

# 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*

MAY 13, 2024 | 7:00PM | TC COURTHOUSE

## AGENDA

### CALL TO ORDER

### ROLL CALL

### APPROVAL OF MINUTES

Regular meeting April 8, 2024

### APPROVAL/CHANGES TO THE AGENDA

### PUBLIC HEARING

### OLD BUSINESS

#### SITE PLAN

- Site Plan review for Mini-Storage units by WH Investments, LLC on McMurry BLVD (Map 019M C Parcel 17.30) on 0.91 acres.

### NEW BUSINESS

#### REZONE

- Rezone R2 to R3 by property owners of 1.02 acres (Map 027G B Parcel 27.00) at 680 River Valley Rd Hartsville TN for development in 7th Civil District.

#### FINAL PLAT

- Final Plat approval for a Major Subdivision by Mary Helm of 23.78 acres on Hwy 25 W, Crenshaw RD, Sulfur College RD (Map 18 Parcel 4.00) for 14 lots in the 7th Civil District.

#### SUB. DIV REGULATION VARIANCE

- Width to Depth Ratio Variance by Property Owners at 2795 Old Lafayette RD HV TN (Map 020 Parcel 15.07) to subdivide 3 acres for family in the 3rd Civil District

#### DISCUSSION

- Training
  - Open Meeting Law and public Hearings
  - Conflicts of Interest

### REPORT FROM CHAIRMAN

### REPORT FROM PLANNING OFFICE

- May has been declared at National Building Safety Month

### CLOSING REMARKS

### ADJOURN

# Hartsville/Trousdale County Planning Commission Regular Meeting

## Meeting Minutes

**April 8, 2024 - 7:00 P.M. – Trousdale County Community Center**

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

**Absent:**

**Others Present:** Jean Shaw, Buddy Shaw, Jared Claiborne, Steven Walker, Nick Holman, Carroll Carman

Chairman Kerr called the meeting to order at 7:00 P.M.

### Approval of Minutes

- Chairman Kerr asked for a review of the March 11th, 2024 meeting minutes. Heather Bay asked the Planning Commissioners to make corrections in the minutes to reflect the following: Removing the wording send the request and the word the in the sketch plat approval request. Ms. Bay also asked to remove Katie Dillon from the present list. David Thomas made a motion to approve the amended minutes. Seconded by Heather Bay. None opposed. **MOTION CARRIED**

### Roll Call

- Chairman Kerr asked Amanda Carman to conduct a roll call.

**Changes to the Agenda – None**

**Public Hearing – None**

**Old Business – None**

### NEW BUSINESS

- REZONE REQUEST C-1/A-1 C-1 BY PROPERTY OWNERS OF 3.14 ACRES (Map 017 Parcel 26.04) ON HWY 231N TO COMBINE ZONING FOR FUTURE BUSINESS IN THE 6<sup>TH</sup> CIVIL DISTRICT**

Jean Shaw spoke to the Planning Commission about the rezone request. Mr. and Mrs. Shaw plan to purchase the property and have plans to lease the property to Long Haul Trucking Company to park trucks and trailers not in use and add a shop to perform maintenance on their equipment. Ms. Shaw stated that they could have up to 50 trailers on their lot, but that would be very unlikely. Cal Welch made a motion to send the rezone request to the County Commission with a favorable recommendation. Seconded by Amanda Carman. None opposed. **MOTION CARRIED**

- PRELIMINARY PLAT APPROVAL FOR A MAJOR SUBDIVISION BY MARY HELM OF 28.92 ACRES ON HWY 25W, CRENSHAW RD, SULPHUR COLLEGE RD (Map 19 Parcel 4.00) FOR 15 LOTS IN THE 7<sup>TH</sup> CIVIL DISTRICT**

Carroll Carman spoke on behalf of Mary Helm. Mr. Carman told the Planning Commission there was two tracts not numbered on the map. Rosalie Myhan asked about the ingress and egress for lot #14. Mr. Carman stated it was there to allow for more options to allow access from the highway. When Ms. Myhan asked about the soils area, and Mr. Carman stated all the properties have sufficient soil but could not answer if the final soils have been completed yet. Candi Henry with GNRC suggested to the Planning Commission to require a combined access drive for Lot 14, 15, and 16 with access on Crenshaw Rd. David Thomas made a motion to approve the preliminary plat with changes suggested by GNRC. Seconded by Amanda Carman. None opposed. **MOTION CARRIED**

- **SITE PLAN REVIEW FOR MINI-STORAGE UNITS BY WH INVESTMENTS, LLC ON MCMURRY BLVD (Map 019M C Parcel 17.30) ON 0.91 ACRES**

Steven Walker spoke on behalf of WH Investments, LLC. Mr. Walker presented the Planning Commission with the Site Plans for Mini-Storage Units. Mitch Gregory pointed out the setbacks on the site plan were for 20 ft. and not the required 24 ft. Mr. Gregory suggested asking for a variance from the Board of Zoning and Appeals. David Thomas made a motion to postpone the review for the site plan until a later meeting.

Seconded by David Nollner. None opposed.

**MOTION CARRIED**

**DISCUSSION**

- **PLANNING TRAINING TOPICS: CONSIDERATIONS FOR DECISION-MAKING, RULES OF PROCEDURES & PROFESSIONAL CONDUCT, OPEN MEETING LAW AND PUBLIC HEARINGS**

Ms. Henry with GNRC presented a PowerPoint handout to the Planning Commissioners that discusses Considerations for Decision Making, Rules of Procedures & Professional Conduct, and Open Meeting Law and Public Hearings.

**Adjourn**

- Heather Bay made a motion to adjourn, Seconded by Cal Welch. None opposed

**MOTION CARRIED**

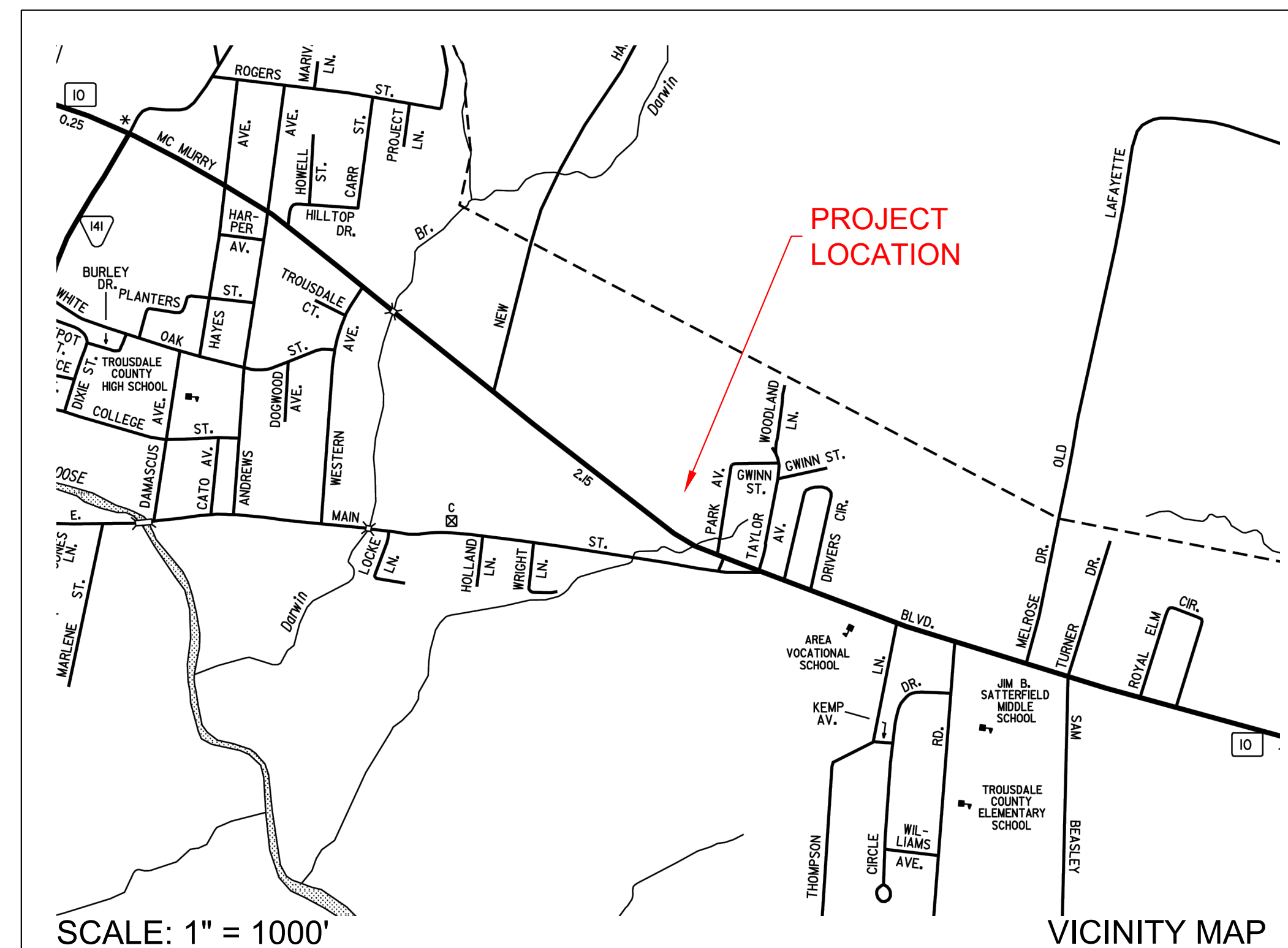
# WH INVESTMENTS, LLC STATE ROUTE 25 MINI-STORAGE

HARTSVILLE, TENNESSEE  
TAX MAP 019M, GROUP C, PARCEL 017.30  
STATE ROUTE 25

## INDEX OF DRAWINGS

DESCRIPTION	SHEET
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STANDARD SITE DETAILS	C4



## SITE DATA

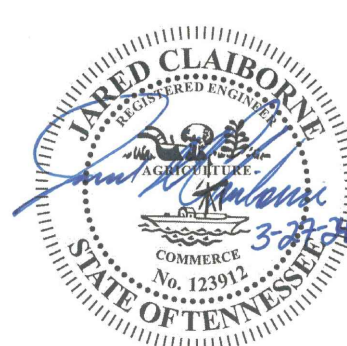
OWNER / APPLICANT:	WH INVESTMENTS, LLC 900 GLASGOW BRANCH RD. HARTSVILLE, TN 37074
ZONING:	C-2
AREA OF TRACT:	0.91± AC.
TAX MAP ID:	019M
PROPOSED USE OF STRUCTURES:	MINI-STORAGE
LAND DISTURBANCE:	0.95± AC.
WATER:	PUBLIC, HTWSUD
WASTE:	PUBLIC, HTWSUD
EXISTING BUILDING GROSS:	0 S.F.
PROPOSED BUILDING GROSS:	11,000 S.F.
EXISTING IMPERVIOUS SURFACE AREA:	0 S.F.
PROPOSED IMPERVIOUS SURFACE AREA:	17,772 S.F.
PROPOSED HEIGHT OF BUILDING	1 STORY, APPROX. 10'

\*SITE PLAN APPROVAL WILL CEASE TO BE EFFECTIVE AFTER 1 YEAR AFTER DATE OF APPROVAL IF A BUILDING PERMIT HAS NOT BEEN ISSUED OR UNLESS THE SITE IS RE-APPROVED.

