

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

MARCH 11, 2024 | 7:00PM | TC COMMUNITY CENTER

AGENDA

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES

Regular meeting February 12, 2024

APPROVAL/CHANGES TO THE AGENDA

PUBLIC HEARING

OLD BUSINESS - None

NEW BUSINESS

SKETCH PLAT

- Sketch Plat approval for a Major Subdivision by Mary Helm of 28.92 acres on Hwy 25 W, Crenshaw RD, Sulfur College RD (Map 18 Parcel 4.00) for 15 lots in the 7th Civil District.

DISCUSSION

- Training – *Comprehensive Plans and Other*

REPORT FROM CHAIRMAN

REPORT FROM PLANNING OFFICE

CLOSING REMARKS

ADJOURN

Hartsville/Trousdale County Planning Commission Regular Meeting Meeting Minutes

February 12, 2024 - 7:00 P.M. – Trousdale County Community Center

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

Absent: Mitch Gregory

Others Present: Mike Carey, Jim Carman, Ron Moreland

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 January 8th, 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 BARBARA WILLIAMS FROM A1 TO R1 AT 1880 HWY 25W (Map 29 Parcel 11.02) of 3.2 ACRES TO SUBDIVIDE IN THE 6TH CIVIL DISTRICT**
Mike Carey spoke on behalf of his niece Barbara Williams. Ms. Williams would like to divide the property into 3 lots if it surveys correctly. David Thomas made a motion send the request to the County Commission with a favorable recommendation. Seconded by Heather Bay. None opposed. **MOTION CARRIED**
- PLAT AMMENDMENT REQUEST BY TERRY AND DEANNA COX FOR A LOT RATIO VARIANCE ON 2160 AND 2199 HWY 141N (Map 14 Parcel 17.02 & 17.05) TO ADJUST LOT LINES IN THE 7TH CIVIL DISTRICT**
Jim Carman spoke on behalf of Terry and Deanna Cox. Mr. Carman stated the Cox's inherited two tracts of land and asked Carman Surveying to survey the lots. The Cox's would like to adjust the line for the property that will not meet the 5-1 rule. They have asked the Planning Commission to grant a variance to adjust the line. David Thomas made a motion to grant the width to depth ratio variance. Seconded by David Nollner. None opposed. **MOTION CARRIED**

DISCUSSION

- BLASTING NOTIFICATION**
Chairman John Kerr discussed the importance of needing the Blasting Notification Permit for Trousdale County. David Thomas reported to the Planning Commission that he spoke with the County Attorney, Branden Bellar, and asked for his opinion on whether the Planning Commission has the authority to be able to do a permit as long as a fee was not attached. Mr. Bellar's reply was under his conclusion there is no prohibition against it therefore the Planning Commission does have that authority as long as there is no fee associated. Mr. Thomas presented to the Planning Commission a Blasting Permit form created by Codes and Zoning that does not have a fee associated. Codes and Zoning voted to send this form to the full County Commission and the Planning Commission as it sits. After voting, it was requested by Codes and Zoning that the Planning Commission add an extra statement be added to the bottom of the form. The sentence requested is "In the event of any operator changes on this project, please notify the Planning Office within 48 hours of the change." Jessica Hill with GNRC looked into what the State Fire Marshal requires and found that it was very minimum. Ms. Hill stated that there are no requirements that the State Fire Marshal set for the blaster to notify local government or the public. GNRC stated that the State Fire Marshal was not clear on how the blaster should notify the public. Ms. Hill was told to contact the Department of Consumer Affairs and has received no response. Cal Welch made a motion to approve the Blasting Permit form adding the verbiage from the Codes and Zoning Committee. Seconded by Amanda Carman. **MOTION CARRIED**

BLASTING NOTIFICATION – CON'T

Cal Welch made a second motion to request that the County Commission adds a fee of \$100 for the Blasting Permit to offset the administrative costs associated with the permit. Seconded by Katie Dillon.

