

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

FEBRUARY 12, 2024 | 7:00PM | TC COMMUNITY CENTER

AGENDA

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES

Regular meeting January 8, 2024

APPROVAL/CHANGES TO THE AGENDA

PUBLIC HEARING

OLD BUSINESS - None

NEW BUSINESS

REZONE

- Rezone request by Barbara Williams from A1 to R1 at 1880 Hwy 25 W (Map 29 Parcel 11.02) of 3.2 acres to subdivide in the 6th Civil District

PLAT AMENDMENT

- Amendment request by Terry and DeAnna Cox for a Lot Ratio variance on 2160 and 2190 Hwy 141 N (Map 14 Parcel 17.02 & 17.05) to adjust lot lines in the 7th Civil District.

DISCUSSION

- Blasting Notifications
- Training – *The Role of the Planning Commissioner*

REPORT FROM CHAIRMAN

REPORT FROM PLANNING OFFICE

CLOSING REMARKS

ADJOURN

Hartsville/Trousdale County Planning Commission Regular Meeting

Meeting Minutes

January 8, 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: Kevin Scharfman, Jim Carman

Roll Call

- Chairman Kerr called the meeting to order at 7:00 P.M. and conducted a roll call.

Approval of Minutes

- Chairman Kerr asked for a review of the December 11th, 2023 meeting minutes. Heather Bay made a motion to approve minutes. Seconded by Mitch Gregory. None opposed **MOTION CARRIED**

Changes to the Agenda – Adding to Blasting Permits Discussion Topics

Public Hearing – None

Old Business – None

NEW BUSINESS

- **SITE PLAN FOR WEDDING VENUE BY KEVIN AND MICHELLE SCHARFMAN ON TEMPLOW RD (Map 016 Parcel 20.00) 22.22 ACRES IN THE 5th CIVIL DISTRICT**
Kevin Scharfman spoke on behalf of he and his wife Michelle. The Scharfman's have site plans to create a wedding venue for a maximum of 250 people at their location. Mr. Scharfman requested a variance for a gravel parking lot instead of paved parking and was instructed to take that to the BZA for approval. Mr. Scharfman also requested a variance for the tree line instead of a 7-foot fence and was instructed take it to the BZA for approval. David Thomas made a motion approve the site plan. Seconded by Amanda Carman. None opposed. **MOTION CARRIED**
- **FINAL PLAT FOR 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**
Jim Carman spoke on behalf of Jared and Margaret Lake. Mr. Carman stated the Lake's were wanting to create a minor subdivision of 3 lots. Mitch Gregory made a motion to approve the final plat for minor subdivision of 3 lots. Seconded by Heather Bay. None opposed. **MOTION CARRIED**

DISCUSSION

- **DIFFERENT TYPES OF ROADS AND SET BACK REQUIREMENTS**
Jim Carman shared with the Planning Commission a template of the current R-1 set back in the county. Mr. Carman stated there used to be a graduated front set back in the regulations for different types of roads and is asking for that to be returned. Chairman John Kerr asked for GNRC to take the information and write up a resolution to bring to the next meeting.
- **PLANNING TRAINING**
Rosalie Myhan spoke about discussing with GNRC about various training options. During tonight's meeting, discussion about collector and arterial roads and set backs which would qualify for training. Rosalie suggested for the next meeting the training would be called "Role of the Planner".
- **BLASTING PERMITS**
Chairman Kerr told the Planning Commission members that Jones Brothers has recently purchased property in conjunction with the Hwy 141 project. Chairman Kerr stated he wanted to be able to give our citizens blasting notifications and have something set in place prior to this project. Ms. Myhan had let the Planning Commission members know that Jones Brothers has contacted her and asked for a Blasting Permit. The permit was needed to build a pad to store their equipment. David Thomas stated that Codes and Zoning will have an additional meeting in January to have information presented to the Planning Commission at the next meeting. Mitch Gregory suggested associating a fee with the blasting permit. Heather Bay brought up that since the Planning Commission handles subdivisions, the blasting permits

would be required for those who build pools as well and would not be limited to just commercial properties. Cal Welch brought up the suggestion for a requirement of notifications to residents in the blasting area. Heather Bay made a motion for the Planning Commission to adopt an application for a Blasting Notification Application for anyone who plans to blast within the boundaries of Trousdale County. Second by Arthur Harper. **MOTION CARRIED**

