

# HARTSVILLE/TROUSDALE COUNTY PLANNING COMMISSION

*John Kerr – Chair*  
*David Thomas – Vice Chair*  
*Amanda Carman – Sec*

*Heather Bay*  
*Katie Dillion*  
*Mitch Gregory*

*Author "AB" Harper*  
*David Nollner*  
*Cal Welch*

JANUARY 8, 2024 | 7:00PM | TC COMMUNITY CENTER

## **AGENDA**

### **CALL TO ORDER**

### **ROLL CALL**

### **APPROVAL OF MINUTES**

Regular meeting December 11, 2023

### **APPROVAL/CHANGES TO THE AGENDA**

### **PUBLIC HEARING**

OLD BUSINESS - None

### **NEW BUSINESS**

### **SITE PLAN**

- Wedding Venue by Kevin and Michelle Scharfman on Temprow Rd (Map 016 Parcel 20.00) 22.22 acres in the 5th Civil District

### **FINAL PLAT**

- Minor Subdivision of 3 lots by Jared and Margaret Lake on Les Gregory Loop (Map 34 Parcel 22.06) 1.38 acres in the 1st Civil District.

### **DISCUSSION**

- Different types of roads and set back requirements.
- Required Training for Planning Commissioners

### **REPORT FROM CHAIRMAN**

### **REPORT FROM PLANNING OFFICE**

### **CLOSING REMARKS**

### **ADJOURN**

# Hartsville/Trousdale County Planning Commission Regular Meeting

## Meeting Minutes

December 11, 2023 - 7:00 P.M. – Trousdale County Community Center

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

**Absent:** Heather Bay

**Others Present:** Harold Caman

### 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 November 13, 2023 meeting minutes. David Thomas made motion to approve minutes. Seconded by David Nollner. None opposed **MOTION CARRIED**

**Changes to the Agenda – None**

**Public Hearing – None**

**Old Business – None**

### New Business

- Rezone by Mary Lynn Helm/Rachel Davis from A1/R1/R2 to R1 on W McMurry Blvd (Map 018 Parcel 4.00) 38.36 acres for future development in the 7th Civil District**

Harold Carman spoke on behalf of the property owners. Mr. Carman stated they wanted requested the zoning to be changed to R1 for plans to build potentially 15 new homes without the creation of new roads and using current road frontage. David Thomas made a motion to send the rezone request with a favorable recommendation to the County Commission. Seconded by David Nollner. **MOTION CARRIED**

### DISCUSSION

- Required Training for Planning Commissioners**

Rosalie Myhan spoke to the Planning Commission members about the annual 4-hour training that is required for all members to complete along with the Statements of Interest form. Ms. Myhan spoke with GNRC about coming up with a plan to provide a 30-minute training session at each Planning Commission meeting to make it more feasible for members. Members agreed the training would be recorded along with the current meeting and depending on the topic of the training would determine if it would be made available to the public.

### Closing Remarks from the Chair and Building Office

- Mid-Year Update**

Rosalie Myhan spoke to the Planning Commission about the mid-year update. Ms. Myhan reported she has pulled 230 building permits to date. Ms. Myhan also reported an influx of money from the change in cost for rezoning requests. Ms. Myhan also informed the Planning Commission members that the Permitting Software is getting closer to going live.

### Adjourn

- Amanda Carman made a motion to adjourn, Seconded by Cal Welch. None opposed.

**MOTION CARRIED**

M# 1616  
Pe 1-4-24

HARTSVILLE/TROUSDALE COUNTY

PLANNING OFFICE | CODES, ZONING, AND BUILDING

328 Broadway, Room 1 | Hartsville, TN 37074  
office (615) 374-1125 | cell (615) 374-5066  
htcgplanning@trousdalecountytn.gov

SITE PLAN APPLICATION - \$250.00

MINOR SUBDIVISION APPLICATION - \$250.00  
(5 lots or less)

PLAT AMENDMENT APPLICATION - 200.00

MAJOR SUBDIVISION APPLICATION - \$500.00

PARCEL INFORMATION

Property Owner Kevin and Michelle Scharfman Phor \_\_\_\_\_  
Property Address 0 Templow Road City Bethpage TN Zip code 37022  
Tax Map Number 110 Group \_\_\_\_\_ Parcel 20.00 Record/Deed Book \_\_\_\_\_  
Subdivision Name \_\_\_\_\_ Phase \_\_\_\_\_ Lot# \_\_\_\_\_  
Water Source CITY Sewer or Septic Septic

