metal panels, store front, with the roofing mainly EPDM and standing seam metal roof. There are plans for a new monument sign at the end of the driveway with brick and metal and once finalized, will be presented to the Planning Commission. David Thomas made a motion to approve the site plan for the new Education Building at TCAT pending Ms. Rosalie’s calculation of the 50% maximum coverage of the property. Seconded by Heather Bay. None opposed. **MOTION CARRIED**
- Site Plan Review for 10 Townhome unit multifamily development by Justin Trent Maasen at 680 River Valley (Map 027G B Parcel 27.00) in the 7th Civil District**
Justin Maasen and Cody Joe Haynes spoke on behalf of themselves for the site plan review for the 10 Townhome unit development on River Valley. GNRC gave the property owners a list of things missing from the site plan from Article 7.030. David Thomas made a motion to postpone the review until the site plan is corrected. Seconded by Cal Welch. None opposed. **MOTION CARRIED**

- **Site Plan Review for 12 Apartment unit development by Tracey and Angie Langford on Greentop St (Map 027B D Parcels 11.00, 12.00, 13.00, 14.00, 15.00) in the 7th Civil District**
Mike Dies with Beasley’s Construction spoke on behalf of Tracey and Angie Langford. Mr. Dies stated they will be 2 bedroom, 1 bath units. GNRC informed Mr. Dies that two ADA parking spaces will need to be added to the site plan. Mr. Dies confirmed with Ms. Myhan that they will be using Townhome construction for the units. Ms. Myhan asked Mr. Dies to add the distance to the fire hydrants to the site plan. Cal Welch made a motion to approve the site plan contingent upon the two items being added to the site plan and approved by Ms. Rosalie. Seconded by Amanda Carman. None opposed. **MOTION CARRIED**

DISCUSSION

- **Fieldhouse**
Mr. Kerr informed the Planning Commission members he spoke with GNRC and asked questions about the old Fieldhouse. Mr. Kerr asked GNRC questions about flood zones and options the school system has. Clint Satterfield spoke to the Planning Commission about the field house. He stated that the idea was to redo the interior of the field house to make it handicap accessible and ADA compliant. Ms. Myhan informed Dr. Satterfield that if more than 50% of the building will be renovated, then the whole building will have to be brought up to the 2018 code. Ms. Myhan also stated that any variances needed for plumbing will need to be taken to the BZA. David Thomas made a motion to send this to the BZA with a favorable recommendation. Seconded by Mitch Gregory. None oppose. Mr. Kerr recused himself from the vote due to being a member of the Trousdale County School Board. **MOTION CARRIED**
- **RV Length of Stay**
Mr. Kerr stated that in the past the Planning Commission gave a new RV park a 30-day limit for length of stay. Ms. Myhan stated that the State Campgrounds have a 30-day limit for length of stay. When asking GNRC if there were any length of stay laws and there are not any. Mr. Kerr asked Ms. Myhan to pull together the ideas that were discussed to bring together for the next Planning Commission meeting.

Report from Building Official

Closing Remarks from the Chair and Building Inspector

Adjourn

- David Nollner made a motion to adjourn, Seconded by Arthur Harper. None opposed

MOTION CARRIED