Report from Planning Office – None

Closing Remarks from the Chair and Building Inspector Adjourn

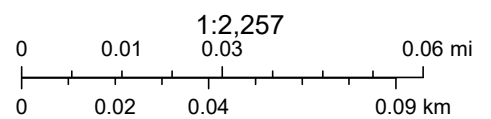
- David Nollner made a motion to adjourn, Seconded by Heather Bay. None opposed. **MOTION CARRIED**

Trousdale County - Parcel: 029 011.02



Date: January 24, 2024

County: Trousdale
Owner: WILLIAMS BARBARA
Address: HWY 25 W 1880
Parcel Number: 029 011.02
Deeded Acreage: 3.2
Calculated Acreage: 0
Date of TDOT Imagery: 2021
Date of Vexcel Imagery: 2023



Esri Community Maps Contributors, Tennessee STS GIS, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/ NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, State of Tennessee, Comptroller of the Treasury

The property lines are compiled from information maintained by your local county Assessor's office but are not conclusive evidence of property ownership in any court of law.

HARTSVILLE/TROUSDALE COUNTY

Office of Codes, Zoning & Building

328 Broadway, Room 1 | Hartsville, TN 37074

office (615) 374-1125 | Cell (615) 374-5066

ZONING CHANGE

PARCEL INFORMATION

Current Zoning A1 Requested Zoning R1 Reason SUBDIVIDING
 Property Owner Barbara Williams Phone () - () - () - ()
 Property Address 1880 Hwy 25 W Hartsville TN 37074
 Lot Size 3.2 Acres Road Frontage 610 ft. Easements ft
 Tax Map Number 29 Group Parcel 11.02 Record/Deed Book 64
 Subdivision Name Phase Lot #
 Water Source Castalian Springs/Bethpage Sewer or Septic Septic

APPLICANT INFORMATION

Applicant Name Mike Carey Phone () - () - () - ()
 Mailing Address 285 Old 25 Loop, Castalian Springs TN 37031
 Email:

IMPACT INFORMATION

Zoning of Surrounding Properties R1, A1
 Names of Surrounding Property Owners Mitchell Guffey, Christopher Troutt

Affected Roads
 Schools Affected
 Public Utilities

ACTION TAKEN

Reviewed by Planning Commission Action
 Reviewed by BZA Action
 Zoning Ordinance at County Commission
 1st Reading Action
 Public Hearing Action
 2nd Reading Action
 Passed Failed, state reason

Mike Carey
 Applicant Signature

1-24-2024
 Date Submitted

\$350 Application fee
 \$150 Review Fee Deposit

Staff Report
Jessica Hill, Community Planner GNRC
Reviewed for the Hartsville-Trousdale
Planning Commission
Meeting of February 12, 2024



New Business: Rezone request by Barbara Williams from A1 to R1 at 1880 Hwy 25 W (Map 29 Parcel 11.02) of 3.2 acres to subdivide in the 6th Civil District

Property Information:

- Tax Map information: Map 29 Parcel 11.02
- Total acreage ~3.2 acres
- Zoned A1
- Owner: Barbara Williams

Purpose: The applicant requests rezoning of \pm 3.2 acres at 1880 Hwy 25 W from A1 to R1 for a future subdivision.

Adopted Plans:

- HWY 25 W is identified as an Arterial on the MTP.
- Subject property is outside the urban services boundary.
- There is a public water line along HWY 25 W

Planning Context:

The surrounding properties are zoned agriculture and residential uses. The property does have access to public water but will be on a private septic system.

The Residential District, R-1, Article 5.042, is intended to be utilized in areas, where due to remoteness, the absence of necessary urban services, or the continuation of farming or agricultural activities, development of a suburban density is undesirable or unfeasible. These districts are, therefore, designed to provide suitable areas for low density residential development characterized by an open appearance. Most generally, the residential development will consist of single-family detached dwellings and accessory structures, but the districts may also include community facilities, public utilities and open uses which serve specifically the residents of those districts, or which are benefited by an open residential environment without creating objectionable or undesirable influences upon such development. It is the express purpose of this resolution to exclude from these districts all buildings or other structures and uses having commercial characteristics whether operated for profit or otherwise, except that special exceptions and home occupations shall be considered as not having such characteristics if they, otherwise, conform to the provisions of this resolution.

