

# Hartsville/Trousdale County Planning Commission Regular Meeting Meeting Minutes

September 9, 2024 - 7:00 P.M. – Trousdale County Community Center

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

**Absent:** Katie Dillon

**Others Present:** Jaret Shaffer(GNRC), Johnny Adcock, Linda Adcock, Walter Smith, Johnnie Leonard, Cody Haynes, Jean Shaw, Jack McCall

## 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 August 12th, 2024 meeting minutes. Cal Welch made a motion to approve minutes. Seconded by David Thomas. None opposed.

**MOTION CARRIED**

## Changes to the Agenda

- Chairman Kerr asked the Planning Commission Members to add election of the officers for the new term. David Thomas made a motion to approve the changes to the agenda. Seconded by David Nollner. None opposed.

**MOTION CARRIED**

**Public Hearing** – None

## NEW BUSINESS

### Election of Officers

David Thomas made a motion to keep current officers in their respective positions. Seconded by David Nollner. None opposed.

**MOTION CARRIED**

## OLD BUSINESS

- REZONE 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 5<sup>th</sup> CIVIL DISTRICT**

Linda Adcock spoke to the Planning Commission about the rezone request. Mr. and Mrs. Adcock plan to divide one acre off from their property to allow their granddaughter to build a single family home. David Nollner made a motion to approve the rezone request. Seconded by Mitch Gregory. None Opposed.

**MOTION CARRIED**

- **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 7<sup>th</sup> CIVIL DISTRICT**

Walter Smith with Orcutt Winslow Architects and Johnnie Leonard with Huddleston Steele Engineering spoke on behalf of TCAT for the site plan review. Mr. Smith updated the Planning Commission with the calculations of property coverage and updates to the site plan. Heather Bay made a motion to approve the site plan. Seconded by David Thomas. 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 7<sup>th</sup> Civil District**

Cody Haynes spoke on behalf of Justin Trent Maasen for the site plan review. Mr. Haynes provided an updated site plan for the Planning Commission to review. Cal Welch made a motion to approve the site plan. Seconded by Amanda Carman. David Nollner opposed.

**MOTION CARRIED**

#### **NEW BUSINESS**

- **Site Plan Review for a Trucking HUB by S&D Management LLC on Hwy 231N (Map 017 Parcel 26.04) in the 6<sup>th</sup> Civil District**

Jean Shaw spoke on behalf of S&D Management LLC. Ms. Shaw presented the Planning Commission members with a site plan for the Trucking HUB. Cal Welch made a motion to approve the site plan. David Thomas noticed on the site plan there was not a marking for fire hydrants and asked Rosalie Myhan if that was a requirement in that area. Ms. Myhan stated she would need to check into it for an answer. David Thomas made a motion to approve the site plan pending Ms. Myhan checks with the Castalian Springs Water District to see if a fire hydrant is needed or if one is close enough to the site that they would not have to. Seconded by Amanda Carman. None opposed.

**MOTION CARRIED**

- **Sketch Plat for a 9-lot subdivision on 7.15 acres at 345 Sam Beasley Rd (Map 026 Parcel 37.04) by L&E Properties Developers LLC in the 7<sup>th</sup> Civil District**

Due to no representation, consideration will be postponed.

#### **DISCUSSION**

- **RV Parks**

Ms. Myhan and Jaret Shaffer with GNRC were asked to develop an outline of regulations and present that to the Planning Commission at the next meeting.

#### **Report from Planning Office**

#### **Closing Remarks**

#### **Adjourn**

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

**MOTION CARRIED**