

Hartsville/Trousdale County Planning Commission Regular Meeting

Meeting Minutes

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

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

Absent: Heather Bay, Katie Dillon

Others Present: Jaret Shaffer(GNRC), Justin Maasen, Dennis Goke, Brian Kuta, Jim Carman, Craig Moreland, Clayton Thorne, Art Haskins, Michael Stagg

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 October 14th, 2024 meeting minutes. David Thomas made a motion to approve minutes. Seconded by Cal Welch. None opposed.

MOTION CARRIED

Changes to the Agenda – None

Public Hearing – None

Old Business – None

NEW BUSINESS

- **Rezoning Request by Justin Trent Maasen for 1.23 acres from R2 to R3 at 850 River Valley (Map 027G B Parcel 028.00) in the 7th Civil District for development**

Justin Maasen spoke to the Planning Commission about the rezoning request. Mr. Maasen stated that they were seeking to rezone for future development. Cal made a motion to send the rezoning request to the County Commission with a favorable recommendation. Seconded by Amanda Carman. None opposed.

MOTION CARRIED

- **Rezoning Request by Dennis Goke for 10.78 acres for R1 to R3 at Church St (Map 027 Parcel 003.12) in the 7th Civil District for development**

Rosalie Myhan was asked to speak to the Planning Commission on behalf of Dennis Goke in the event he was not able to attend the meeting. Mr. Goke was able to attend, but asked Ms. Myhan to go ahead and continue with the request. Ms. Myhan made the Planning Commission aware that the TN Property Data Tax Map had not been updated to show the parcel had been from a 200 acre parcel and asked members to instead view the map provided. Ms. Myhan stated Mr. Goke is wanting to rezone for future development. She stated the 6 inch water line and sewer line are on Church St and not on Morrison St. David Thomas asked the question about how many dwellings would be added to the property if rezoned for R3. Jaret Shaffer with GNRC stated that you could put 78 single family homes, 52 duplexes, or 129 multifamily dwellings. David Thomas made a motion to send the rezoning request to the County Commission with an unfavorable recommendation. Seconded by Arthur Harper. David Nollner opposed.

MOTION CARRIED

- **Site Plan review for a Solar Array for the new Gas Pumping Station by the East Tennessee Natural Gas on Puryears Bend (Map 027 Parcel 003.11) in the 7th Civil District**

Brian Kuta spoke to the Planning Commission about the site plan for the new Gas Pumping Station by the East Tennessee Natural Gas company. Mr. Kuta stated they are looking for a site plan approval to put the solar array on the eastern portion of the property previously purchased. After approval they will then finalize their engineer drawings and submit for a building permit. Ms. Myhan requested that a large drawing of the site plan with the buffer strip shown to be kept in the Codes and Zoning office to be provided. David Thomas made a motion to approve the site plan as long as it meets all of the requirements once it has been reviewed. Seconded by David Nollner. Prior to voting, Mitch Gregory abstained due to conflict of interest with his employment at TVA. None opposed.

MOTION CARRIED

- **Site Plan review for an amendment to the original Site Plan by Do Re Mi Gospel Music Academy LLC at 275 Cedar Bluff RD (Map 038 Parcel 015.04) by adding a new caretaker residence in the 9th Civil District**

Jim Carman spoke on behalf of Do Re Mi Gospel Music Academy. He stated all of the existing infrastructures currently sit farther back from the road. Do Re Mi Gospel Music Academy is looking to put a caretaker's residence on the front of the property for security purposes. Jaret Schiffer with GNRC stated there were things missing from the site plan review and Mr. Carman informed Mr. Schiffer he would provide a revised site plan to show those corrections. David Nollner made a motion to approve the site plan with the updates provided by Mr. Carman. Seconded by Cal Welch. None opposed.

MOTION CARRIED

- **Preliminary Plat for a 11-lot subdivision on 7.15 acres at 345 Sam Beasley RD (Map 026 Parcel 037.04) by L&E Properties Developers LLC in the 7th Civil District.**

Jim Carman spoke on behalf of L&E Properties Developers LLC. Mr. Carman stated the Preliminary Plat has more details than the prior plat provided. Ms. Myhan asked if sidewalks were notated on the plat. Mr. Carman stated he would correct that. David Nollner made a motion to approve the preliminary plat. Seconded by Amanda Carman. None opposed.

MOTION CARRIED

- **Preliminary Plat for a 5-lot subdivision of 5.8 acres by Fleming Homes on Sulphur College Rd (Map 018 Parcels 004.42, 004.43, 004.44) in the 7th Civil District.**

Bo Agee with Agee Land Surveying presented the preliminary plat for a 5-lot subdivision. Ms. Myhan spoke to the Planning Commission and stated that all asked requirements were notated on the preliminary plat. Amanda Carman made a motion to approve the preliminary plat. Seconded by Mitch Gregory. None opposed.

MOTION CARRIED

DISCUSSION – None

Report from Building Official

Closing Remarks from the Chair and Building Inspector

Adjourn

- David Nollner made a motion to adjourn. Seconded by Cal Welch. None opposed

MOTION CARRIED