Uses Permitted (5.042 B)- Uses permitted by right in the R-1 zoning district include; detached single-family and duplex dwellings and essential services.

Uses Permitted through Special Exception (5.042 D)- Uses allowed through special exception in the R-1 zoning district include administrative services, community assembly, community education, cultural and recreational services, health care facilities, intermediate impact facilities, personal and group care facilities, and religious facilities.

Dimensional Regulations (F)- The setbacks and minimum lot sizes in the R-1 zoning district are as follows-

Setbacks:

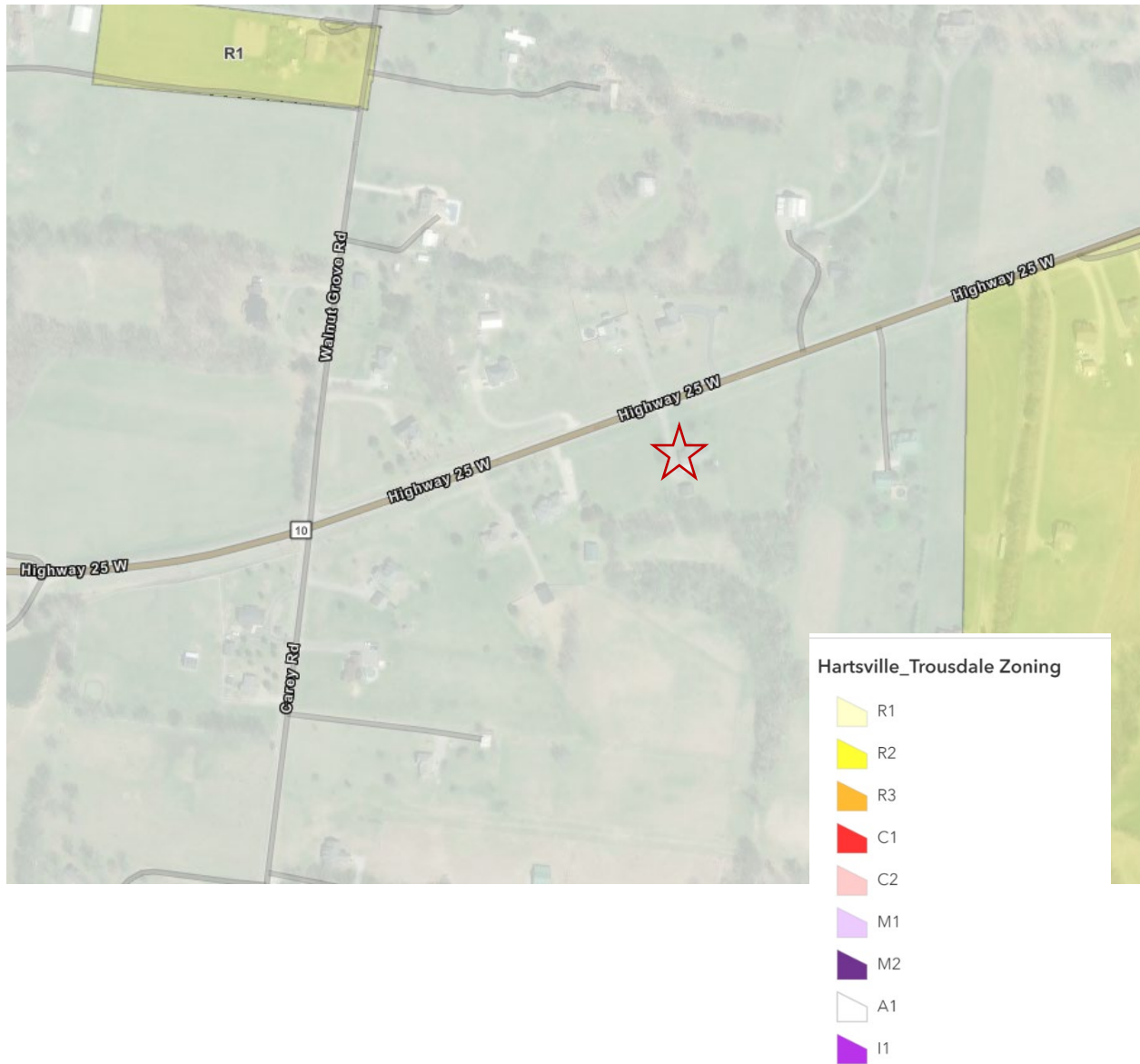
- Front yard: 30 feet
- Rear yard: 25 feet for principal structure and 15 feet for any permitted accessory structure
- Side yard: 15 feet for 1 and 2-story structures, plus 10 additional feet for each additional story over 2 stories.