MOTION CARRIED

- **PLANNING TRAINING: THE ROLE OF THE PLANNING COMMISSIONER**

Ms. Hill with GNRC presented a PowerPoint handout to the Planning Commissioners that discusses the Role of the Planning Commissioner.

Report from Building Office

Closing Remarks from the Chair

Adjourn

- Heather Bay made a motion to adjourn, Seconded by Katie Dillon. None opposed.

MOTION CARRIED

Requirements for Blasters:

The State Fire Marshal's office has established specific requirements for companies seeking to conduct blasting activities. These requirements can be accessed on the Fire Marshal's website at <https://www.tn.gov/commerce/fire/permit/licensing/blasting/blasters.html>. Companies interested in becoming licensed blasters can apply through this link: <https://www.tn.gov/commerce/fire/permit/licensing/blasting/blasters/initial/>

Suggestions for Blasters in Regard to Public Notice:

Upon receiving registration from the Department of Commerce and Insurance, blasting companies have the discretion to conduct blasts with or without public notification. While companies have the option to provide advanced notices to the public about planned blasts, this practice is voluntary and typically coordinated with local zoning and planning committees. Companies may schedule one or multiple blasts and decide on the frequency of public notifications. To submit a blasting notice, companies can visit <https://www.tn.gov/commerce/fire/permit/blasting-notice.html>. Concerned individuals can contact the State Fire Marshal's office by submitting a blasting complaint here <https://www.tn.gov/commerce/fire/permit/licensing/blasting/consumers/complaint.html>.

(Attempted to find information regarding how a company should go about notifying the public, but was told to call a number that wasn't in service. I emailed the Division of Consumer Affairs, but they never responded.)

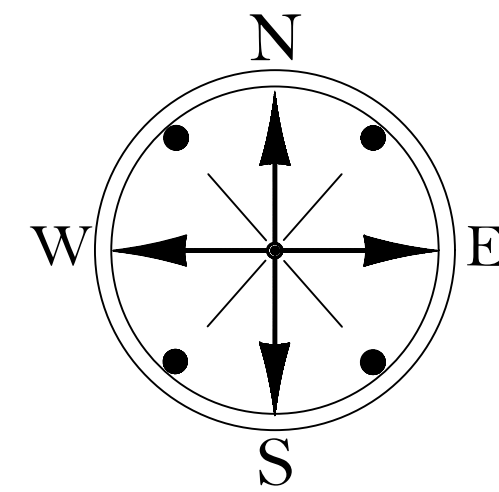
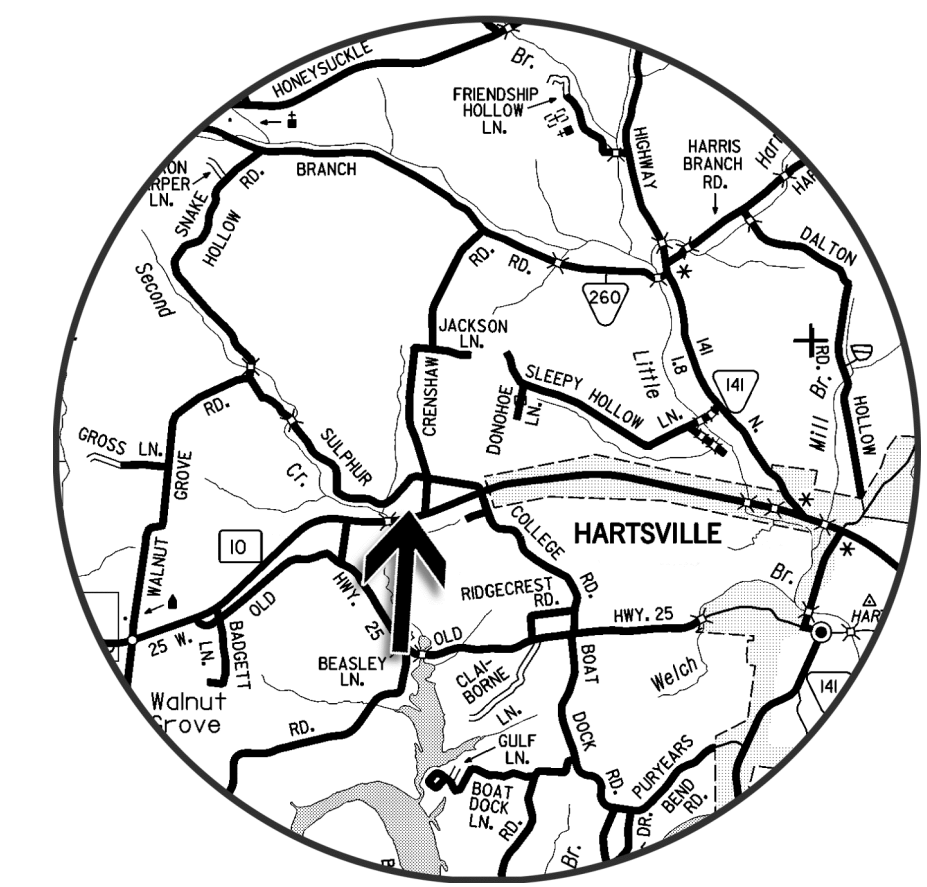
PRELIMINARY SUBDIVISION PLAT OF THE
HELM PROPERTY