APPLICANT INFORMATION

Applicant Name Kevin and Michelle Scharfman Phone 6  
Mailing Address 629 Greene Drive City Lebanon TN Zip code 37087  
Email \_\_\_\_\_

M. Scharfman Applicant Signature Date Submitted 12/18/23

IMPACT INFORMATION

Public Utilities Castalian Springs / BETHPAGE WATER, TRI County ELECT.  
Affected Roads TEMPLLOW RD  
Schools Affected \_\_\_\_\_

ACTION TAKEN

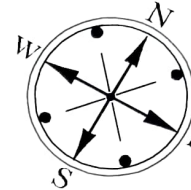
Reviewed by Planning Commission \_\_\_\_\_ Action \_\_\_\_\_

Passed \_\_\_\_\_ Failed (State Reason) \_\_\_\_\_

Course	Bearing	Distance
1	N 22°51'14" E	48.81'
2	N 22°43'18" W	45.00'

Curve	Radius	Tangent	Length	Delta	Chord	Chord Bear.
1	1175.00'	92.53'	184.67'	8°59'51"	184.48'	N 22°45'48" E

LOCATION SKETCH n.t.s.



TEMLOW ROAD

MICHAEL H. BULT  
DEED BOOK 54, PAGE 108  
MAP 18, PARCEL 19.01

JAMES R. HUMES  
RECORD BOOK 111, PAGE 181  
MAP 16, PARCEL 7.00

22.22 AC.+-

SURVEYOR'S CERTIFICATE:  
I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY, AND THAT THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS AT LEAST 1 : 10,000 AS SHOWN HEREON.



BRENT GOODRUM  
RECORD BOOK 88, PAGE 805  
MAP 18, PARCEL 21.00

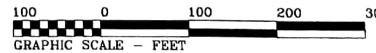
RICHARD L. PAYNE  
DEED BOOK D-1, PAGE 253  
MAP 15, PARCEL 35.00

EXHIBIT FOR

**MATTHEW GAMMONS**

LOCATED IN THE 5TH CIVIL DISTRICT OF TROUSDALE COUNTY, TENNESSEE

SCALE : 1" = 100'  
DATE : JANUARY 4, 2024  
SIZE : 22.22 AC.+-  
DEED : R. B. 100, PG. 183, R.O.T.C.T.  
MAP : MAP 16, PAR. 20.00, T.A.O.T.C.T.



HARTSVILLE/TROUSDALE COUNTY  
**PLANNING OFFICE | CODES, ZONING, AND BUILDING**

328 Broadway, Room 1 | Hartsville, TN 37074  
office (615) 374-1125 | cell (615) 374-5066  
htcgplanning@trousdalecountytn.gov

SITE PLAN APPLICATION – \$250.00

MINOR SUBDIVISION APPLICATION – \$250.00  
(5 lots or less)

PLAT AMENDMENT APPLICATION – 200.00

MAJOR SUBDIVISION APPLICATION – \$500.00

### PARCEL INFORMATION

Property Owner Jared Lake Phone (615) 374-5066

Property Address 550 Les Gregory Loop City Hartsville TN Zip code 37074

Tax Map Number 034 Group \_\_\_\_\_ Parcel 022.06 Record/Deed Book RB 99, PG 296

Subdivision Name Jared C. Lake & Margaret S. Lake Phase \_\_\_\_\_ Lot# \_\_\_\_\_

Water Source Hartsville Water & Utility Sewer or Septic Hartsville Water & Utility

### APPLICANT INFORMATION

Applicant Name Carman Surveying Phone \_\_\_\_\_

Mailing Address 50 Linda Lane City Hartsville TN Zip code 37074

Email \_\_\_\_\_

**Jim Carman** Digitally signed by Jim Carman  
Date: 2023.12.14 09:48:02 -06'00'

12/14/2023

Applicant Signature

Date Submitted

### IMPACT INFORMATION

Public Utilities Hartsville Water & Utility

Affected Roads State Highway #25 & Les Gregory Loop

Schools Affected Trousdale County

### ACTION TAKEN

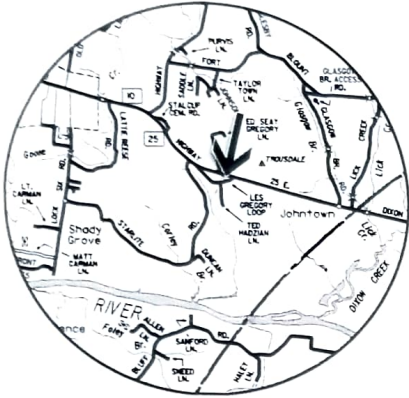
Reviewed by Planning Commission \_\_\_\_\_ Action \_\_\_\_\_