MID - TENN  
ENGINEERING CO.  
648 HIGHWAY 52 BYPASS W.  
LAFAYETTE, TN (615) 666-2385

WH INVESTMENTS, LLC  
STATE ROUTE 25 MINI-STORAGES  
HARTSVILLE, TENNESSEE

COVER SHEET



CHECKED BY:	J.D.C.	DATE:	3-27-24	JOB NO.:	859401
DESIGNED BY:	E.J.W.	DRAWN BY:	J.D.C.	SCALE:	AS-NOTED

SHEET  
**T1**

NO.	DATE	DESCRIPTION	BY	CHKD.
1	4/10/24	REVISED PER GARC COMMENTS APRIL 2024	J.D.C.	E.J.W.



BENCHMARK TABLE				
BENCHMARK	DESCRIPTION	NORTHING	EASTING	ELEVATION
BM#1	IRON ROD	179.9974	-82.8616	562.40

NOTES: ALL COORDINATES AND ELEVATIONS ARE SITE SPECIFIC.

SITE LEGEND	
SYMBOL	DESCRIPTION
	EXISTING PROPERTY LINE
	EXISTING RIGHT-OF-WAY
	EXISTING EDGE OF PAVEMENT
	EXISTING CONTOUR
	EXISTING WATER MAIN
	EXISTING SEWER MAIN
	EXISTING POWER POLE
	IR(O) EXISTING IRON ROD (OLD)
	EXISTING BENCHMARK

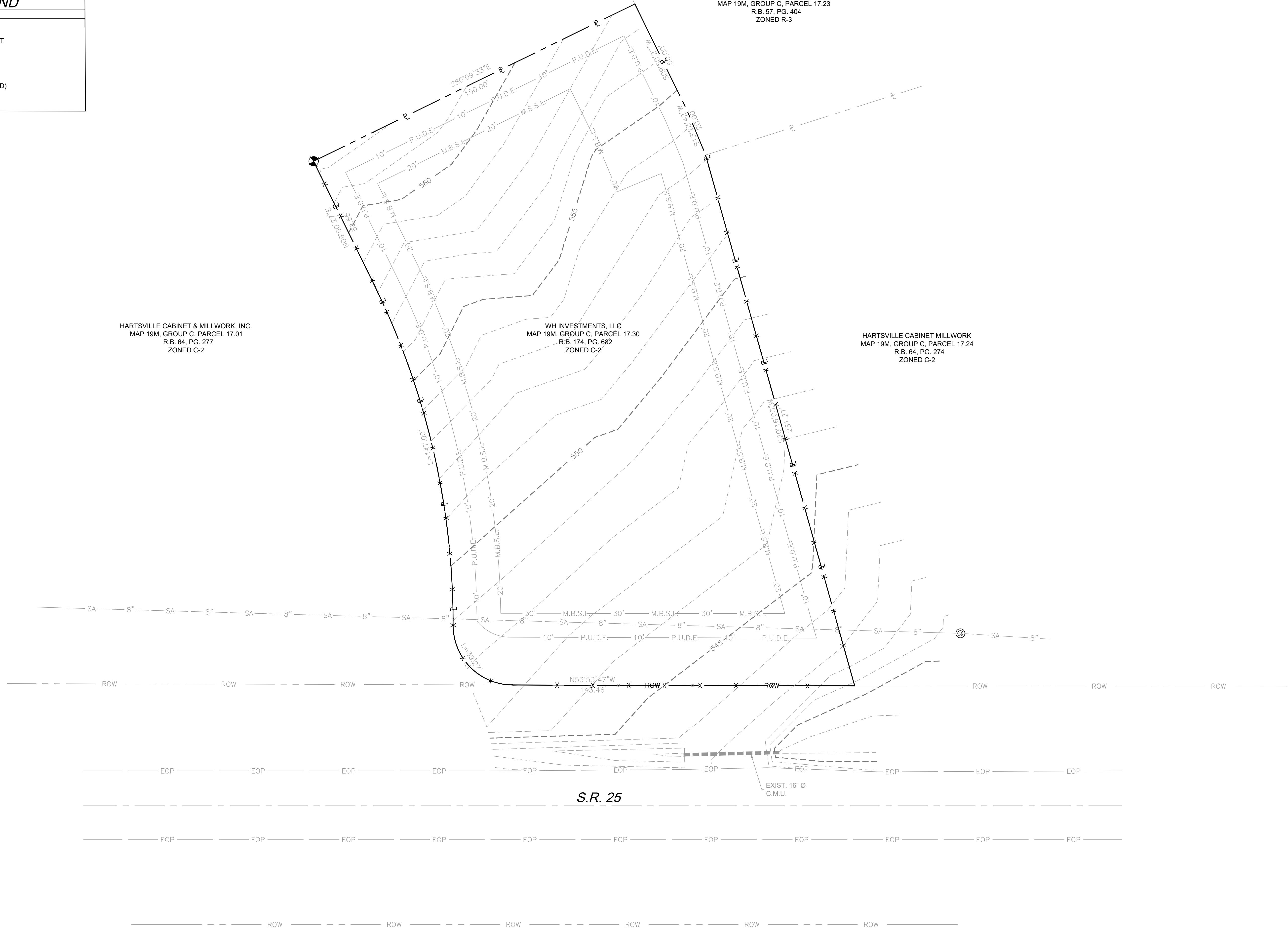
HARTSVILLE CABINET & MILLWORK, INC.  
MAP 19M, GROUP C, PARCEL 17.01  
R.B. 64, PG. 277  
ZONED R-3

JENNIFER MELTON  
MAP 19M, GROUP C, PARCEL 17.23  
R.B. 57, PG. 404  
ZONED R-3

HARTSVILLE CABINET & MILLWORK, INC.  
MAP 19M, GROUP C, PARCEL 17.01  
R.B. 64, PG. 277  
ZONED C-2

WH INVESTMENTS, LLC  
MAP 19M, GROUP C, PARCEL 17.30  
R.B. 174, PG. 682  
ZONED C-2

HARTSVILLE CABINET MILLWORK  
MAP 19M, GROUP C, PARCEL 17.24  
R.B. 64, PG. 274  
ZONED C-2

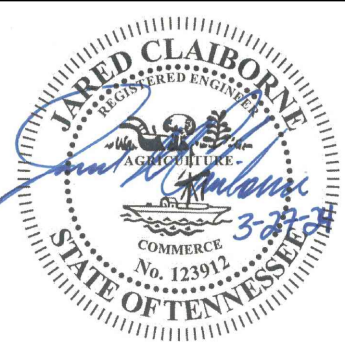


NO.	DATE	DESCRIPTION	BY	CKD
1	4/10/24	REVISED PER CIVIC COMMENTS APRIL 2024	J.D.C.	E.J.W.

**MID - TENN**  
**ENGINEERING CO.**  
6945 HIGHWAY 52 BYPASS W.  
LAFAYETTE, TN (615) 666-2385

WH INVESTMENTS, LLC  
STATE ROUTE 25 MINI-STORAGES  
HARTSVILLE, TENNESSEE

**EXISTING SITE LAYOUT**



DESIGNED BY:	J.D.C.
DATE:	3-27-24
DRAWN BY:	E.J.W.
SCALE:	1" = 20'
JOB NO.:	859401

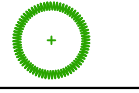


SHEET  
**C1**

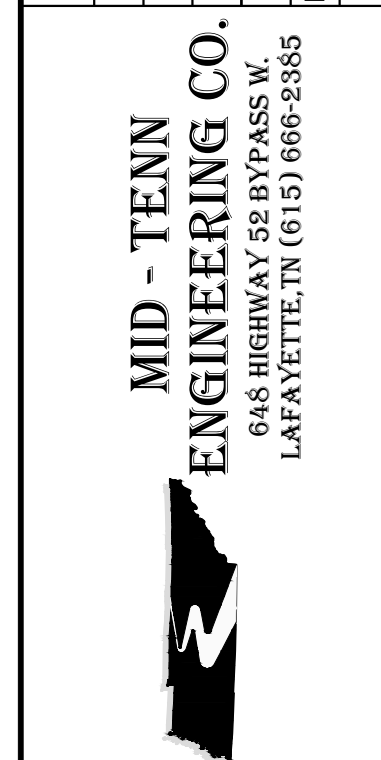
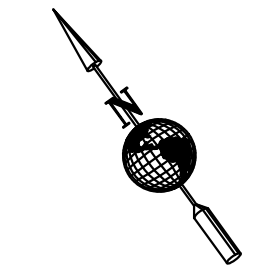
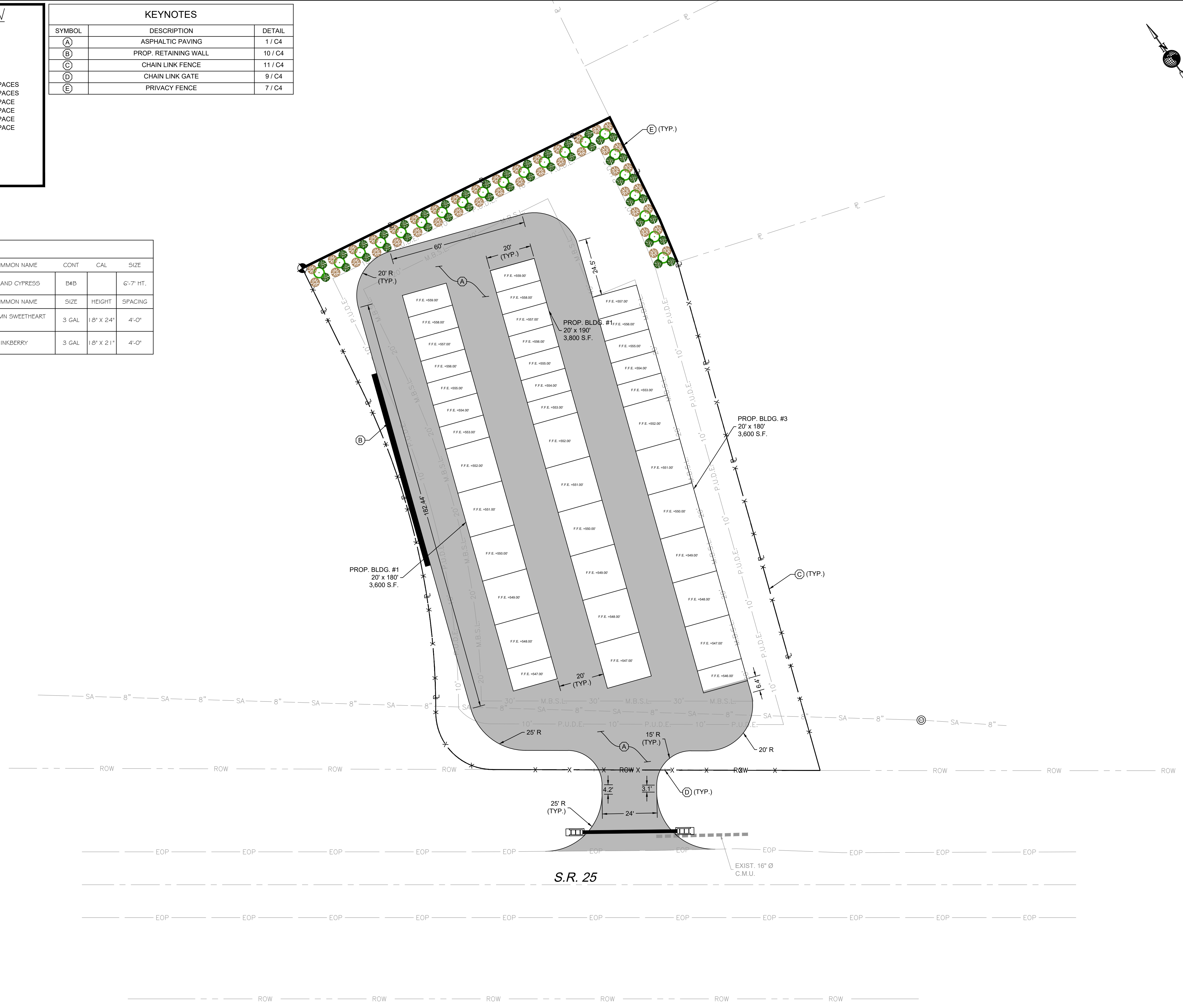
# SITE DATA INFORMATION

ZONING: C-1  
 AREA OF TRACT: 0.906 AC. ±  
 EXISTING BUILDING GROSS S.F. 0 S.F.  
 PROPOSED BUILDING GROSS S.F. 11,000 S.F.  
 PROPOSED BUILDING HEIGHT 10 FT.  
 # OF PARKING SPACES REQUIRED \*\* 0 SPACES  
 # OF PARKING SPACES PROPOSED IN PAVEMENT 0 SPACES  
 # OF HANDICAP PARKING SPACES REQUIRED 0 SPACE  
 # OF HANDICAP PARKING SPACES PROPOSED 0 SPACE  
 # OF LOADING / UNLOADING SPACES REQUIRED 0 SPACE  
 # OF LOADING / UNLOADING SPACES PROPOSED 0 SPACE  
 EXISTING IMPERVIOUS SURFACE AREA 0 S.F.  
 TOTAL PROPOSED IMPERVIOUS SURFACE AREA 29,178 S.F.  
 PROPOSED:  
 TOTAL ASPHALT PAVEMENT AREA 17,772 S.F.