LOCATED IN THE 7TH CIVIL DISTRICT OF TROUSDALE COUNTY, TENNESSEE

SCALE : 1" = 100'
 DATE : FEBRUARY 21, 2024
 SIZE : 28.92 AC.+-
 DEED : D. B. 36, PG. 168, R.O.T.C.T.
 MAP : MAP 18, PAR. 4.00, T.A.O.T.C.T.

MICHAEL LYNN BURNS
 DEED BOOK 63, PAGE 355
 MAP 18, PARCEL 4.09

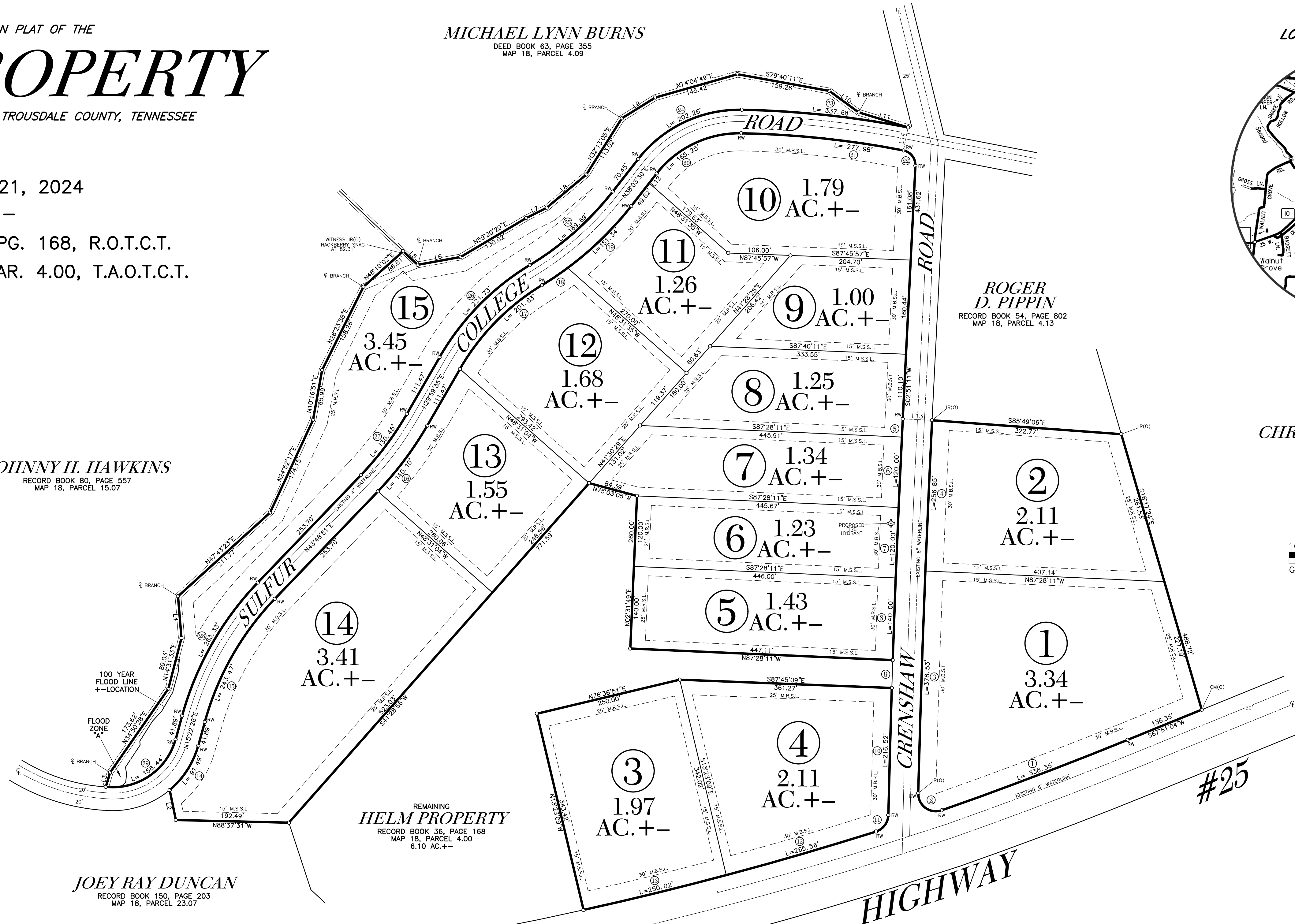
LOCATION SKETCH n.t.s.