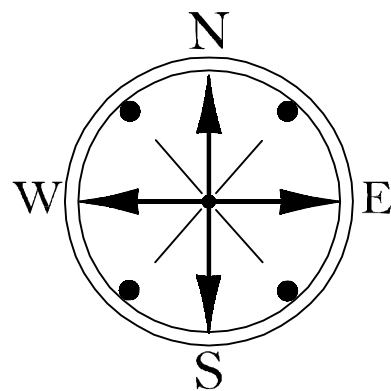
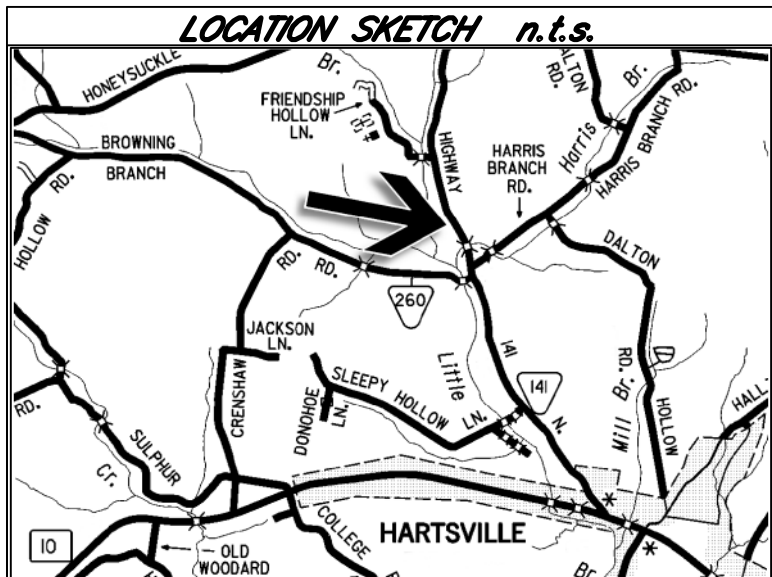
Lot Size:

- Single-Family: 15,000 sq.ft. public water and sewer or 1 acre public water without sewer
- Duplex: 40,000 sq.ft. public water and sewer or 17,000 sq. ft. public water without sewer
- Lot width: At least 100 ft wide at building setback line

The proposed area to be rezoned is roughly 3.2 acres. This would allow for a maximum density of ~3 single-family units or ~8 duplex units.