KEYNOTES		
SYMBOL	DESCRIPTION	DETAIL
(A)	ASPHALTIC PAVING	1 / C4
(B)	PROP. RETAINING WALL	10 / C4
(C)	CHAIN LINK FENCE	11 / C4
(D)	CHAIN LINK GATE	9 / C4
(E)	PRIVACY FENCE	7 / C4

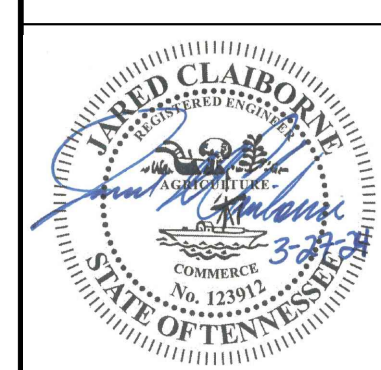
## PLANT SCHEDULE

EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE
	21	CUPRESSOCRYPARIS	LEYLAND CYPRESS	B4B		6'-7" HT.
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	SPACING
	42	AZALEA ROBEJA	AUTUMN SWEETHEART	3 GAL	18" X 24"	4'-0"
	42	ILEX GLABRA 'SHAMROCK'	INKBERRY	3 GAL	18" X 21"	4'-0"



WH INVESTMENTS, LLC  
 STATE ROUTE 25 MINI-STORAGES  
 HARTSVILLE, TENNESSEE

## PROPOSED SITE LAYOUT



DESIGNED BY:	J.D.C.
DATE:	3-27-24
PROJECT NO.:	859401
DRAWN BY:	E.J.W.
SCALE:	1" = 10'

SHEET  
**C2**

NO.	DATE	DESCRIPTION	BY	CKD
1	4/10/24	REVISED PER CIVIC COMMENTS APRIL 2024	J.D.C.	E.J.W.

**PROPOSED SITE LEGEND**

SYMBOL	DESCRIPTION
---	EXISTING CONTOUR
---	PROPOSED CONTOUR
---	CENTERLINE OF DITCH
○	SPOT ELEVATION - FINISHED GRADE
○ TC	SPOT ELEVATION - TOP OF CURB / CONC.
○ BC	SPOT ELEVATION - BOTTOM OF CURB / CONC.
○ TW	SPOT ELEVATION - TOP OF WALL
○ BW	SPOT ELEVATION - BOTTOM OF WALL

**STORMWATER CALCULATIONS (DETENTION POND)**

**PRE-DEVELOPMENT SITE STORM WATER RUNOFF CALCULATIONS:**  
(S.C.S. METHOD, BASED ON 50-YEAR STORM EVENT)

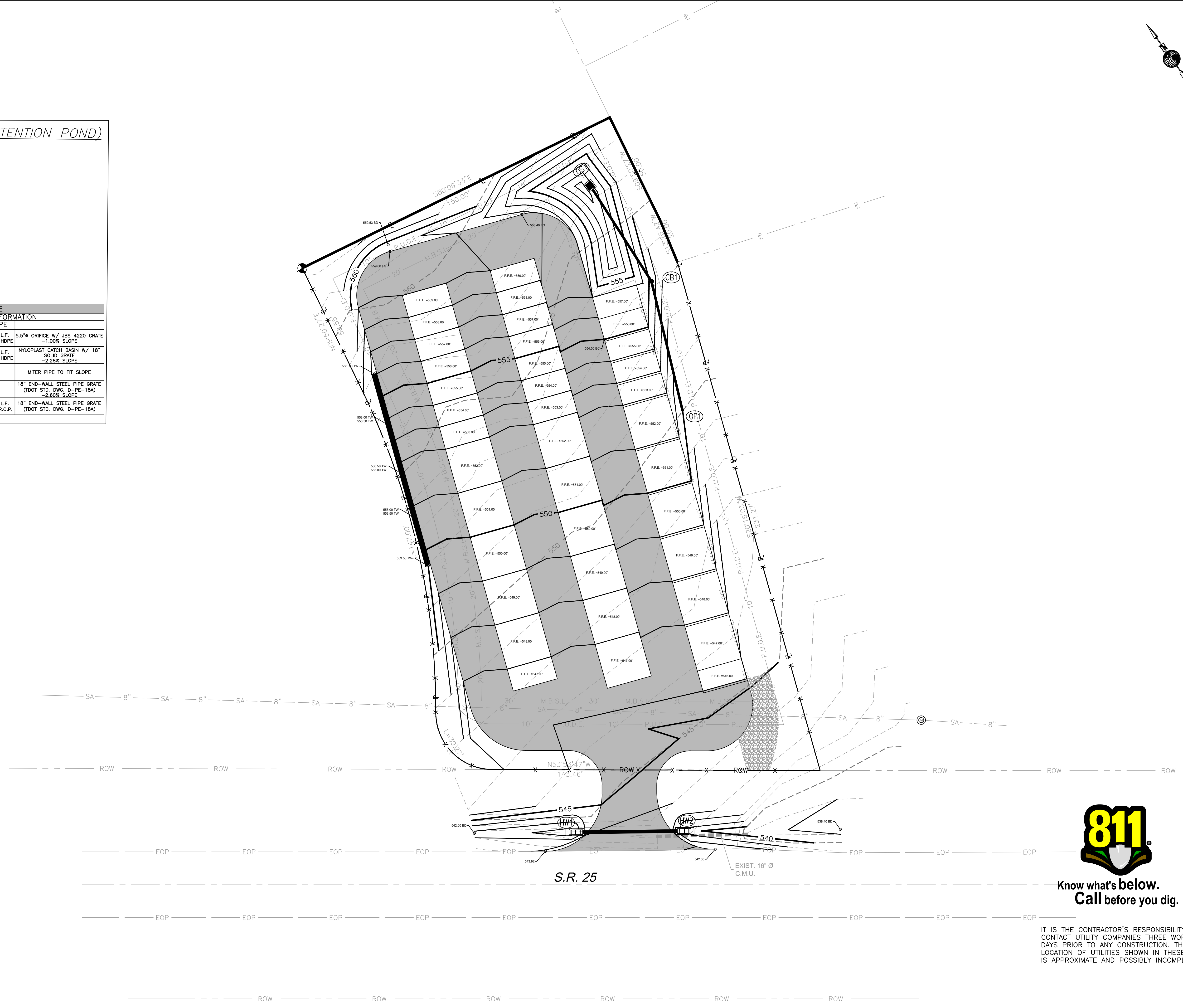
TYPE II, 24-HOUR STORM DURATION  
24-HOUR RAINFALL DEPTH = 6.71 IN.  
DRAINAGE AREA = 1.89 ACRES  
HYDROLOGIC SOIL GROUP = C  
WEIGHTED CURVE NO., CN = 74  
STORM RUNOFF FLOW, Q = 6.94 CFS

**POST-DEVELOPMENT SITE STORM WATER RUNOFF CALCULATIONS:**  
(S.C.S. METHOD, BASED ON 50-YEAR STORM EVENT)

TYPE II, 24-HOUR STORM DURATION  
24-HOUR RAINFALL DEPTH = 6.71 IN.  
DRAINAGE AREA = 1.89 ACRES  
HYDROLOGIC SOIL GROUP = C  
WEIGHTED CURVE NO., CN = 83  
STORM RUNOFF FLOW, Q = 8.94 CFS

THEREFORE, STORM RUNOFF TO BE DETAINED ON-SITE = 8.94 CFS  
MINIMUM FLOW TO BE DETAINED = 6.94 CFS  
ACTUAL FLOW DETAINED = 2.00 CFS

STORMWATER STRUCTURE TABLE							
ID	ELEVATION	STRUCTURE INFORMATION					
GRATE/T.O.C.	INV.	IN/INV.	OUT	ID TO ID	D.A.	C.F.S.	PIPE
OS1	555.90	552.00	551.90	OS1 HW1	0.98	1.82	48 L.F. 12" HDPE
CB1	554.50	551.42	551.32	CB1 OF1	0.98	1.82	58 L.F. 12" HDPE
OF1		550.00			0.98	1.82	MITER PIPE TO FIT SLOPE
HW1	541.36			HW1 HW2			18" END-WALL STEEL PIPE GRATE (TDOT STD. DWG. D-PE-18A) -2.85% SLOPE
HW2		540.27					42 L.F. 18" R.C.P. 18" END-WALL STEEL PIPE GRATE (TDOT STD. DWG. D-PE-18A)



Know what's below.  
Call before you dig.

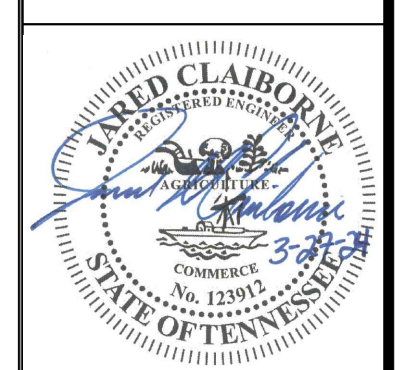
IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT UTILITY COMPANIES THREE WORKING DAYS PRIOR TO ANY CONSTRUCTION. THE LOCATION OF UTILITIES SHOWN IN THESE PLANS IS APPROXIMATE AND POSSIBLY INCOMPLETE.

NO.	DATE	DESCRIPTION	BY	CKD
1	4/10/24	REVISED PER CIVIC COMMENTS APRIL 2024	J.D.C.	E.J.W.