JOHNNY H. HAWKINS
 RECORD BOOK 80, PAGE 557
 MAP 18, PARCEL 15.07

ROGER D. PIPPIN
 RECORD BOOK 54, PAGE 802
 MAP 18, PARCEL 4.13

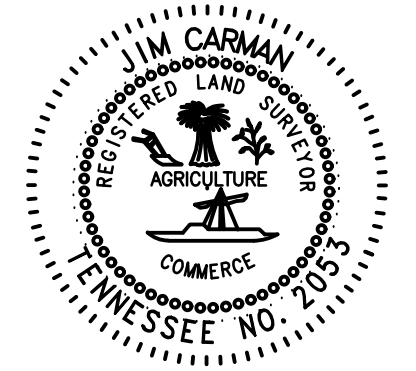
CHRISTOPHER CARMAN
 RECORD BOOK 142, PAGE 559
 MAP 18, PARCEL 14.00



JOEY RAY DUNCAN
 RECORD BOOK 150, PAGE 203
 MAP 18, PARCEL 23.07

REMAINING
HELM PROPERTY
 RECORD BOOK 36, PAGE 168
 MAP 18, PARCEL 4.00
 6.10 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.



CARMAN SURVEYING
 60 LINDA LANE
 HARTSVILLE, TENNESSEE
 PHONE: (615) 574-3344

NOTES:

- PROPERTY IS ZONED "R-1".
- THIS PROPERTY LIES IN AN AREA DESIGNATED AS FLOOD ZONE A AND FLOOD ZONE X. SEE COMMUNITY PANEL NUMBER 471660039C, WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2010.
- OWNER: RACHEL DAVIS & MARY LYNN HELM
 375 W MCNURRY BLVD
 HARTSVILLE, TENNESSEE 37074
- ALL CORNERS ARE NEW IRON RODS UNLESS OTHERWISE SPECIFIED.