Passed \_\_\_\_\_ Failed (State Reason) \_\_\_\_\_

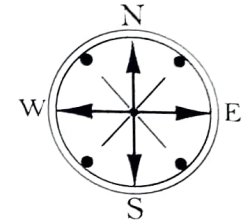
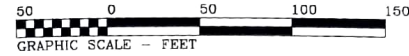
**Reset Form**

**Save As**

LOCATION SKETCH n.t.s.



Course	Bearing	Distance
L1	S 74°18'03" E	15.02'

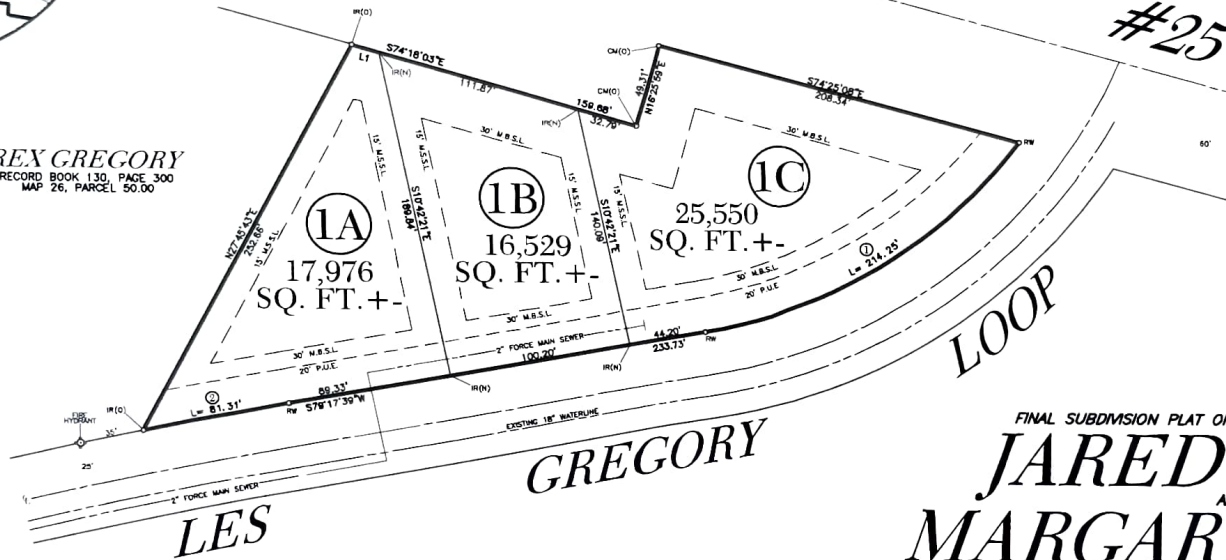


**REX GREGORY**  
 RECORD BOOK 130, PAGE 300  
 MAP 26, PARCEL 50.00

**SURVEYOR'S CERTIFICATE:**  
 I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THAT THE BASIS OF PRECISION OF THE UNADJUSTED SURVEY IS AT LEAST 1 TO 10,000 AS SHOWN HEREON.



**CARMAN SURVEYING**  
 100 WOODRUFF ROAD  
 HARTSVILLE, TENNESSEE 37074  
 PHONE: (615) 372-1200



- NOTES:**
1. PROPERTY IS ZONED "R-2".
  2. THIS PROPERTY DOES NOT LIE IN AN AREA DESIGNATED AS "SPECIAL FLOOD HAZARD". SEE COMMUNITY PANEL NUMBER ATX000316, WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2010.
  3. OWNER: JARED C. & MARGARET S. LAKE  
 550 LES GREGORY LOOP  
 HARTSVILLE, TENNESSEE 37074
  4. ALL CORNERS ARE OLD IRON PEGS UNLESS OTHERWISE SPECIFIED.
  5. THE RECORDING OF THIS PLAT VOID, VACATES, AND SUPERSEDES THE RECORDS OF LOT #1 OF THE JARED C. LAKE AND WIFE, MARGARET S. LAKE PROPERTY FOUND OF RECORD IN PLAT CABINET 3, PAGE 137, REGISTER'S OFFICE OF TROUSDALE COUNTY, TENNESSEE.