**MID-TENN ENGINEERING CO.**  
6145 HIGHWAY 58 BYPASS W.  
LAFAYETTE, TN (615) 666-2385

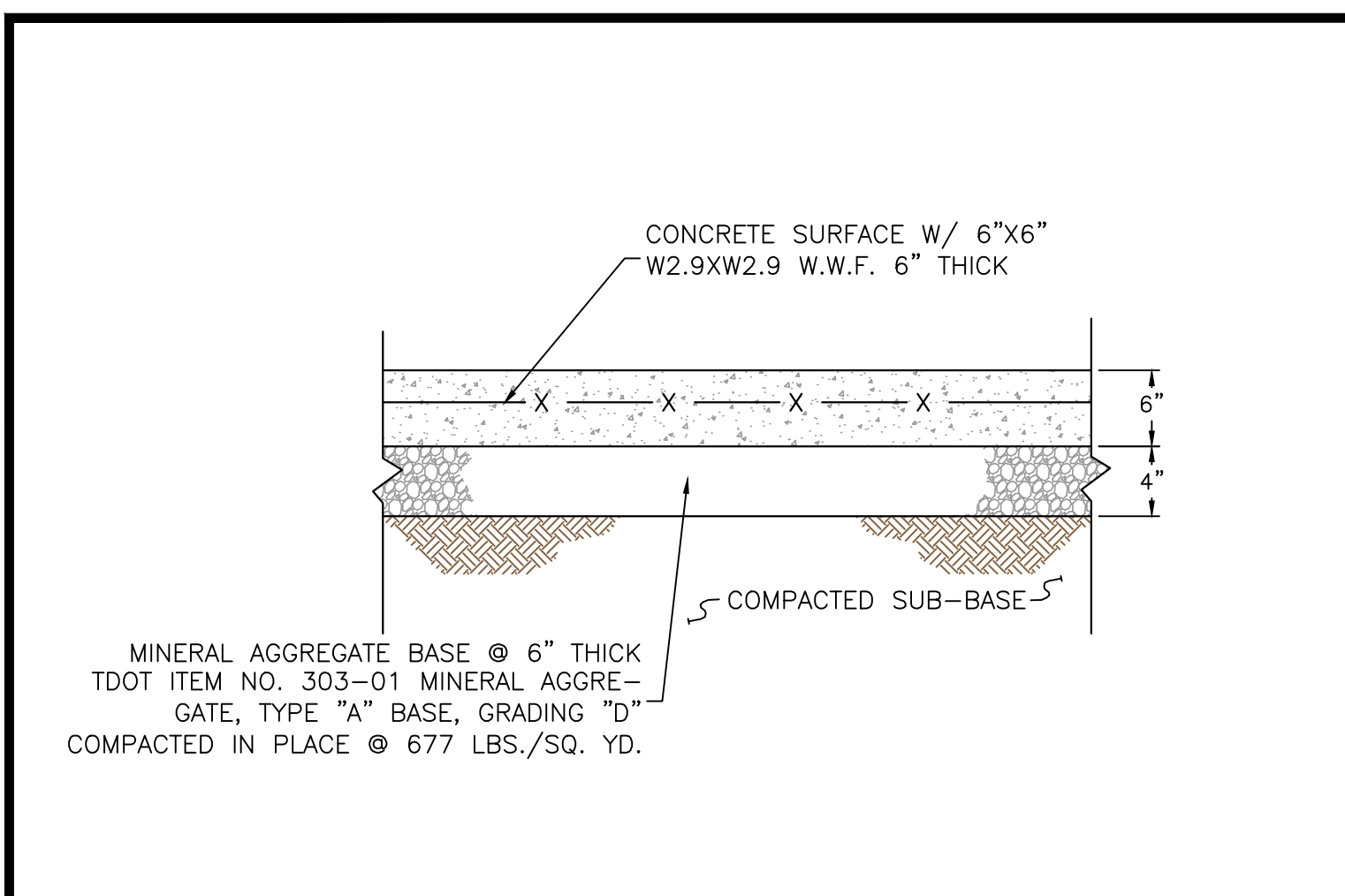
**WH INVESTMENTS, LLC**  
STATE ROUTE 25 MINI-STORAGES  
HARTSVILLE, TENNESSEE

**PROPOSED GRADING PLAN**

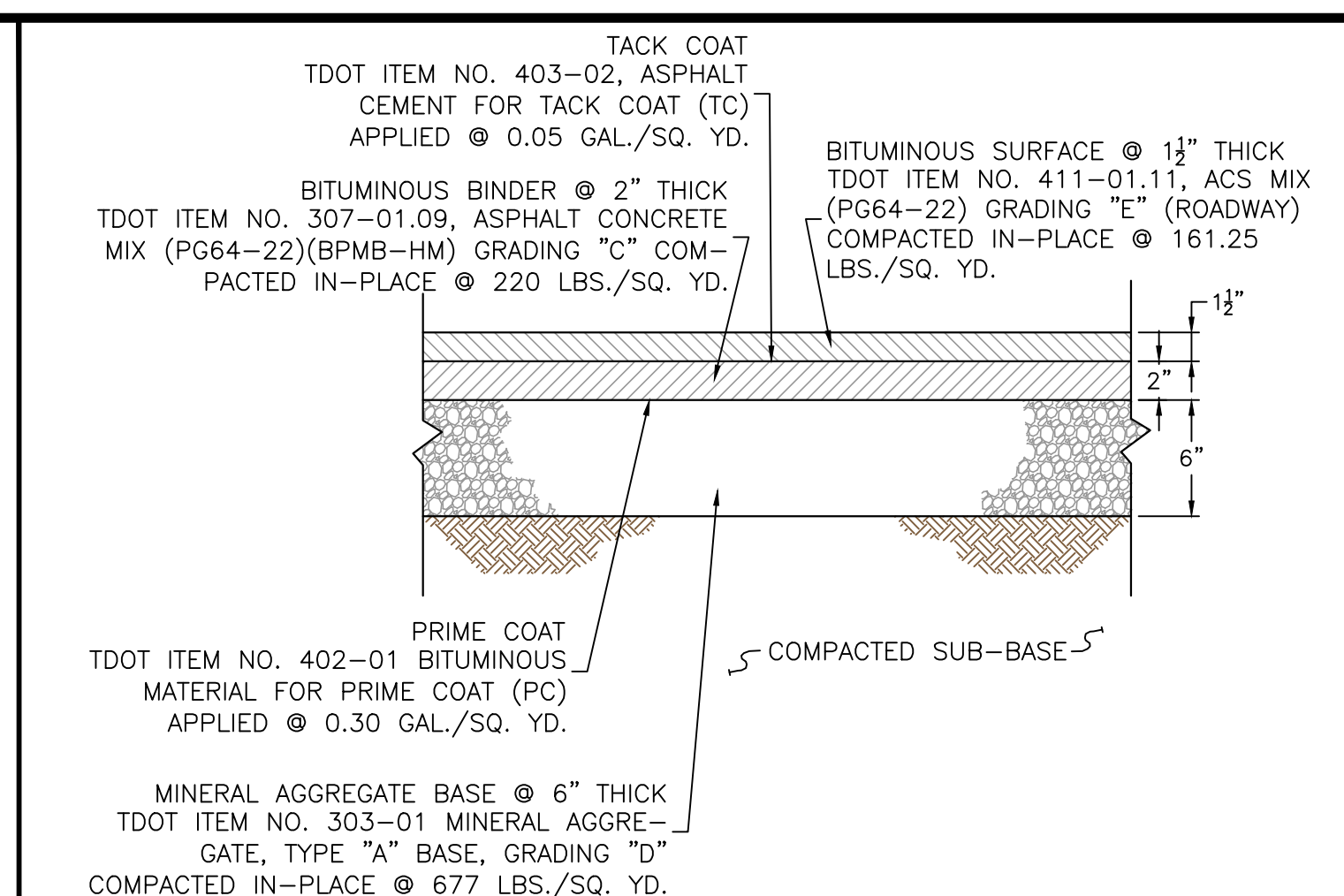


DESIGNED BY:	J.D.C.
DATE:	3-27-24
PROJECT NO.:	859401
REVISIONS BY:	E.J.W.
SCALE:	1" = 20'