SEPTIC RESTRICTIONS

- LOTS #1 THROUGH #15 ARE APPROVED FOR INSTALLATION AND DUPLICATION OF CONVENTIONAL SUBSURFACE SEWAGE DISPOSAL SYSTEMS TO SERVE AN ESTIMATED HOUSE SIZE OF 3 BEDROOMS.
- LOTS #1 THROUGH #15 MAY REQUIRE PUMP SYSTEMS TO TRANSFER SEPTIC TANK EFFLUENT TO AREAS OF THE LOT WITH SUITABLE SOIL CONDITIONS FOR DISPOSAL.
- SHADING ON LOTS #1 THROUGH #15 REPRESENTS AN AREA RESERVED TO BE USED FOR THE INSTALLATION OF THE PRIMARY AND DUPLICATE SUBSURFACE SEWAGE DISPOSAL SYSTEMS, AND SHALL BE USED FOR NO OTHER PURPOSE SUCH AS HOUSE LOCATION, OTHER STRUCTURE LOCATION, BURIED UTILITIES, DRIVEWAYS, SWIMMING POOLS, ETC. OR ANY USE WHICH WOULD CONFLICT WITH THE REGULATIONS TO GOVERN SUBSURFACE SEWAGE DISPOSAL IN TENNESSEE. MODIFICATION OF THE SHADED AREA MAY BE CONSIDERED, PROVIDED SUFFICIENT SHADED AREA IS MAINTAINED.
- LOTS #1 THROUGH #15 ARE APPROVED FOR USE WITH UTILITY WATER ONLY.
- THE SIZE, NUMBER OF SQUARE FEET, DESIGN, AND LOCATION OF THE PROPOSED DWELLING MAY FURTHER RESTRICT THE MAXIMUM NUMBER OF BEDROOMS FOR WHICH A PERMIT MAY BE ISSUED.
- LOTS #1 THROUGH #15 WILL REQUIRE THE INSTALLATION OF AN INTERCEPTOR DRAIN PRIOR TO THE INSTALLATION OF THE SUBSURFACE SEWAGE DISPOSAL SYSTEM. THERE IS TO BE NO CONSTRUCTION OF ANY TYPE IN THE INTERCEPTOR DRAIN EASEMENT AREA.
- APPROVAL IS BASED ON SOIL CONDITIONS SUITABLE FOR INSTALLATION OF SUBSURFACE SEWAGE DISPOSAL SYSTEMS AND DOES NOT CONSTITUTE APPROVAL OF BUILDING SITES.
- PRIOR TO COMMENCING CONSTRUCTION ON ANY LOTS #1 THROUGH #15, THE OWNER OF THE LOT MUST IDENTIFY AND MARK THE BOUNDARIES OF THE APPROVED SUBSURFACE SEWAGE DISPOSAL SITE ON SUCH LOT AS SHOWN ON THIS PLAT. IF THE OWNER DESIRES TO MODIFY OR RELOCATE THE SOIL SITE, THE OWNER WILL BE RESPONSIBLE FOR OBTAINING A SOIL EVALUATION OF THE PROPOSED LOCATION AND OBTAINING ALL NECESSARY APPROVALS PRIOR TO COMMENCING CONSTRUCTION.