FINAL SUBDIVISION PLAT OF RESUBDIVISION OF LOT #1 FOR  
**JARED C. LAKE**  
 AND WIFE  
**MARGARET S. LAKE**  
 LOCATED IN THE 1ST CIVIL DISTRICT OF TROUSDALE COUNTY, TENNESSEE

**SCALE : 1" = 50'**  
**DATE : OCTOBER 20, 2023**  
**SIZE : 1.38 AC.+- / 60,055 SQ. FT.+-**  
**DEED : R. B. 99, PG. 296, R.O.T.C.T.**  
**MAP : MAP 34, PAR. 22.06, T.A.O.T.C.T.**

CERTIFICATE OF OWNERSHIP AND DESIGNATION	CERTIFICATE OF SURVEY ASSURANCE	CERTIFICATE OF APPROVAL OF WATER SYSTEMS	CERTIFICATE OF APPROVAL OF SEWER SYSTEMS	CERTIFICATE OF APPROVAL OF PUBLIC WAYS FOR ROAD POSTING	CERTIFICATE OF APPROVAL FOR RECORDING
<p>I hereby certify that I am the owner of the property shown and described herein as indicated in map number 34, page 26, Trousdale County Register's Office, and that I am hereby accepting the plan of subdivision with my signature. I warrant that the plan of subdivision complies with the Subdivision Regulations of the State of Tennessee, and that I am the owner of the property shown and described herein as indicated in map number 34, page 26, Trousdale County Register's Office, and that I am hereby accepting the plan of subdivision with my signature.</p> <p>Date: _____</p> <p>JARED C. LAKE</p> <p>Date: _____</p> <p>MARGARET S. LAKE</p>	<p>I hereby certify that to the best of my knowledge and belief, this is a true and accurate survey of the property shown herein, that this is a Category 1 Land Survey as defined in Chapter 282C-3-101, Tennessee Code Annotated, and that the ratio of precision is greater than or equal to 1 to 10,000.</p> <p>Date: _____</p> <p>JIM CARMAN              Registered Land Surveyor #705</p>	<p>I hereby certify that the water systems outlined or indicated on the final subdivision plat entitled FINAL SUBDIVISION PLAT OF A RESUBDIVISION OF LOT #1 FOR JARED C. LAKE AND WIFE MARGARET S. LAKE have been installed in accordance with current local and/or state government requirements, or a sufficient bond or other surety has been filed which will guarantee said installation.</p> <p>Date: _____</p> <p>Name, Title, and Title Agency or Authorized Approving Agency</p>	<p>I hereby certify that the sewer systems outlined or indicated on the final subdivision plat entitled FINAL SUBDIVISION PLAT OF A RESUBDIVISION OF LOT #1 FOR JARED C. LAKE AND WIFE MARGARET S. LAKE have been installed in accordance with current local and/or state government requirements, or a sufficient bond or cash has been filed which will guarantee said installation.</p> <p>Date: _____</p> <p>Name, Title, and Title Agency or Authorized Approving Agency</p>	<p>I hereby certify: (1) that all designated public ways on this final subdivision plat have been installed in an acceptable manner and according to the specifications of the Hartsville/Trousdale County Subdivision Regulations, or (2) that a performance bond or other surety has been posted with the Planning Commission to guarantee completion of all required improvements in case of default.</p> <p>Date: _____</p> <p>Appropriate Government Representative</p>	<p>I hereby certify that the subdivision plat shown herein has been found to comply with the Hartsville/Trousdale County, Tennessee Subdivision Regulations, with the exceptions of such variances, if any, as are noted in the minutes of the Planning Commission, and that it has been approved for recording in the Office of the County Register.</p> <p>Date: _____</p> <p>Secretary Planning Commission</p>

Curve	Radius	Tangent	Length	Delta	Chord	Chord Bear.
1	263.70'	112.52'	214.25'	43°16'11"	208.19'	S 57°38'33" W
2	2538.50'	40.66'	81.31'	1°50'07"	81.31'	S 78°22'35" W