

Hartsville/Trousdale County Planning Commission Regular Meeting

Meeting Minutes

October 14, 2024 - 7:00 P.M. – Trousdale County Courthouse

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

Absent: Mitch Gregory

Others Present: Jaret Shaffer(GNRC), Jeff Gregory, Pam Gregory, John Cheney, Don Collins, Clint Satterfield, Craig Moreland, Bo Agee, Clayton Thorne, Marshal Myhan, Mark Presley

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 September 9th, 2024 meeting minutes. Cal Welch made a motion to approve minutes. Seconded by David Thomas. None opposed. **MOTION CARRIED**

Changes to the Agenda – None

Public Hearing – None

Old Business – None

NEW BUSINESS

- **Rezone request by Jeff and Pam Gregory for 3.25 acres from R2 to R3 on Front St (Map 019K A Parcels 26.00, 27.00) in the 7th Civil District for development**

Jeff Gregory spoke to the Planning Commission about the rezone request. Mr. Gregory stated he wanted to have more options with the R3 zoning. Amanda Carman made a motion to approve the rezone request. Seconded by Arthur Harper. None opposed. **MOTION CARRIED**

- **Site Plan for a new Field House by the Trousdale County Board of Education 200 East Main St (Map 027C A Parcel 007.00) in the 7th Civil District**

John Cheney and Don Collins present the site plan for a new Field House by the Trousdale County Board of Education. Due to no representation, rezone request will be postponed. Mr. Collins stated they found a level site on the existing property for the new field house and would be phase 1 of a two-phase project by the Trousdale County Board of Education. David Thomas made a motion to approve the site plan. Seconded by David Nollner. Prior to voting, Chairman Kerr recused himself due to having a position on the Trousdale County School Board. None opposed. Chairman Kerr recused. **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 7th Civil District.**

Craig Moreland presented the sketch plat for a 9-lot subdivision. After surveying the property, they found they could get 11 lots instead. Cal Welch made a motion to approve the sketch plat. Seconded by David Thomas. None opposed. **MOTION CARRIED**

- **Sketch Plat for a 5-lot subdivision of 5.8 acres by Fleming Homes on Sulphur College Rd (Map 18 Parcels 4.42,4.43,4.44) in the 7th Civil District.**

Bo Agee with Agee Land Surveying presented the sketch plat for a 5-lot subdivision. Mr. Agee stated that his client purchased three lots on Sulphur College Rd and after surveying the property, they were able to get 5 lots instead. Mr. Agee was asked by Ms. Myhan to notate the distance to the nearest fire hydrant on the Preliminary Plat. Cal Welch made a motion to approve the sketch plat. Seconded by Amanda Carman. None opposed. **MOTION CARRIED**

DISCUSSION - None

Adjourn

Katie Dillon made a motion to adjourn, Seconded by David Nollner. None opposed

MOTION CARRIED