Figure 1: Hartsville Zoning Map





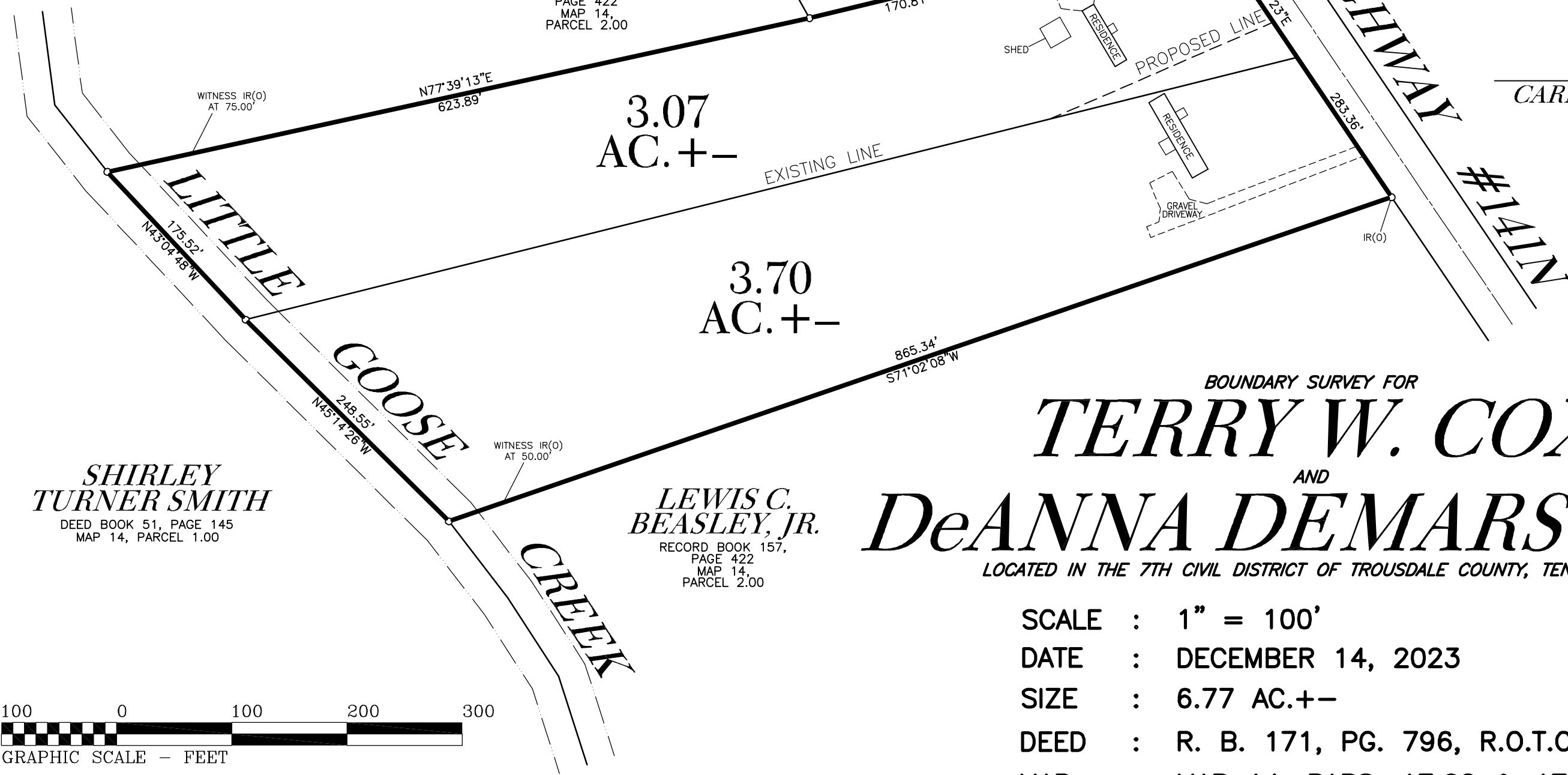
SURVEYOR'S CERTIFICATE:
 I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY, AND THAT THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS AT LEAST 1 : 10,000 AS SHOWN HEREON.

LEWIS C. BEASLEY, JR.
 RECORD BOOK 157,
 PAGE 422
 MAP 14,
 PARCEL 2.00

LARRY COTHRON
 RECORD BOOK 60,
 PAGE 782
 MAP 14,
 PARCEL 17.03

LARRY COTHRON
 RECORD BOOK 105,
 PAGE 295
 MAP 14,
 PARCEL 17.04

CARMAN SURVEYING
 50 LINDA LANE
 HARTSVILLE, TENNESSEE
 PHONE: (615) 374-3344

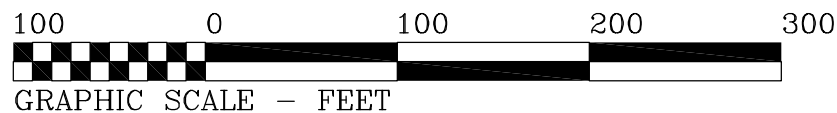


SHIRLEY TURNER SMITH
 DEED BOOK 51, PAGE 145
 MAP 14, PARCEL 1.00

LEWIS C. BEASLEY, JR.
 RECORD BOOK 157,
 PAGE 422
 MAP 14,
 PARCEL 2.00

BOUNDARY SURVEY FOR
TERRY W. COX
 AND
DeANNA DEMARS-COX
 LOCATED IN THE 7TH CIVIL DISTRICT OF TROUSDALE COUNTY, TENNESSEE

SCALE : 1" = 100'
 DATE : DECEMBER 14, 2023
 SIZE : 6.77 AC.+-
 DEED : R. B. 171, PG. 796, R.O.T.C.T.
 MAP : MAP 14, PARS. 17.02 & 17.05, T.A.O.T.C.T.