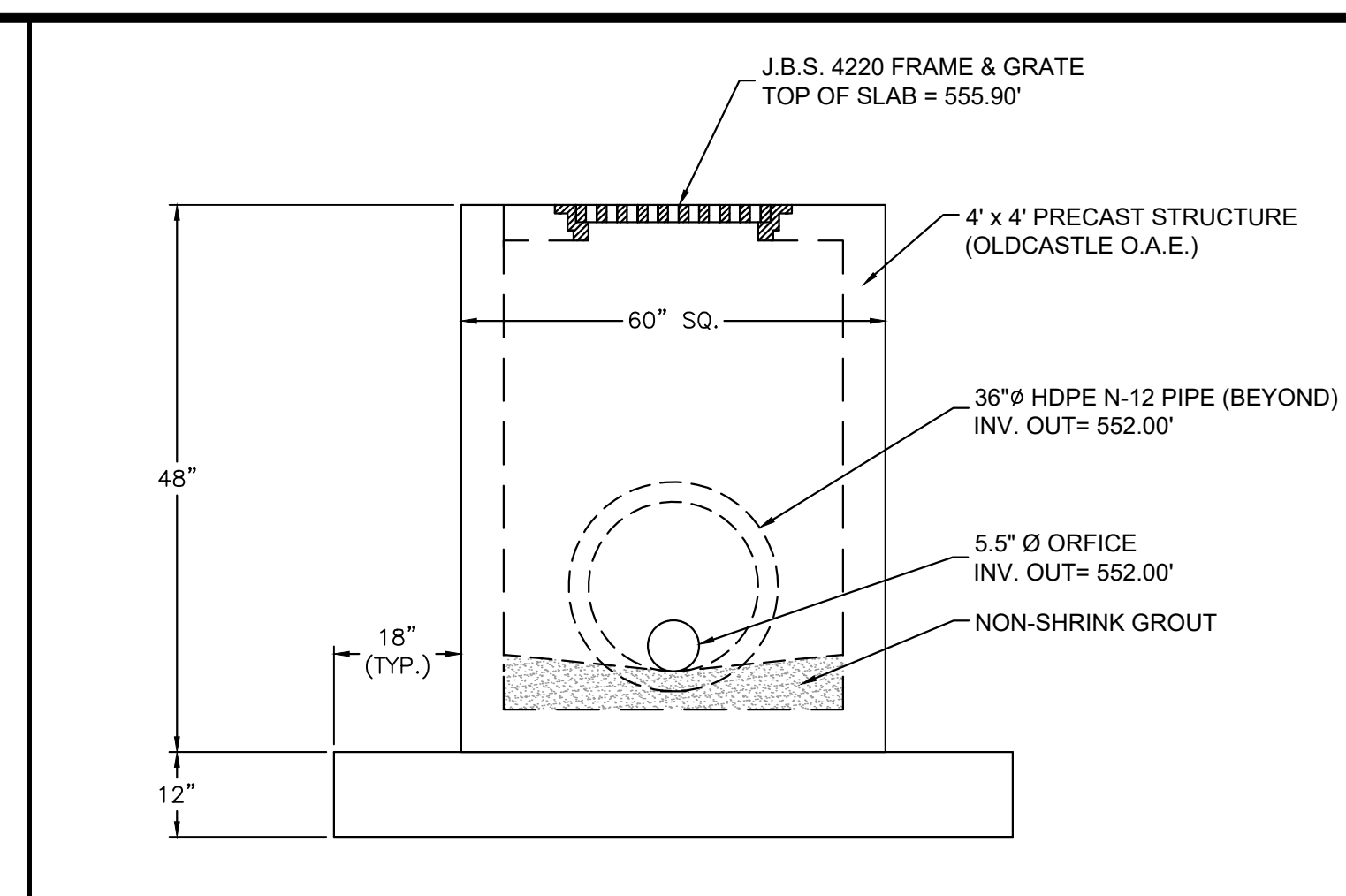
SHEET **C3**



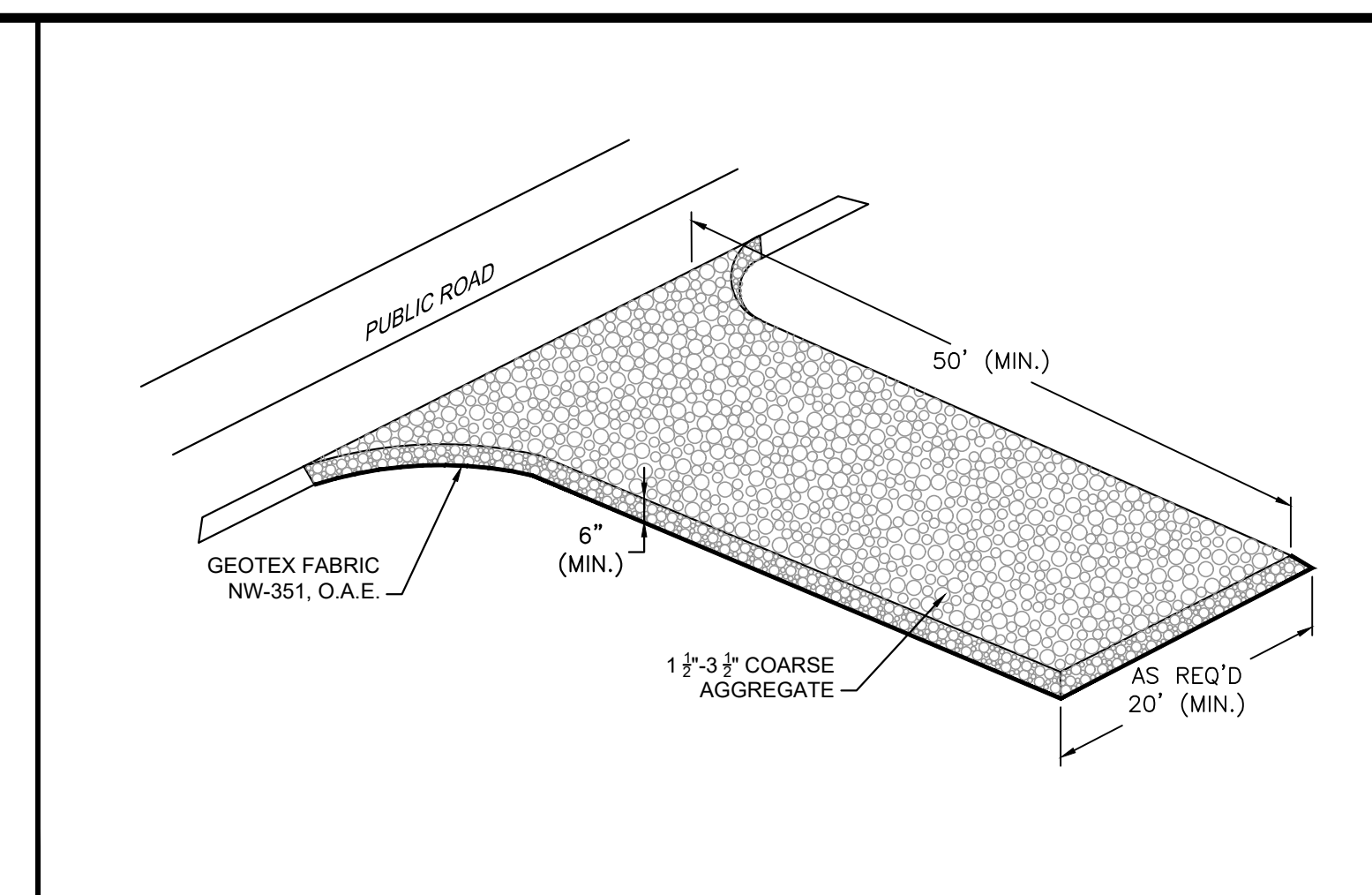
DETAIL CONCRETE PAVING SCALE: N.T.S. ①



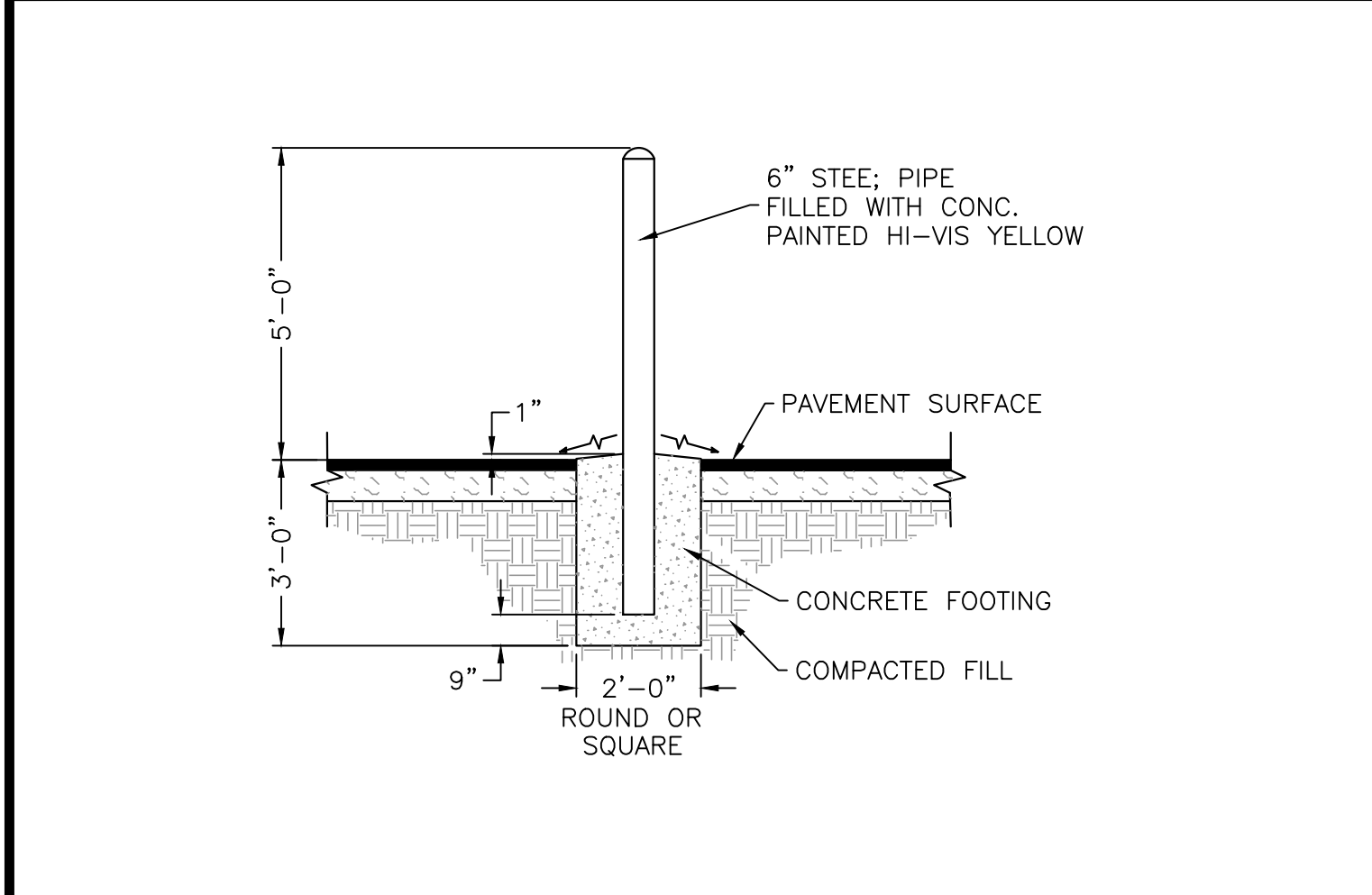
DETAIL LIGHT ASPHALTIC PAVING SCALE: N.T.S. ②



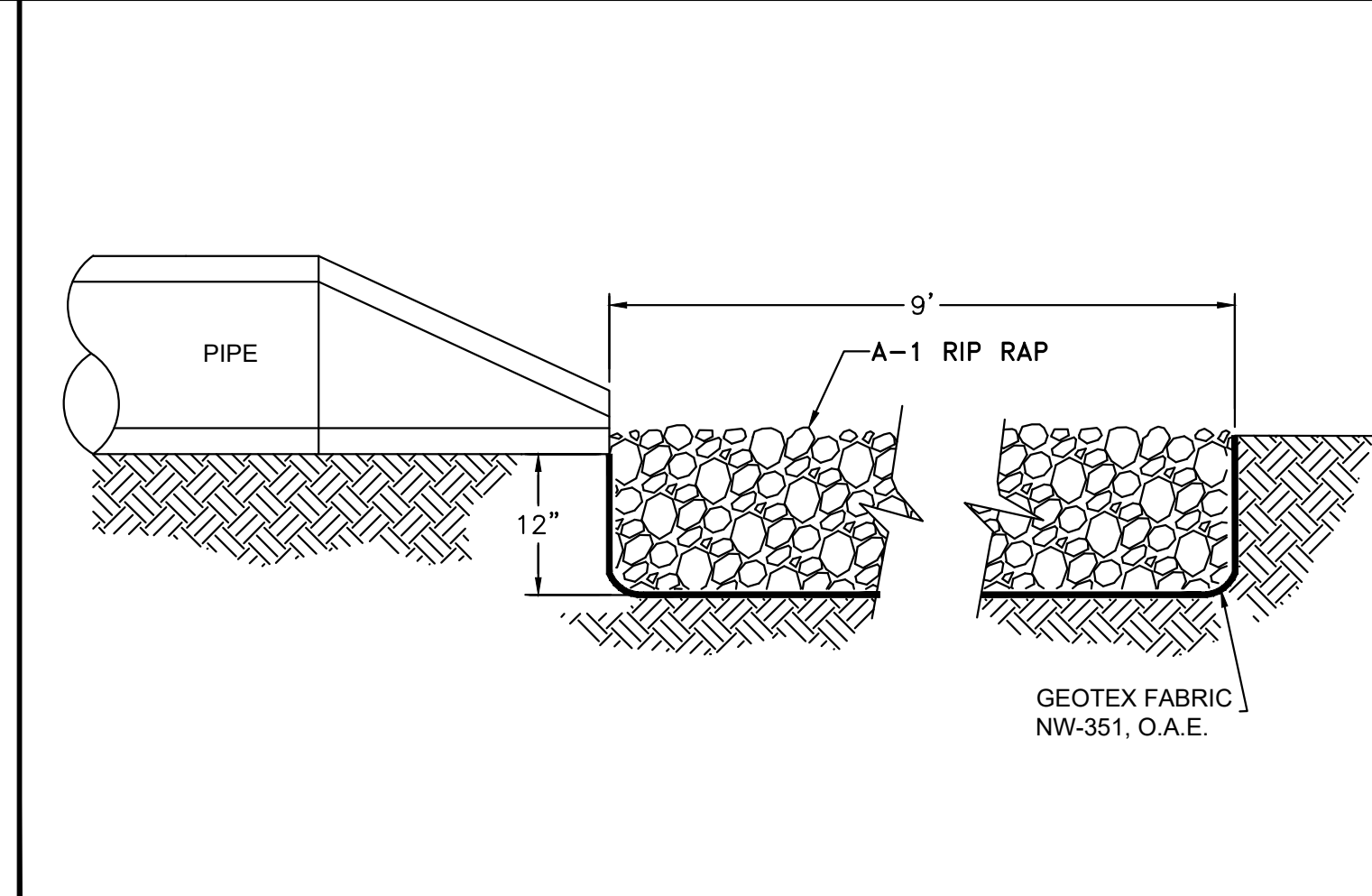
DETAIL OUTLET CONTROL STRUCTURE #1 SCALE: N.T.S. ③