Curve	Radius	Tangent	Length	Delta	Chord	Chord Bear.
1	6977.65'	169.21'	338.35'	7248.42'	338.32'	S 69°14'25" W
2	30.00'	43.47'	58.00'	110°46'20"	49.36'	N 53°59'03" W
3	25087.90'	189.27'	378.53'	0751'50"	378.53'	N 01°50'04" E
4	25087.90'	128.42'	256.85'	0351'12"	256.84'	N 02°33'35" E
5	25137.90'	15.53'	31.07'	004°15'	31.07'	S 02°49'04" W
6	25137.90'	60.00'	120.00'	016°25'	120.00'	S 02°38'44" W
7	25137.90'	60.00'	120.00'	016°25'	120.00'	S 02°22'19" W
8	25137.90'	70.00'	140.00'	019°09'	140.00'	S 02°04'33" W
9	25137.90'	23.77'	47.55'	006°30'	47.55'	S 01°51'43" W
10	25137.90'	108.26'	216.52'	022°37'	216.52'	S 01°33'40" W
11	30.00'	21.46'	37.26'	71°09'49"	34.91'	S 36°53'46" W
12	5866.40'	132.80'	265.56'	235°37'	265.54'	S 72°46'29" W
13	5866.40'	128.03'	256.07'	228°31'	256.00'	S 76°17'33" W
14	150.80'	47.20'	91.49'	34°45'41"	90.09'	N 32°45'17" E
15	490.50'	124.30'	243.47'	28°26'25"	240.98'	N 29°35'39" E
16	580.80'	70.38'	140.76'	13°49'16"	139.76'	N 36°54'13" E
17	401.20'	102.99'	201.63'	28°47'41"	199.51'	N 44°23'26" E
18	564.30'	28.43'	52.87'	5°21'46"	52.80'	N 56°06'22" E
19	564.30'	78.13'	151.34'	15°12'59"	150.89'	N 45°44'29" E
20	178.60'	89.07'	165.25'	53°00'48"	159.42'	N 64°33'54" E
21	1598.10'	139.34'	277.98'	9°57'59"	277.63'	S 83°56'43" E
22	25.00'	21.66'	39.70'	81°48'54"	32.74'	S 38°03'16" E
23	1638.10'	142.83'	284.94'	9°57'59"	284.58'	N 83°56'43" W
24	218.60'	109.02'	202.26'	53°00'48"	195.12'	S 64°33'54" W
25	524.30'	95.89'	189.69'	20°43'47"	188.66'	S 48°25'23" W
26	441.20'	113.26'	221.73'	28°47'41"	219.40'	S 44°23'26" W
27	540.80'	85.55'	130.45'	13°49'16"	130.14'	S 36°54'13" W
28	530.50'	134.44'	263.33'	28°26'25"	260.63'	S 29°35'39" W
29	110.80'	94.46'	156.44'	80°53'48"	143.77'	S 55°49'20" W

Course	Bearing	Distance
L1	N 33°04'46" W	43.91'
L2	N 11°39'08" W	51.77'
L3	N 16°35'36" E	25.62'
L4	N 04°46'37" W	71.50'
L5	S 46°39'59" E	33.81'
L6	N 79°39'43" E	74.08'
L7	N 63°14'19" E	39.25'
L8	N 52°04'58" E	87.96'
L9	N 58°10'39" E	66.99'
L10	S 53°44'51" E	61.69'
L11	S 73°05'24" E	87.79'
L12	N 38°03'30" E	20.83'
L13	N 87°08'49" W	50.00'
L14	N 11°02'17" E	46.00'

<p>CERTIFICATE OF OWNERSHIP AND DEDICATION</p> <p>I (we) hereby certify that I am (we are) the owner(s) of the property shown and described herein as evidenced in Book Number 36, Page 168, Trousdale County Register's Office, and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and that offers of irrevocable dedication for all public ways, utilities, and other facilities have been filed.</p> <p>Date: _____</p> <p>RACHEL DAVIS</p> <p>_____</p> <p>MARY LYNN HELM</p>	<p>CERTIFICATE OF SURVEY ACCURACY</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 0820-3-.05, Tennessee Code Annotated, and that the ratio of precision is greater than or equal to 1:10,000.</p> <p>Date: _____</p> <p>JIM CARMAN Registered Land Surveyor #2053</p>	<p>CERTIFICATE OF APPROVAL OF WATER SYSTEMS</p> <p>I hereby certify that the water systems outlined or indicated on this final subdivision plat have been installed in an acceptable manner and according to 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>Environmental Specialist Division of Water Resources</p>	<p>CERTIFICATE OF APPROVAL OF PUBLIC WAYS FOR ROAD POSTING</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>CERTIFICATE OF APPROVAL FOR RECORDING</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 variance, 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>
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