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 Terry and DeAnna Demars-Cox Phone _____

Property Address 2160 & 2190 Hwy 141 City Hartsville TN Zip code 37074

Tax Map Number 14 Group _____ Parcel 17.02 8 Record/Deed Book _____

Subdivision Name _____ Phase _____ Lot# _____

Water Source City Sewer or Septic Septic

APPLICANT INFORMATION

Applicant Name Terry and DeAnna Demars-Cox Phone _____

Mailing Address 2190 Hwy 141 N City Hartsville TN Zip code 37074

Email _____

Terry W. Cox
Applicant Signature

1-26-2024
Date Submitted

IMPACT INFORMATION

Public Utilities Hartsville Water, Tri-County Electric

Affected Roads Hwy 141 N

Schools Affected Trousdale County Schools

ACTION TAKEN

Reviewed by Planning Commission _____ Action _____

Passed _____ Failed (State Reason) _____



New Business: Plat Amendment request by Terry and DeAnna Cox for a Lot Ratio variance on 2160 and 2190 Hwy 141 N (Map 14 Parcel 17.02 & 17.05) to adjust lot lines in the 7th Civil District.

Property Information:

- Tax Map information: Map 014 Parcel 17.02 and Map 014 Parcel 17.05
- Total acreage ~6.77 acres
- Zoned R-1
- Properties are in a special flood hazard area of Little Goose Creek
- Owners: Terry and DeAnna Demars-Cox

Purpose: The applicant requests final plat approval for a resubdivision of two lots. The properties are zoned R-1, Low Residential District, and have two manufactured homes, one on each parcel facing HWY 141 N.

Adopted Plans:

HWY 141N is identified as an Arterial on the Major Thoroughfare Plan.

Planning Context:

- The surrounding properties are zoned agriculture & residential uses.
- The properties have access to public water.
- The properties are located in a special flood hazard area.

Zoning Context:

- a. **R-1, Residential Zoning District Standards** (Trousdale Resolution, Section 5.042)
 - a. Minimum Lot Size for single-family residential is 1 acre except where public wastewater service is available then minimum lot area shall be 15,000 s.f.
 - b. Building setbacks:
 - i. Front: 30'
 - ii. Rear: 25' for principal structure and 15' for permitted accessory structures
 - iii. Side Yard: 15' for 1 and 2-story structures, plus 10' additional feet for each additional story over 2-stories.
 - c. Lot width: At least 100 ft wide at building setback line

Subdivision Plat Issues: Staff identifies the following items to be provided or considered. Refer to Hartsville-Trousdale Subdivision Regulations Article V, Section 5-104.2.

1. (4) Provide a distance and bearing of the boundary lines of both parcels. The boundary line at HWY 141 N and the shared boundary line does not have a monument or distance and bearing.

2. (6) Provide limits of floodway and floodway fringe areas, and the base flood elevation.
3. (7) Provide location and width of all easements and rights of ways for public ways.
4. (8) Provide the location, dimensions and area of all lots. Lot areas shall be shown to the nearest tenth of a sq ft.
5. (13) The stamp of the land surveyor
6. (14) Provide reference north tied to the TN Grid Coordinate System.
7. (14) In title block provide plat of record that this recombination/resubdivision is replacing.
8. (14) "Final Plat – Amendment to the ..."
9. (17) Provide zoning district information
10. (19) Add lot numbers and Map/Parcel of lots
11. (20) Add line size and location of water and sewer facilities
12. (22) Provide the diameter and width of all driveway culverts
13. (23) Show areas to be used for septic field
14. Add a tie line to show the land being recombined from south lot to north lot. Existing boundary line being removed should be dashed. Proposed boundary line should be bold.
15. Provide building setback lines on plat
16. Add required Plat certificates & Signatures