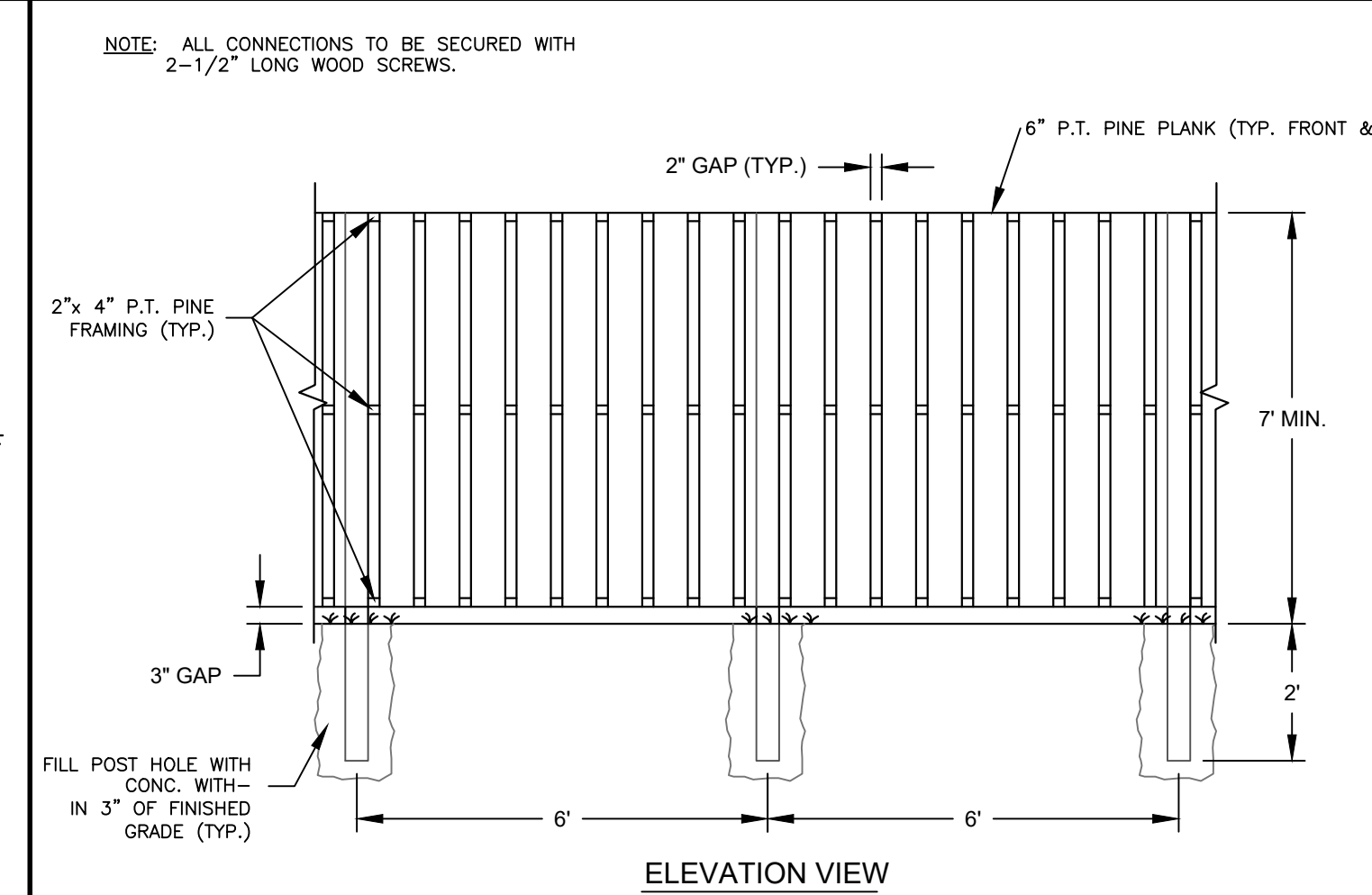
DETAIL TEMPORARY CONSTRUCTION ENTRANCE SCALE: N.T.S. ④



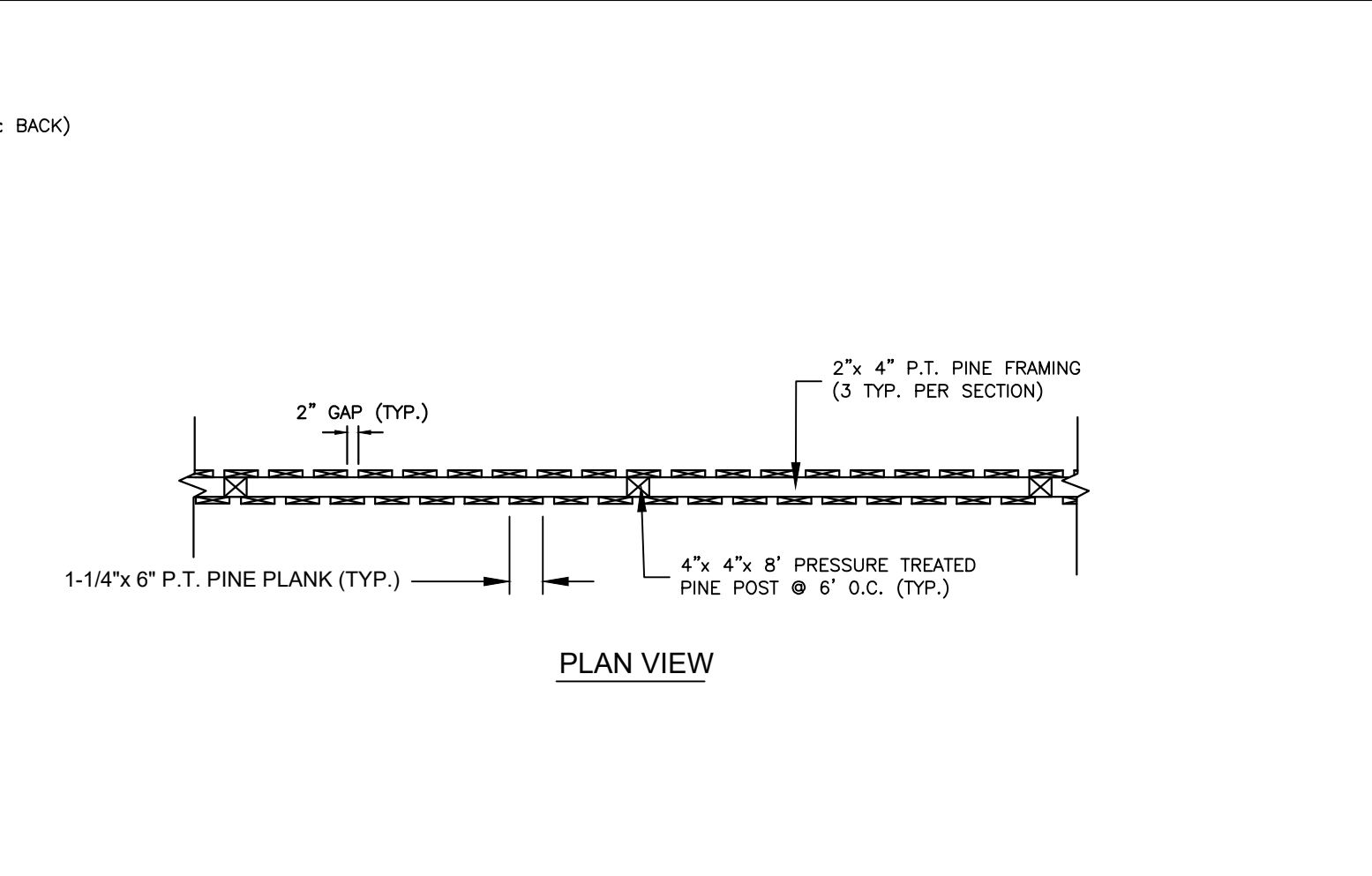
DETAIL STEEL BOLLARD SCALE: N.T.S. ⑤



DETAIL STONE OUTLET PROTECTION SCALE: N.T.S. ⑥



DETAIL PRIVACY FENCE SCALE: N.T.S. ⑦



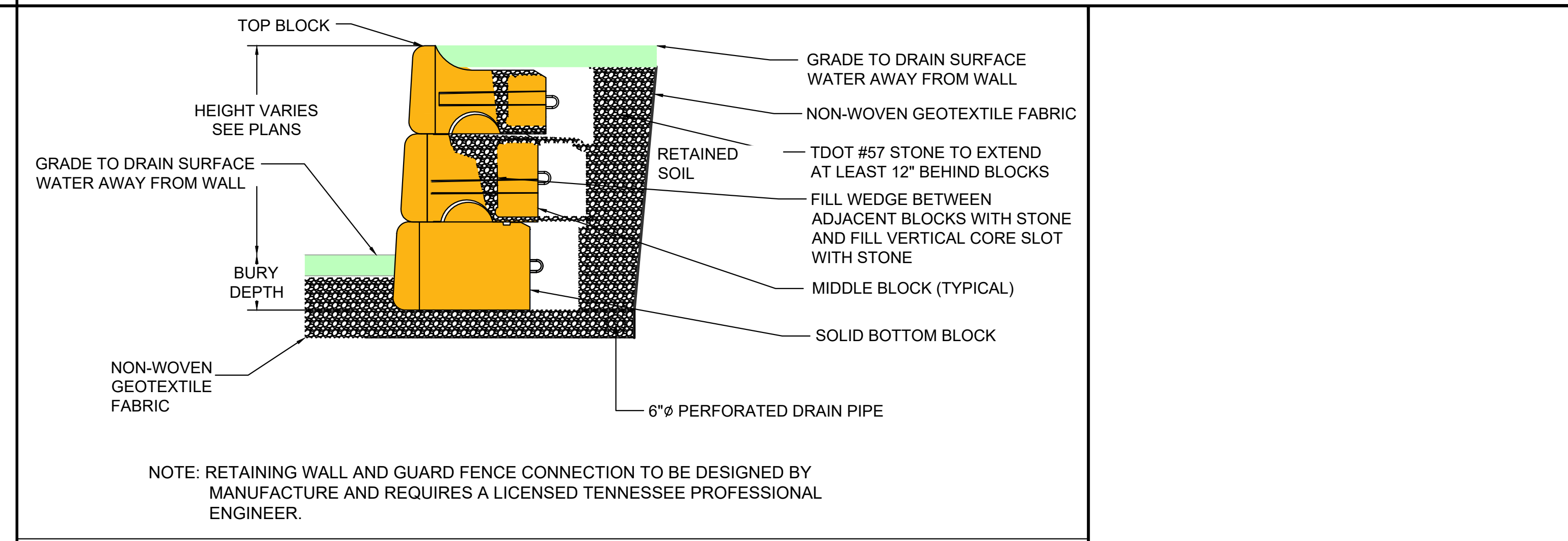
DETAIL PRIVACY FENCE SCALE: N.T.S. ⑦

CRITICAL DIMENSION CHART			
MARK	DESCRIPTION	FORMULA	DIM.
A	CLEAR OPENING	A	-
B	COUNTERBALANCE POST SPACING C/C	(A/2)-11"	-
C	OVERALL GATE LENGTH	A x 1.5	-
D	COUNTERBALANCE LENGTH	A x 0.5	-
E	NOMINAL GATE HEIGHT	E	-
F	POST HEIGHT (W BARB ARMS)	E + 1'-6"	-
G	FABRIC HEIGHT	E - 1'-0"	-

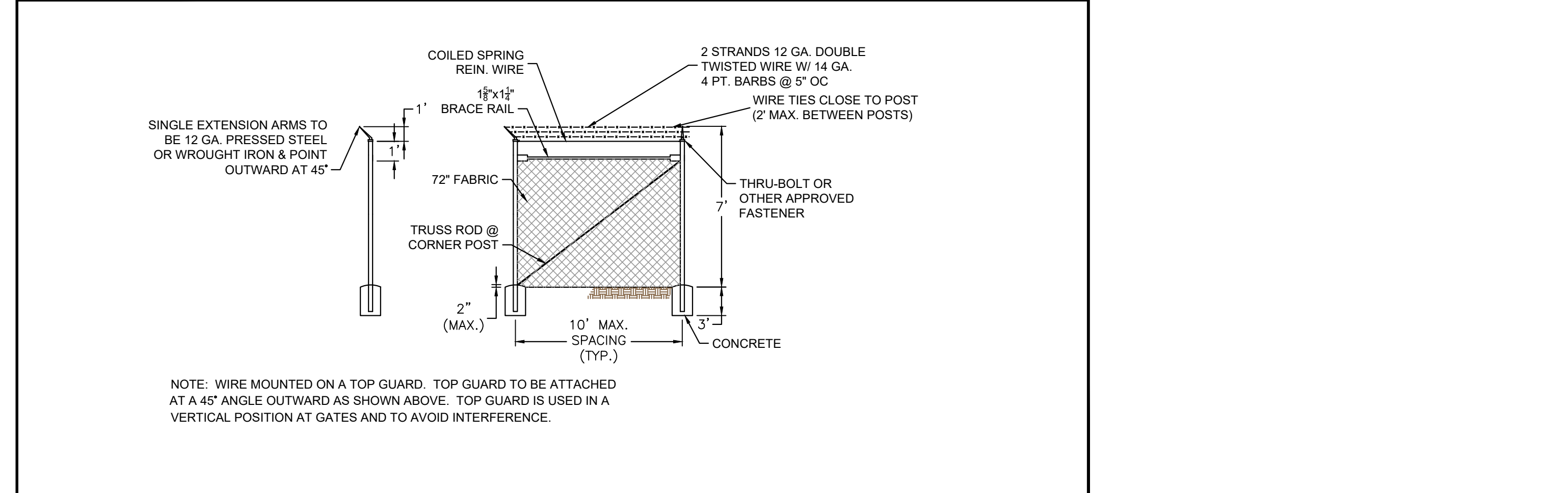
**TYMETAL CORP.**  
2549 STATE ROUTE 40  
GREENWICH, N.Y. 12834  
PH: (800) 328-4283 - FX: (518) 992-9404  
www.tymetal.com

**TYM-1000 SECURITY GATE SYSTEM**  
(WITH HEAVY DUTY GATE)

DETAIL SLIDING SECURITY GATE SCALE: N.T.S. ⑧



DETAIL SEGMENTAL RETAINING WALL SCALE: N.T.S. ⑩



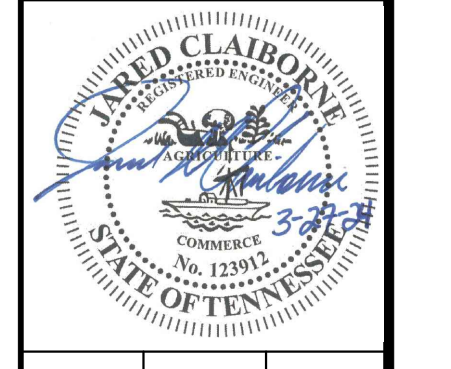
DETAIL TYPICAL CHAIN-LINK FENCE SCALE: N.T.S. ⑪

NO.	DATE	DESCRIPTION	BY	CHK
1	4/10/24	REVISED PER OARC COMMENTS APRIL 2024	J.D.C.	E.J.W.

**MID - TENN ENGINEERING CO.**  
6845 HIGHWAY 55 BYPASS W.  
LAFAVETTE, TN (615) 666-2385

**WH INVESTMENTS, LLC**  
STATE ROUTE 25 MINI-STORAGES  
HARTSVILLE, TENNESSEE

**STANDARD SITE DETAILS**



DESIGNED BY: J.D.C.	DATE: 3-27-24	JOB NO.: 859401
DRAWN BY: E.J.W.	SCALE: AS-NOTED	

SHEET **C4**

**\$350 APPLICATION FEE**

**\$150 SIGN DEPOSIT**

HARTSVILLE/TROUSDALE COUNTY

**PLANNING OFFICE**

328 Broadway, Room 1 | Hartsville, TN 37074

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

planning@trousdalecountyttn.gov

*\$500 Am*

**ZONING CHANGE APPLICATION**

**PARCEL INFORMATION**

Current Zoning R2 Requested Zoning R3 Reason DEVELOPMENT

Property Owner TRENT MAASEN CODY JOE HAYNES Phone \_\_\_\_\_

Property Address 680 RIVER VALLEY DRIVE Hartsville TN 37074

Lot Size 1.02 acres Road Frontage 27.00 ft. Easements \_\_\_\_\_ ft

Tax Map Number 0276 Group B Parcel \_\_\_\_\_ Record/Deed Book \_\_\_\_\_

Subdivision Name BATTLEFIELD Phase \_\_\_\_\_ Lot # \_\_\_\_\_

Water Source CITY Sewer or Septic SEWER

**APPLICANT INFORMATION**

Applicant Name CODY JOE HAYNES Phone \_\_\_\_\_

Mailing Address 738 N. Cumberland St. Lebanon TN 37087

Email: \_\_\_\_\_

**IMPACT INFORMATION**

Zoning of Surrounding Properties R1, R2, A1

Names of Surrounding Property Owners Trousdale County EMS, Kelly ARMISTEAD,

RICHARD VAUGHT  
Affected Roads RIVER VALLEY RD

Schools Affected \_\_\_\_\_

Public Utilities Hartsville Water, Tri County ELECTRIC

*Cody Joe Haynes*  
Applicant Signature

Date Submitted

**ACTION TAKEN**

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

Reviewed by BZA \_\_\_\_\_ Action \_\_\_\_\_

Zoning Ordinance at County Commission

1<sup>st</sup> Reading \_\_\_\_\_ Action \_\_\_\_\_

Public Hearing \_\_\_\_\_ Action \_\_\_\_\_

2<sup>nd</sup> Reading \_\_\_\_\_ Action \_\_\_\_\_

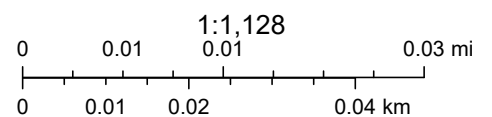
Passed \_\_\_\_\_ Failed, state reason \_\_\_\_\_

# Trousdale County - Parcel: 027G B 027.00



Date: May 7, 2024

County: Trousdale  
Owner: DONOHO JUDY  
Address: RIVER VALLEY CT 680  
Parcel Number: 027G B 027.00  
Deeded Acreage: 0  
Calculated Acreage: 0  
Date of TDOT Imagery: 2021  
Date of Vexcel Imagery: 2023



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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.

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

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.

Date: \_\_\_\_\_

Owner \_\_\_\_\_

Date: \_\_\_\_\_

Owner \_\_\_\_\_

**CERTIFICATE OF SURVEY ACCURACY**

I hereby certify that to the best of my knowledge and belief this is a true and accurate survey of the property shown hereon, that this is a Category 1 Land Survey as defined in, Chapter 020-3-.05, Tennessee Code Annotated and that the ratio of precision is greater than or equal to 1:10,000.

Date: JIM CARMAN  
Registered Land Surveyor #2053

**CERTIFICATE OF APPROVAL OF WATER SYSTEMS**

I hereby certify that the water system(s) outlined or indicated on the final subdivision plat entitled THE HELM PROPERTY 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.

Date: \_\_\_\_\_  
Name, Title, and Title Agency or Authorized Approving Agency

Approval is hereby granted for lots #1 through #14 defined as the HELM PROPERTY, Trousdale County, Tennessee, as being suitable for sub-surface sewage disposal (SSD) with the listed or attached restrictions. Prior to any construction of a structure, mobile, or permanent, the plans for the exact house/structure must be approved and a SSD system permit issued by the Division of Water Resources. Water taps, water lines, underground utilities and driveways should be located at the side property lines unless otherwise noted. Any cutting, filling, or alterations of the soil conditions may void this approval.

Date: \_\_\_\_\_  
Environmental Specialist  
Division of Water Resources

**CERTIFICATE OF APPROVAL OF PUBLIC WAYS FOR BOND POSTING**

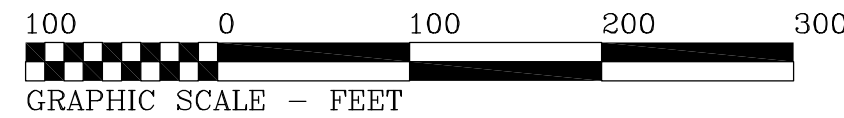
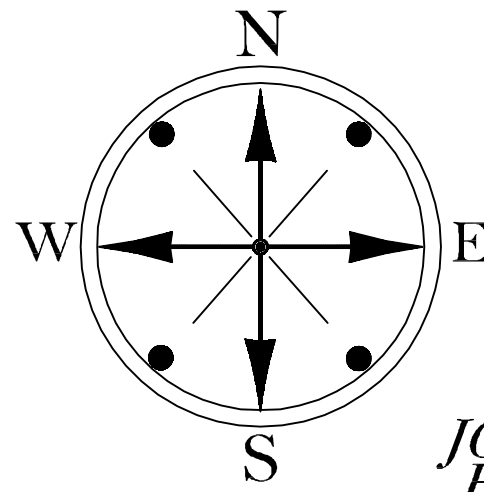
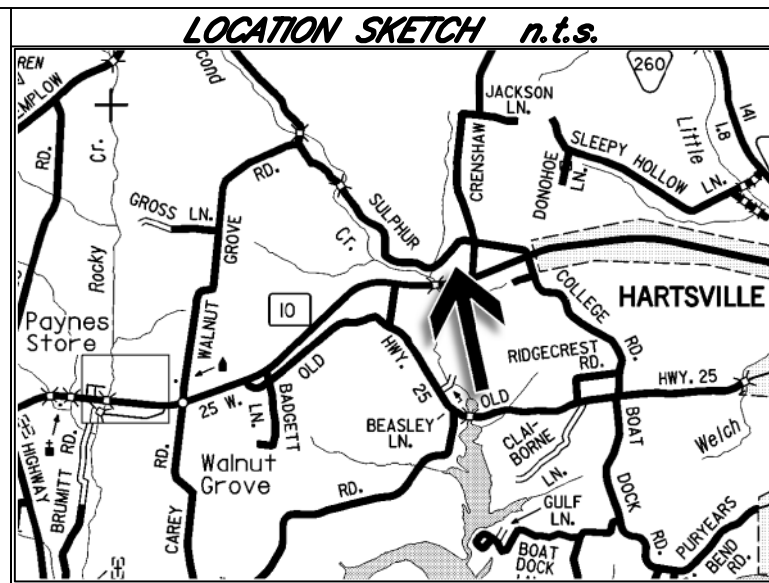
I hereby certify: (1) that all designated public ways on this final subdivision plat have been installed in an acceptable manner and according to the specifications of the Hartsville/Trousdale County Subdivision Regulations, or (2) that a performance bond or other surety has been posted with the Planning Commission to assure completion of all required improvements in case of default.

Date: \_\_\_\_\_  
Appropriate Government Representative

**CERTIFICATE OF APPROVAL FOR RECORDING**

I hereby certify that the subdivision plat shown hereon 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.