Figure 3: Hartsville Zoning Map

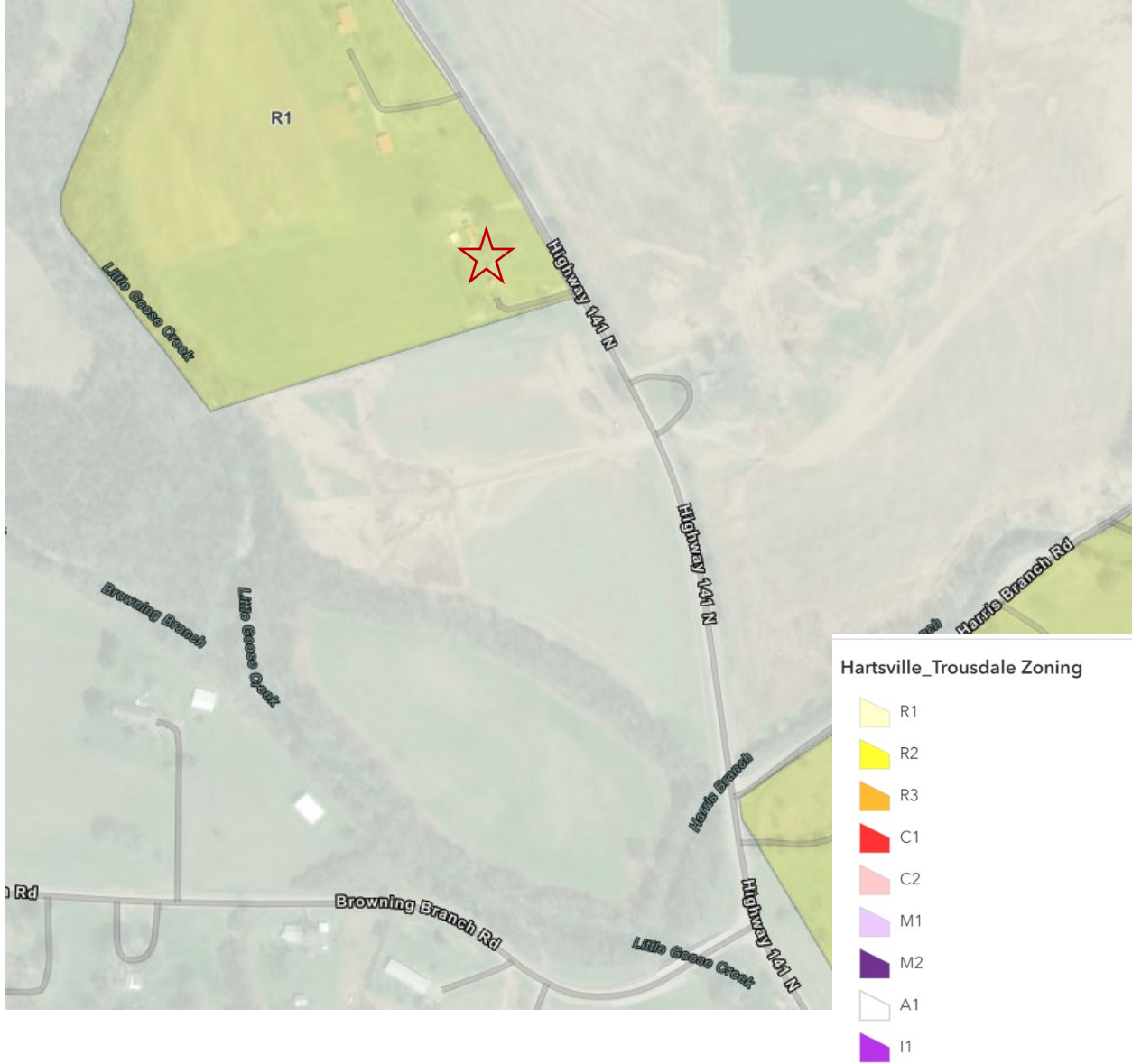


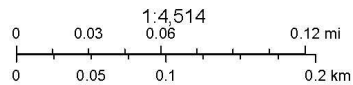
Figure 4: TN Property Viewer

Trousdale County - Parcel: 014 017.02



Date: February 6, 2024

County: Trousdale
Owner: COX TERRY W ETUX
Address: HWY 141 N 2190
Parcel Number: 014 017.02
Deeded Acreage: 3.5
Calculated Acreage: 0
Date of TDOT Imagery: 2021
Date of Vexcel Imagery: 2023



Esri Community Maps Contributors, Tennessee STS GIS, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METV, NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, State of Tennessee, Comptroller of the Treasury, TDOT Aerial Surveys

The property lines are compiled from information maintained by your local county Assessor's office but are not conclusive evidence of property ownership in any court of law.

**** END COMMENTS ****