Date: \_\_\_\_\_  
Secretary Planning Commission



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

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

FINAL SUBDIVISION PLAT OF THE

# HELM PROPERTY

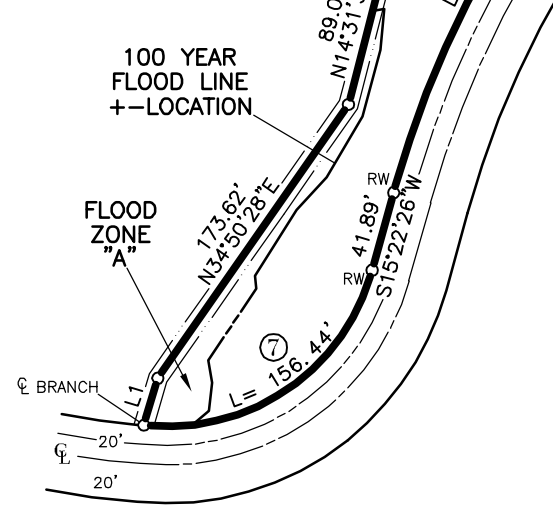
LOCATED IN THE 7TH CIVIL DISTRICT OF TROUSDALE COUNTY, TENNESSEE

SCALE : 1" = 100'  
DATE : FEBRUARY 21, 2024  
SIZE : 23.78 AC.+  
DEED : D. B. 36, PG. 168, R.O.T.C.T.  
MAP : MAP 18, PAR. 4.00, T.A.O.T.C.T.

Curve	Radius	Tangent	Length	Delta	Chord	Chord Bear.
1	1638.10'	142.83'	284.94'	9°57'59"	284.58'	N 83°56'43" W
2	218.60'	109.02'	202.26'	53°00'48"	195.12'	S 64°33'54" W
3	524.30'	95.89'	189.69'	20°43'47"	188.66'	S 48°25'23" W
4	441.20'	113.26'	221.73'	28°47'26"	219.40'	S 44°23'26" W
5	540.80'	65.55'	130.45'	13°49'16"	130.14'	S 36°54'13" W
6	530.50'	134.44'	263.33'	28°26'26"	263.63'	S 29°35'39" W
7	110.80'	94.46'	156.44'	80°53'48"	143.77'	S 58°49'20" W
8	490.50'	42.19'	84.17'	9°49'56"	84.07'	N 38°53'53" E
9	580.80'	70.39'	140.10'	13°49'16"	139.76'	N 36°54'13" E
10	401.20'	102.99'	201.63'	28°47'41"	199.51'	N 44°23'26" E
11	564.30'	5.79'	11.58'	1°10'33"	11.58'	N 8°12'00" E
12	564.30'	97.24'	192.58'	19°33'14"	191.65'	N 47°50'07" E
13	178.60'	89.07'	165.25'	53°00'48"	159.42'	N 64°33'54" E
14	1598.10'	139.34'	277.98'	9°57'59"	277.63'	S 83°56'43" E
15	25.00'	21.66'	35.70'	81°48'54"	32.74'	S 38°03'16" E
16	25137.90'	14.53'	29.07'	0°03'58"	29.07'	S 02°49'12" W
17	25137.90'	50.50'	101.00'	0°13'49"	101.00'	S 02°40'18" W
18	25137.90'	50.50'	101.00'	0°13'49"	101.00'	S 02°26'30" W
19	25137.90'	95.00'	190.01'	0°25'59"	190.01'	S 02°06'36" W
20	25137.90'	25.50'	51.00'	0°06'59"	51.00'	S 01°50'07" W
21	25137.90'	101.53'	203.07'	0°27'46"	203.06'	S 01°32'45" W
22	30.00'	21.46'	37.26'	71°09'49"	34.91'	S 36°53'46" W
23	5866.40'	70.20'	140.40'	1°22'16"	140.39'	S 73°09'49" W
24	5866.40'	177.81'	355.51'	3°28'20"	355.45'	S 75°35'07" W
25	5866.40'	142.10'	284.15'	2°46'31"	284.12'	S 78°42'32" W

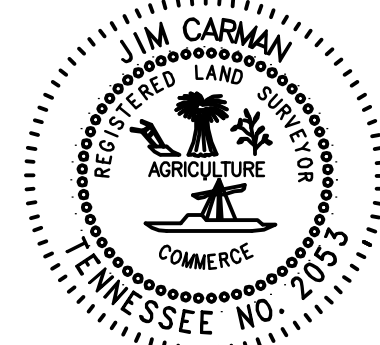
## SEPTIC RESTRICTIONS

- LOT #1 IS APPROVED FOR INSTALLATION AND DUPLICATION OF A LOW PRESSURE PIPE SUBSURFACE SEWAGE DISPOSAL SYSTEM TO SERVE AN ESTIMATED HOUSE SIZE OF 1 BEDROOM.
- LOTS #2 THROUGH #14 ARE APPROVED FOR INSTALLATION AND DUPLICATION OF CONVENTIONAL SUBSURFACE SEWAGE DISPOSAL SYSTEMS TO SERVE AN ESTIMATED HOUSE SIZE OF 3 BEDROOMS.
- LOTS #1 THROUGH #14 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 #14 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 #14 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 #14 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 #14, 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.



**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**

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

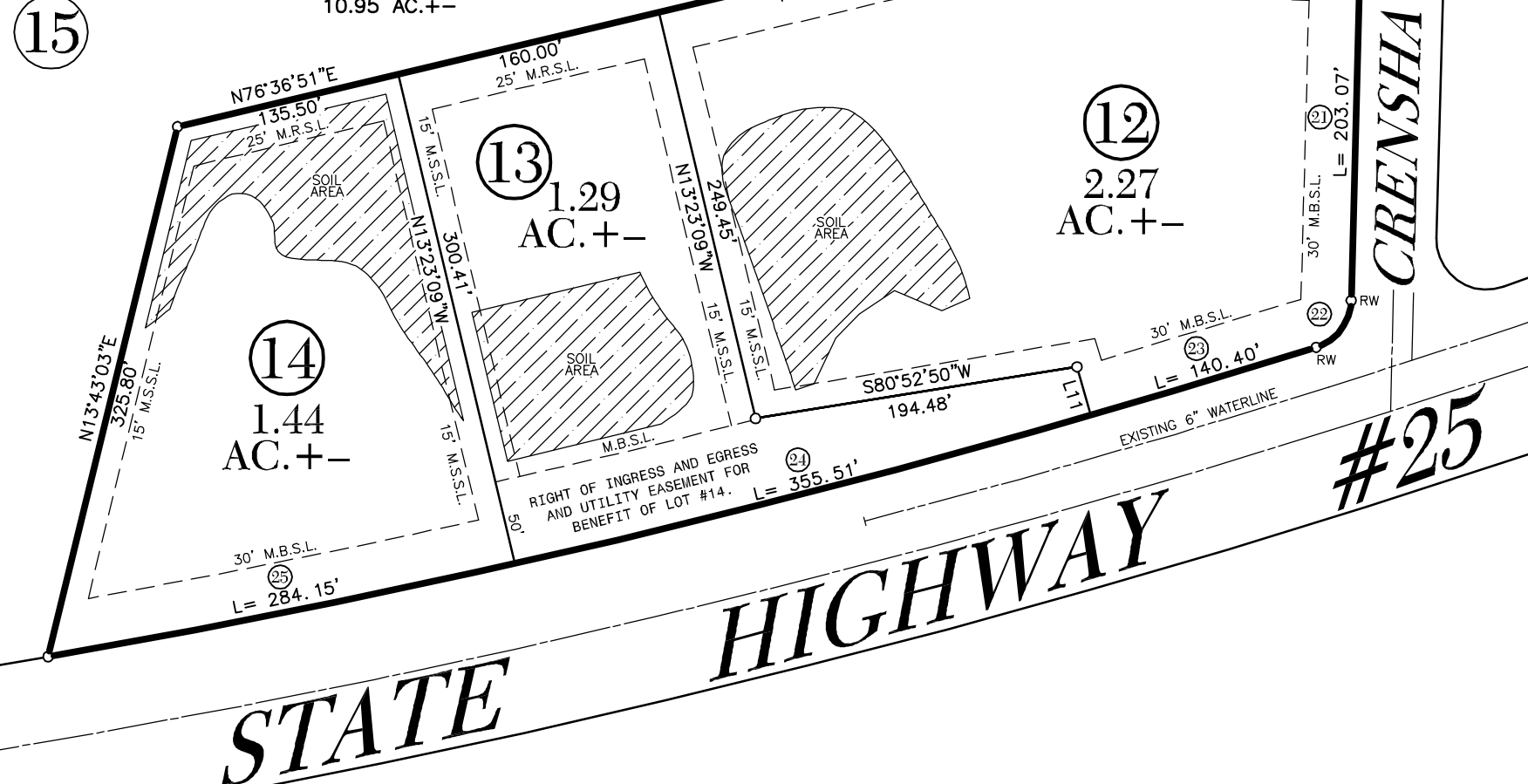
**NOTES:**

- PROPERTY IS ZONED "R-1".
- THIS PROPERTY LIES IN AN AREA DESIGNATED AS FLOOD ZONE A AND FLOOD ZONE X. SEE COMMUNITY PANEL NUMBER 47169C0039C, WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2010.
- OWNER: RACHEL DAVIS & MARY LYNN HELM  
375 W MCMURRY BLVD  
HARTSVILLE, TENNESSEE 37074
- ALL CORNERS ARE NEW IRON RODS UNLESS OTHERWISE SPECIFIED.

Course	Bearing	Distance
L1	N 16°35'36" E	25.62'
L2	N 04°46'37" W	71.50'
L3	N 48°10'02" E	90.91'
L4	S 46°36'59" E	33.81'
L5	N 79°39'43" E	74.08'
L6	N 63°14'19" E	39.25'
L7	N 50°04'58" E	87.96'
L8	N 58°10'39" E	66.99'
L9	S 53°44'51" E	61.69'
L10	S 73°05'25" E	87.79'
L11	N 16°09'03" W	30.15'
L12	S 11°02'17" W	40.00'

**REMAINING HELM PROPERTY**

RECORD BOOK 36, PAGE 168  
MAP 18, PARCEL 4.00  
10.95 AC.+



\$350 APPLICATION FEE

\$150 SIGN DEPOSIT

HARTSVILLE/TROUSDALE COUNTY

PLANNING OFFICE

328 Broadway, Room 1 | Hartsville, TN 37074

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

planning@trousdalecountytn.gov

ZONING CHANGE APPLICATION

Handwritten notes: MK # 2731, 4-30-24

PARCEL INFORMATION

Current Zoning A1 Requested Zoning / Reason Subdivision Regulation VARIANCE
Property Owner David & Cheryl Baldwin Phone
Property Address 2795 OLD LAFAYETTE Rd HV TN 37074
Lot Size 3 ACRES Road Frontage ft. Easements ft
Tax Map Number 020 Group Parcel 15.07 Record/Deed Book
Subdivision Name Phase Lot #
Water Source City Sewer or Septic Septic

APPLICANT INFORMATION

Applicant Name ELIZABETH COMBS Phone
Mailing Address TN 37074
Email:

IMPACT INFORMATION

Zoning of Surrounding Properties
Names of Surrounding Property Owners David & Cheryl Baldwin, JERRY & JANE
GRAVES, DENNIS GOKE
Affected Roads
Schools Affected
Public Utilities Hartsville Water, Tri County ELECTRIC
Elizabeth Combs Applicant Signature 4/29/24 Date Submitted

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

3 ACRES

9 ACRES

